

Report on Site Selection

ARUP

Epping Forest District Council

Drawing No.
EFDC-S2-0020-Rev2

Date: March 2018

Scale: 1:15,000 @A3

Content
Residential Sites for Stage 2 and Stage 6.2 Assessment in Sheering

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community.

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Legend

- Residential sites assessed at Stage 2 and Stage 6.2
- Parish Boundary

This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.

N

B585

Site Suitability Assessment

Site Reference: SR-0032
Parish: Sheering
Size (ha): 0.64
Address: Land at Lower Sheering

Primary use: Residential
Site notes: Vacant Greenfield land

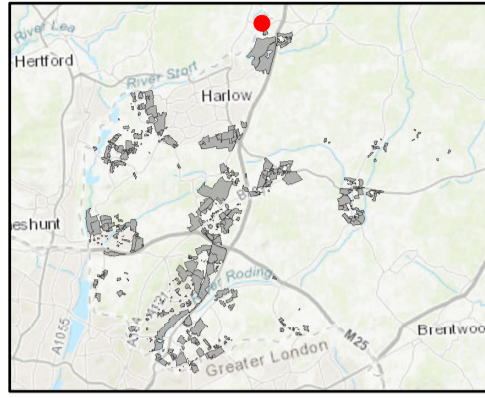
Baseline yield: 19 dwellings
Source for baseline yield: Assumption based on 30 dph

Site constraints: None

Site selection adjustment: None

Community feedback: Feedback was received on LSH-B which is within or near to this site. Refer to Appendix B1.4 for further details.

Dwellings: 19



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0 Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0 Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0 Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0 No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0 Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0 No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is majority within the Deciduous Woodland and Coastal Floodplain Grazing Marsh buffer zones. The site may indirectly affect the BAP habitat. There may be effects from this impact, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++) Site within Flood Zone 1.	
1.8a Impact on heritage assets	0 Site is located within the setting of a heritage asset and effects can be mitigated.	Adjacent to Lower Sheering Conservation Area to west and Grade II listed Little Hyde Hall to north. Impact on settings possibly mitigated through appropriate layout and high quality design/materials.
1.8b Impact on archaeology	(-) Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	0 Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(--) Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	(+) Site is less than 1000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(-) Site more than a 1000m from a bus stop.	
3.3 Distance to employment locations	(+) Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0 Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0 Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(-) Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0 Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network	Not applicable.	
4.1 Brownfield and Greenfield Land	(-) Majority of the site is greenfield land adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (Sawbridgeworth).
4.2 Impact on agricultural land	(--) Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	(-) Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on the adjacent highly sensitive landscape character area.
5.2 Settlement character sensitivity	(+) Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.	Site is a vacant land close to the station and other housing developments. Redevelopment with the proposed density could enhance the character of the area subject to sensitive design reflecting the adjacent conservation area.
6.1 Topography constraints	(-) Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0 Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+) Suitable access to site already exists.	
6.5 Contamination constraints	(-) Potential contamination on site, which could be mitigated.	Potential contamination (Gravel Pit). Potential adverse impact that could be mitigated.
6.6 Traffic impact	Site below site size threshold where it would be expected to significantly affect congestion.	

Site Suitability Assessment

Site Reference: SR-0033
Parish: Sheering
Size (ha): 0.71
Address: Daubneys Farm, Sheering, Harlow, Essex, CM22 7LU

Primary use: Residential
Site notes: Agricultural field

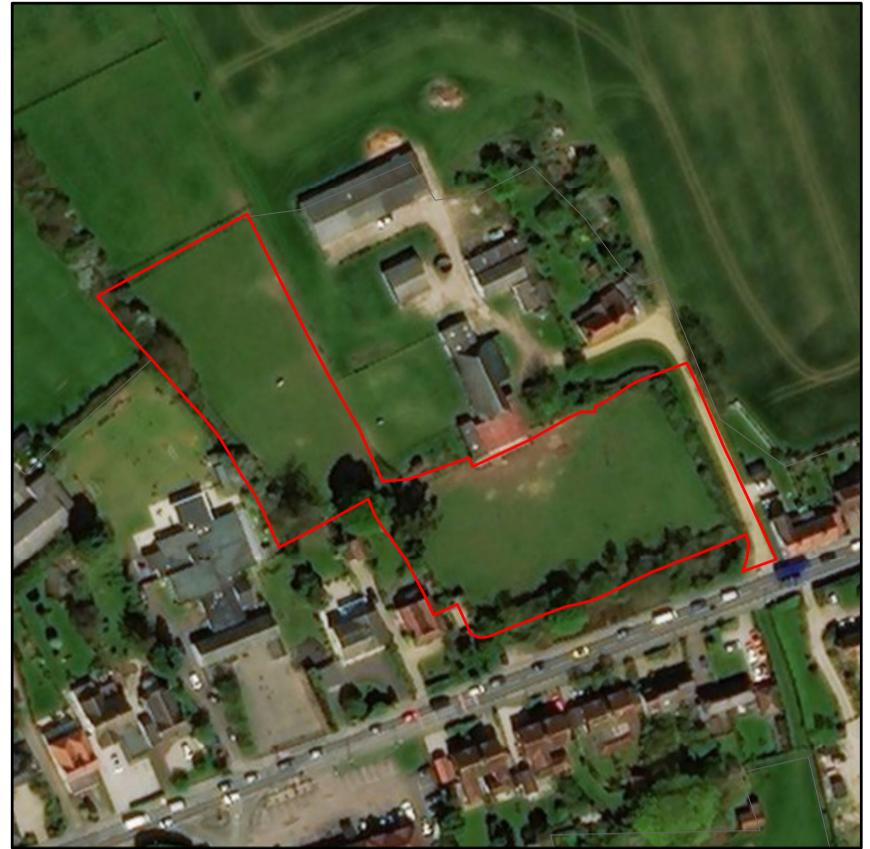
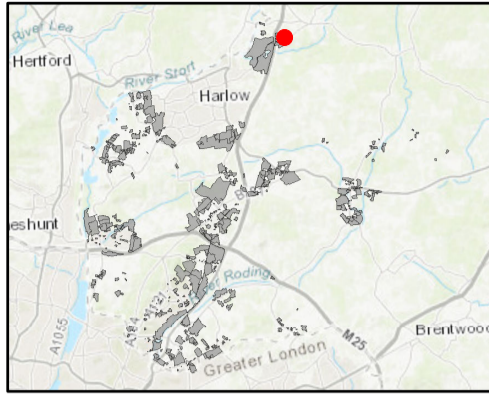
Baseline yield: 20 dwellings
Source for baseline yield: Assumption based on 30 dph

Site constraints: None

Site selection adjustment: None

Community feedback: Feedback was received on SHE-B which is within or near to this site. Refer to Appendix B1.4 for further details.

Dwellings: 20



Client
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 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0 Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0 Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0 Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0 No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0 Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0 No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is partly within Deciduous Woodland and BAP priority habitats with no main feature buffer zones. The site may indirectly affect the BAP habitats. There may be effects, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++) Site within Flood Zone 1.	
1.8a Impact on heritage assets	(-) Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.	Site is located adjacent to GII* Daubneys Farmhouse and GII listed barn. Development along The Street within settings of listed buildings may cause harm. Possible mitigation through reduction in density, sensitive layout and high quality design.
1.8b Impact on archaeology	(-) Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	0 Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-) Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	0 Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+) Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+) Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+) Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+) Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(-) Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0 Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network	Not applicable.	
4.1 Brownfield and Greenfield Land	(-) Majority of the site is greenfield land adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (Sheering).
4.2 Impact on agricultural land	(--) Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	(-) Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	
5.2 Settlement character sensitivity	0 Development is unlikely to have an effect on settlement character.	Low density development is proposed which reflects the semi-rural character of the area. Therefore, development is not likely to have an impact on the character of the area.
6.1 Topography constraints	0 No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0 Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+) Suitable access to site already exists.	
6.5 Contamination constraints	(-) Potential contamination on site, which could be mitigated.	Potential contamination (Farm / infilled ground). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0 Site below site size threshold where it would be expected to significantly affect congestion.	

Site Suitability Assessment

Site Reference: SR-0073
Parish: Sheering
Size (ha): 2.87
Address: Land to the East of the M11, Sheering

Primary use: Residential
Site notes: Greenfield plot between Sheering and the M11.

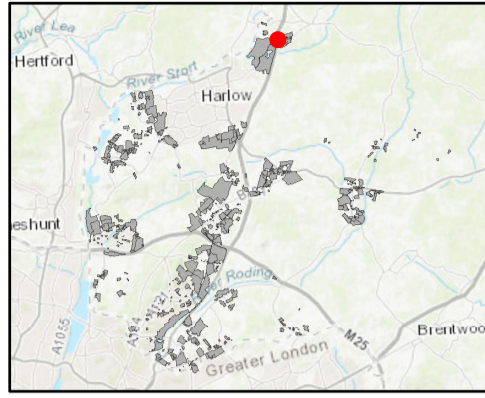
Baseline yield: 141 dwellings
Source for baseline yield: Assumption based on 50:50 housing to employment at 30 dph and 0.4 plot ratio for employment

Site constraints: None

Site selection adjustment: None

Community feedback: Feedback was received on SHE-A which is within or near to this site. Refer to Appendix B1.4 for further details.

Dwellings: 71



Client
Epping Forest District Council
 Job Title
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ARUP | **Epping Forest District Council**
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0 Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0 Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0 Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0 No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0 Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0 No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is within two BAP priority habitat buffer zones. The site may indirectly affect the BAP priority habitats. There may be effects from this, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++) Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+) Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on setting of Grade I Listed Building due to distance and existing built-up surroundings.
1.8b Impact on archaeology	(-) Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	(-) Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are very close to the M11 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	(-) Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	The site is almost entirely within a low sensitivity Green Belt parcel. If the site was released it would have limited harm to the wider Green Belt.
3.1 Distance to the nearest rail/tube station	0 Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+) Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+) Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+) Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+) Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(-) Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0 Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network	Not applicable.	
4.1 Brownfield and Greenfield Land	(-) Majority of the site is greenfield land adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (Sheering).
4.2 Impact on agricultural land	(--) Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0 Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	0 Development is unlikely to have an effect on settlement character.	Site is along M11 next to existing housing developments with similar density. Therefore, development is not likely to have an impact on the character of the area.
6.1 Topography constraints	0 No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0 Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+) Suitable access to site already exists.	
6.5 Contamination constraints	0 No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	0 Area around the site expected to be uncongested at peak time.	

Site Suitability Assessment

Site Reference: SR-0121
Parish: Sheering
Size (ha): 0.51
Address: Land at Sheering Lower Road, Sawbridgeworth

Primary use: Residential
Site notes: Vacant Greenfield land covered in trees.

Baseline yield: 14 dwellings

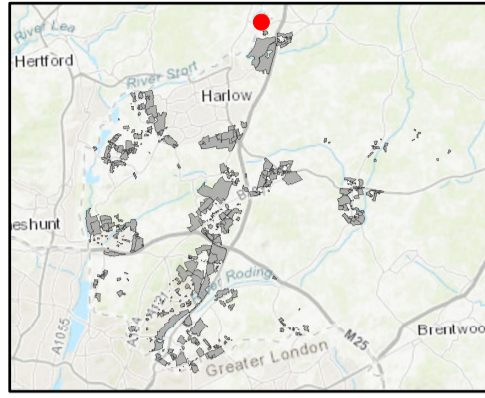
Source for baseline yield: Assumption based on 30 dph

Site constraints: None

Site selection adjustment: None

Community feedback: Feedback was received on LSH-A which is within or near to this site. Refer to Appendix B1.4 for further details.

Dwellings: 14



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
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SR-0121 | **Rev 2**

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 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0 Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0 Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0 Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0 No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0 Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0 No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is wholly within the Deciduous Woodland and Coastal Floodplain Grazing Marsh buffer zones. The site may indirectly affect the BAP habitat. There may be effects from this impact, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++) Site within Flood Zone 1.	
1.8a Impact on heritage assets	(-) Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.	Within Lower Sheering Conservation Area. Possible mitigation through high quality design/materials, appropriate layout, and good screening.
1.8b Impact on archaeology	(-) Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	0 Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(--) Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	(+) Site is less than 1000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(-) Site more than a 1000m from a bus stop.	
3.3 Distance to employment locations	(+) Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0 Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0 Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(-) Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0 Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network	Not applicable.	
4.1 Brownfield and Greenfield Land	(-) Majority of the site is greenfield land adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (Sawbridgeworth).
4.2 Impact on agricultural land	(--) Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	(-) Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on the adjacent highly sensitive landscape character area.
5.2 Settlement character sensitivity	(+) Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.	Site is a vacant land close to the station and other housing developments. Re-development with the proposed density could enhance the character of the area subject to sensitive design reflecting the adjacent Conservation Area.
6.1 Topography constraints	0 No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0 Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+) Suitable access to site already exists.	
6.5 Contamination constraints	0 No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	Site below site size threshold where it would be expected to significantly affect congestion.	

Site Suitability Assessment

Site Reference: SR-0146C-N
Parish: Sheering
Size (ha): 125.93
Address: Land East of Harlow, North of Church Langley and South of Sheering Road, Harlow, Essex, CM17 0NG
Primary use: Residential
Site notes: Agricultural land

Baseline yield: 750 dwellings

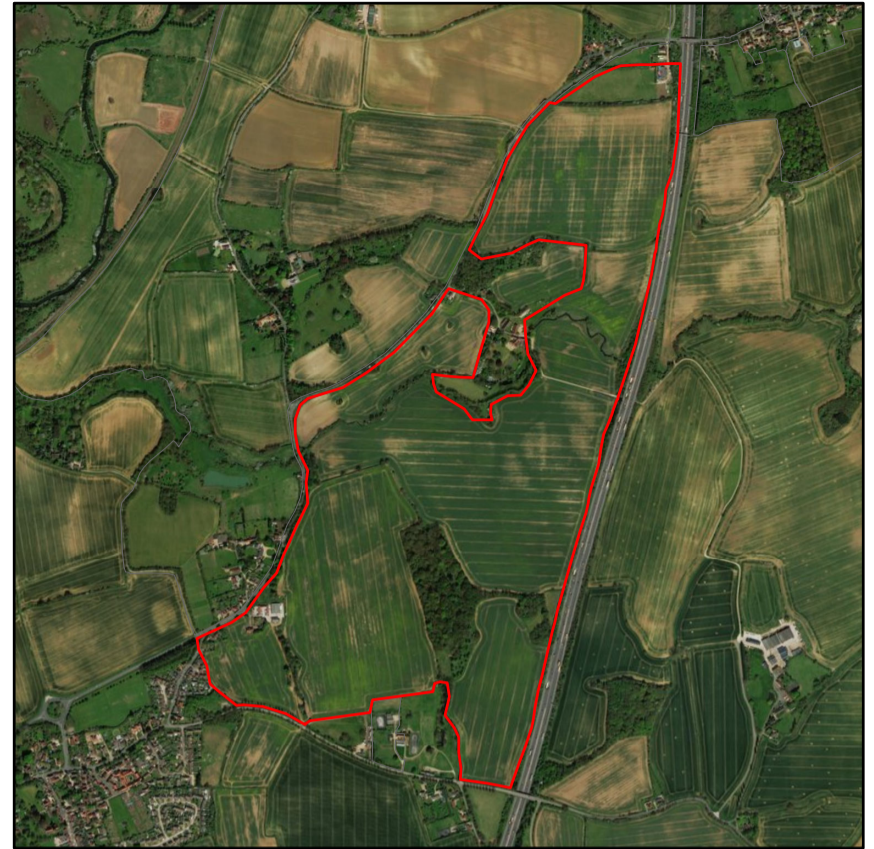
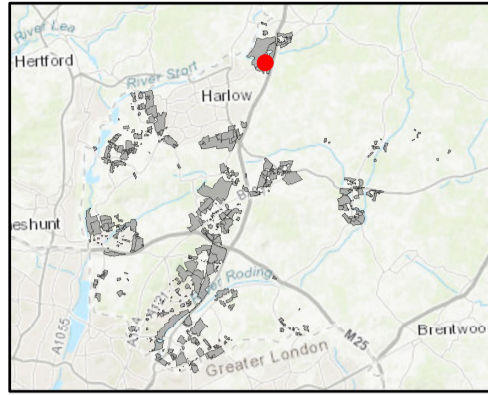
Source for baseline yield: Taken from Draft Policy SP 3 Allocations around Harlow contained in the Draft Local Plan

Site constraints: Flood Risk Zone 3b affects western part of site (1%). HSE Inner Zone passes east to west through centre of the site (1%). Capacity adjusted proportionally to account for constrained part of site to remove it from the developable area.

Site selection adjustment: None

Community feedback: Feedback was received on HAR-E which is within or near to this site. Refer to Appendix B1.4 for further details.

Dwellings: 735



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

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SR-0146C-N	Rev 1

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 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(-)	Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	(--)	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.

Site Suitability Assessment

Site Reference: SR-0265
Parish: Sheering
Size (ha): 4.46
Address: Land to South of Chambers Farm, Sheering

Primary use: Residential
Site notes:

Baseline yield: 110 dwellings and 3,500 sqm commercial

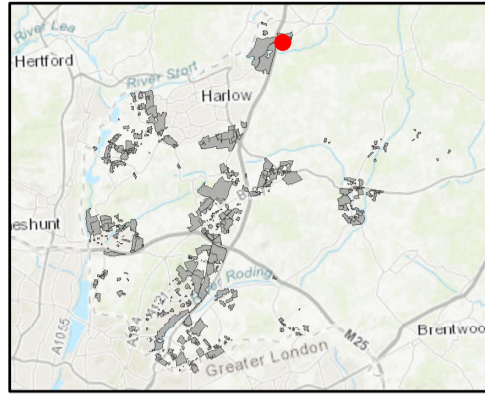
Source for baseline yield: Assumption based on 80:20 housing to employment 30 dph and 0.4 plot ratio for commercial

Site constraints: None

Site selection adjustment: None

Community feedback: Feedback was received on SHE-C which is within or near to this site. Refer to Appendix B1.4 for further details.

Dwellings: 110



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Date
March 2018
 Drawing No
SR-0265
 Issue
Rev 2

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	(--)	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

Site Reference: SR-0311
Parish: Sheering
Size (ha): 22.37
Address: Sheering, North Area

Primary use: Residential
Site notes: Broad Area North of Sheering, including Sheering Village Cricket Pitch (adjacent Village Hall) and agricultural fields

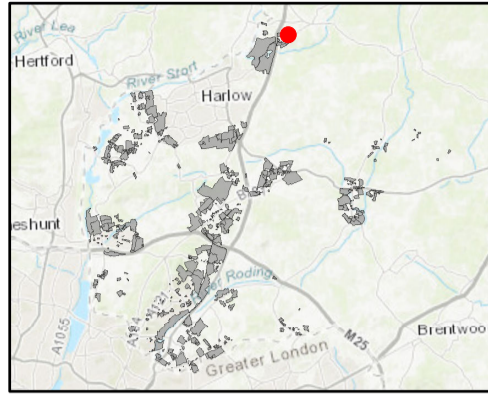
Baseline yield: 683 dwellings
Source for baseline yield: Assumption based on 30 dph

Site constraints: None

Site selection adjustment: None

Community feedback: Feedback was received on SHE-B which is within or near to this site. Refer to Appendix B1.4 for further details.

Dwellings: 683



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Epping Forest District Council
 Job Title
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 Drawing No | Issue
SR-0311 | Rev 2

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development. Due to the development type (over 100 residential dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated. There are 6 Ancient trees directly affected by the site, located in a copse in the west of the site. Careful masterplanning to retain the Copse would be necessary to mitigate impacts.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is partly within Deciduous Woodland and BAP priority habitats with no main feature buffer zones. The site may indirectly affect the BAP habitats. There may be effects, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated. Further landscape assessment required for impact on settings of Listed Buildings along The Street given scale of site. Impact on setting of Grade II* listed Daubneys Farmhouse. Possible mitigation through sensitive layout and high quality design/material
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced. Parts of the site are very close to the M11 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium. The site is almost entirely within a medium sensitivity Green Belt parcel. Integration of sensitive planting at the northern edge would limit the harm to the purposes of the wider Green Belt.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement. 100% greenfield site, adjacent to an existing settlement (Sheering).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space. A negligible part of the site contains public open space. Development will not involve the loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character. The scale of the proposed development and the extent of the site, is likely to have a negative affect on the rural character of the area. Development may contribute to urban sprawl.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. Although protected trees are present on or adjacent to the site, as a result of their locations it is likely that they could be incorporated into the proposed development subject to reasonable care in layout and design.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination over parts of the site (sewage works / farmyard / infilled pond / yard). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

Site Reference: SR-0312

Parish: Sheering

Size (ha): 21.30

Address: Sheering, South Area

Primary use: Residential

Site notes: Broad Area South of Sheering, comprising agricultural fields.

Baseline yield: 639 dwellings

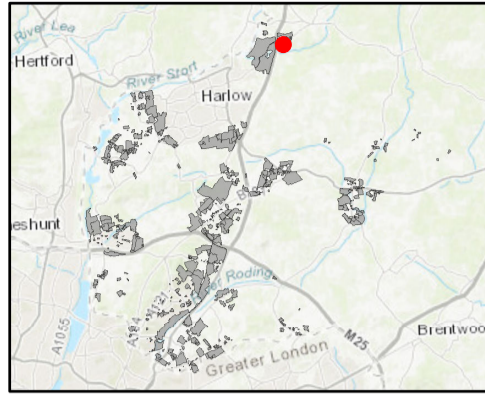
Source for baseline yield: Assumption based on 30 dph

Site constraints: None

Site selection adjustment: None

Community feedback: Feedback was received on SHE-C which is within or near to this site. Refer to Appendix B1.4 for further details.

Dwellings: 639



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

Drawing Status	Date
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Drawing No	Issue
SR-0312	Rev 2

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(-)	Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	(--)	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.
6.5 Contamination constraints	0	No contamination issues identified on site to date.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

Site Reference: SR-0313-A1
Parish: Sheering
Size (ha): 0.64
Address: Land East of Lower Sheering and South of Sawbridgeworth Road, Lower Sheering, Essex, CM21 9LH
Primary use: Residential
Site notes: Agricultural land

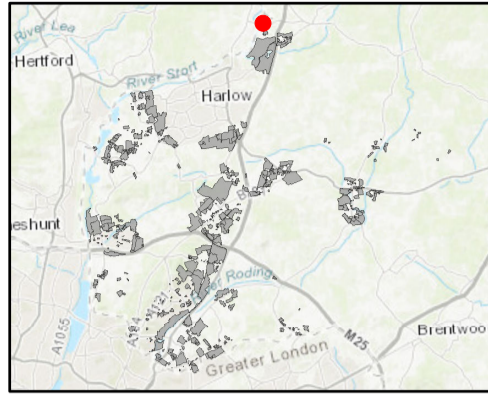
Baseline yield: 19 dwellings
Source for baseline yield: Assumption based on 30 dph

Site constraints: No constraints identified.

Site selection adjustment: None

Community feedback: Feedback was received on LSH-B which is within or near to this site. Refer to Appendix B1.4 for further details.

Dwellings: 19



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
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 Drawing No | Issue
SR-0313-A1 | Rev 1



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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0 Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0 Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	The proposed development does not exceed Impact Risk Zone consultation thresholds and is unlikely to result in any adverse effects.
1.3a Impact on Ancient Woodland	0 Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0 No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0 Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0 No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is adjacent to an area of Deciduous Woodland, and is two BAP priority habitat buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation could be implemented to address this.
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++) Site within Flood Zone 1.	
1.8a Impact on heritage assets	0 Site is located within the setting of a heritage asset and effects can be mitigated.	Within setting of Grade II* Listed Building and Lower Sheering Conservation Area – possible mitigation through appropriate layout, density, high quality design/materials.
1.8b Impact on archaeology	(-) Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	0 Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(--) Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	(+) Site is less than 1000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(-) Site more than a 1000m from a bus stop.	
3.3 Distance to employment locations	(+) Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0 Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0 Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(-) Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0 Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network	Not applicable.	
4.1 Brownfield and Greenfield Land	(-) Majority of the site is greenfield land adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (Lower Sheering).
4.2 Impact on agricultural land	(--) Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	(--) Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.	
5.2 Settlement character sensitivity	0 Development is unlikely to have an effect on settlement character.	Site is on the edge of Lower Sheering and is limited in scale and extent and is therefore unlikely to affect settlement character.
6.1 Topography constraints	(-) Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0 Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	0 Access to the site can be created within landholding adjacent to the highway.	Access can be achieved from Sawbridgeworth Road to the site.
6.5 Contamination constraints	(-) Potential contamination on site, which could be mitigated.	Potential contamination (Infilled Gravel Pit / Landfill within 250m). Potential adverse impact could be mitigated.
6.6 Traffic impact	0 Site below site size threshold where it would be expected to significantly affect congestion.	B594

Site Suitability Assessment

Site Reference: SR-0313-B1
Parish: Sheering
Size (ha): 2.63
Address: Land East of Lower Sheering and South of Sawbridgeworth Road, Lower Sheering, Essex, CM21 9LH
Primary use: Residential
Site notes: Agricultural land

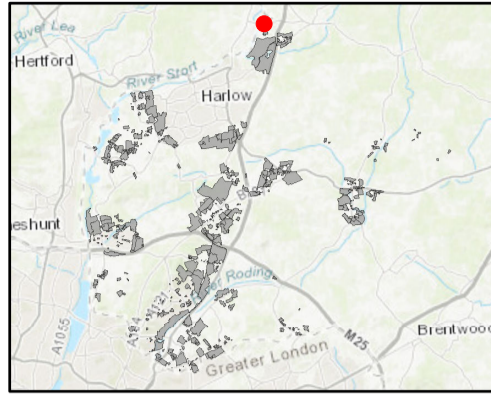
Baseline yield: 79 dwellings
Source for baseline yield: Assumption based on 30 dph

Site constraints: No constraints identified.

Site selection adjustment: None

Community feedback: Feedback was received on LSH-B which is within or near to this site. Refer to Appendix B1.4 for further details.

Dwellings: 79



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | March 2018
 Drawing No | Issue
SR-0313-B1 | Rev 1
ARUP | **Epping Forest District Council**
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	(--)	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	0	Access to the site can be created within landholding adjacent to the highway.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.

Site Suitability Assessment

Site Reference: SR-0313-C1
Parish: Sheering
Size (ha): 6.13
Address: Land East of Lower Sheering and to the rear of Sheering Lower Road, Harlow, Essex, CM21 9LG
Primary use: Residential
Site notes: Agricultural land

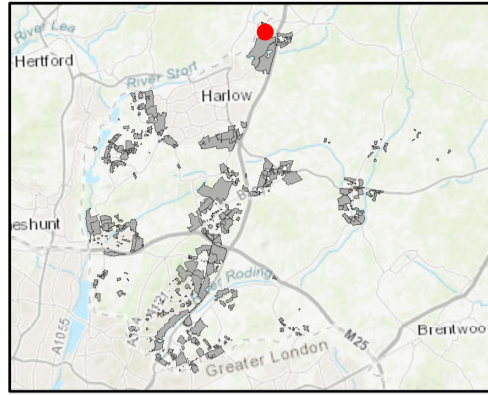
Baseline yield: 184 dwellings
Source for baseline yield: Assumption based on 30 dph

Site constraints: No constraints identified.


Site selection adjustment: None

Community feedback: Feedback was received on LSH-B which is within or near to this site. Refer to Appendix B1.4 for further details.

Dwellings: 184



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Epping Forest District Council
 Job Title
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 Issue
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(-)	Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	(--)	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	0	No contamination issues identified on site to date.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.

Site Suitability Assessment

Site Reference: SR-0403-N
Parish: Sheering
Size (ha): 160.04
Address: Land at Sheering Lower Road and West of Harlow Road, Lower Sheering, Essex, CM17 0NE
Primary use: Residential
Site notes: Agricultural land

Baseline yield: 1550 dwellings

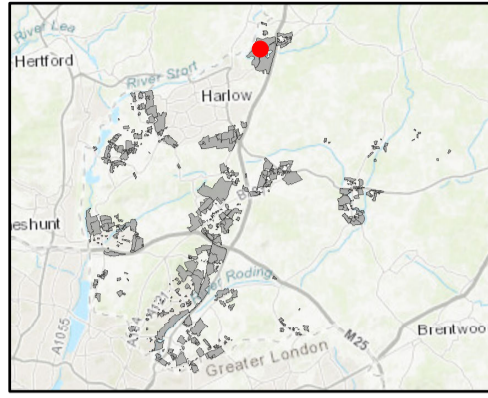
Source for baseline yield: Taken from AECOM Harlow Strategic Site Assessment (2016) for site 'I'

Site constraints: Flood Risk Zone 3b affects southern part of site (2%). HSE Inner Zone passes east to west through part of the site (>1%). Capacity adjusted proportionally to account for constrained part of site to remove it from the developable area.

Site selection adjustment: None

Community feedback: Feedback was received on HAR-E which is within or near to this site. Refer to Appendix B1.4 for further details.

Dwellings: 1,503



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Date
March 2018
 Drawing No
SR-0403-N
 Issue
Rev 1
ARUP Epping Forest District Council
 www.eppingforestdc.gov.uk

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	(-)	Site is adjacent to or contains Ancient Woodland but possible effects can be mitigated.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	(--)	Features and species in the site unlikely to be retained and effects cannot be mitigated.
1.6 Impact on Local Wildlife Sites	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(--)	Site would likely result in the loss of a heritage asset or result in a significant impact that cannot be mitigated.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	(--)	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.

Site Suitability Assessment

Site Reference: SR-0449
Parish: Sheering
Size (ha): 0.33
Address: Bramleys land to the rear of Holmcroft, Chatfield House and Builders Yard, Sheering.
Primary use: Residential
Site notes: Residential dwelling, amenity land and additional kept land.

Baseline yield: 10 dwellings

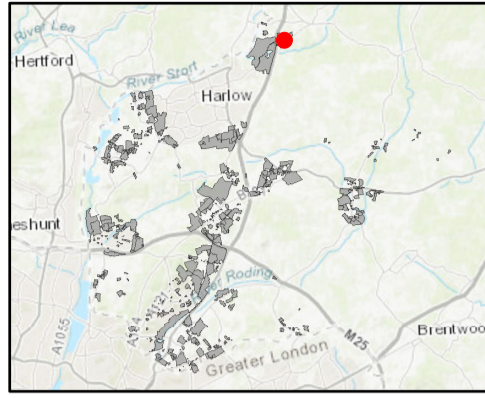
Source for baseline yield: Assumption based on 30 dph

Site constraints: Due to the shape of the site and the need for suitable amenity and turning space for each dwelling, it is considered a lower density yield would be more appropriate.

Site selection adjustment: None

Community feedback: Feedback was received on SHE-C which is within or near to this site. Refer to Appendix B1.4 for further details.

Dwellings: 6



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | **March 2018**
 Drawing No | Issue
SR-0449 | **Rev 2**
ARUP | **Epping Forest District Council**
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0 Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0 Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0 Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0 No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0 Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0 No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is partly within a BAP priority habitats with no main feature buffer zone. The site may indirectly affect the BAP priority habitats. There may be effects from this impact, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++) Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+) Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on Registered Park and Garden, Grade I or Grade II* Listed Building due to distance, scale of site, and existing built-up surroundings.
1.8b Impact on archaeology	(-) Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	0 Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-) Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	0 Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+) Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+) Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+) Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+) Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(-) Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0 Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network	Not applicable.	
4.1 Brownfield and Greenfield Land	(-) Majority of the site is greenfield land adjacent to a settlement.	80% greenfield site, adjacent to an existing settlement (Sheering).
4.2 Impact on agricultural land	(--) Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	(--) Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.	
5.2 Settlement character sensitivity	(-) Development could detract from the existing settlement character.	Proposals are for higher density development than the neighbouring developments. Therefore, development is likely to affect the character of the area.
6.1 Topography constraints	0 No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0 Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	(-) The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.	The protected trees on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development
6.4 Access to site	(+) Suitable access to site already exists.	Access off The Street.
6.5 Contamination constraints	0 No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	Site below site size threshold where it would be expected to significantly affect congestion.	B598

Site Suitability Assessment

Site Reference: SR-0472
Parish: Sheering
Size (ha): 1.12
Address: The Yard, to the rear of 16 Sheering Lower Road, Sawbridgeworth, Essex, CM21 9LF
Primary use: Residential
Site notes: Residential and amenity land.

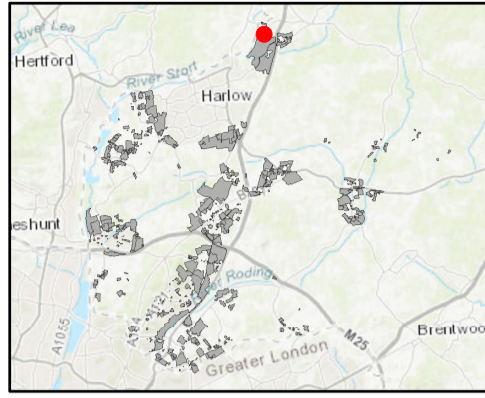
Baseline yield: 34 dwellings
Source for baseline yield: Assumption based on 30 dph

Site constraints: None

Site selection adjustment: None

Community feedback: Feedback was received on LSH-B which is within or near to this site. Refer to Appendix B1.4 for further details.

Dwellings: 34



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | March 2018
 Drawing No | Issue
SR-0472 | Rev 2
ARUP | **Epping Forest District Council**
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0 Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0 Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0 Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0 No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0 Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0 No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is partly within the Deciduous Woodland buffer zone. The site may indirectly affect the BAP habitat. There may be effects from this impact, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++) Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+) Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on Registered Park and Garden, Scheduled Monument, Conservation Area, or Grade I Listed Building due to distance, scale of site, and existing buildings on site.
1.8b Impact on archaeology	(-) Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	0 Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(--) Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	0 Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(-) Site more than a 1000m from a bus stop.	
3.3 Distance to employment locations	(+) Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0 Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0 Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(-) Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(-) Site is more than 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network	Not applicable.	
4.1 Brownfield and Greenfield Land	(-) Majority of the site is greenfield land adjacent to a settlement.	90% greenfield site, adjacent to an existing settlement (Sawbridgeworth).
4.2 Impact on agricultural land	(--) Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	(--) Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.	
5.2 Settlement character sensitivity	0 Development is unlikely to have an effect on settlement character.	Low density development is proposed which reflects the semi-rural character of the area. Therefore, development is not likely to have an impact on the character of the area.
6.1 Topography constraints	(-) Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0 Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(-) Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	Access via residential property.
6.5 Contamination constraints	(-) Potential contamination on site, which could be mitigated.	Potential contamination (Piggeries). Potential adverse impact, but could be mitigated.
6.6 Traffic impact	0 Area around the site expected to be uncongested at peak time.	

Site Suitability Assessment

Site Reference: SR-0491
Parish: Sheering
Size (ha): 1.12
Address: Site adjacent to Willow House, The Street, Sheering, CM22 7LR

Primary use: Residential
Site notes: Residential

Baseline yield: 2 dwellings

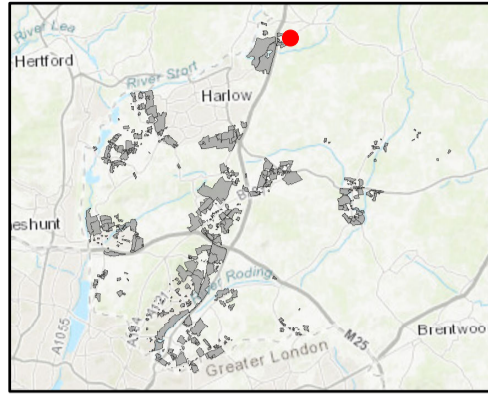
Source for baseline yield: Indicated in Call for Sites (equivalent to 2 dph)

Site constraints: Circa 40% reduction in capacity as some TPO coverage on site, however dwelling density so small quantity of dwellings would not be affected.

Site selection adjustment: None

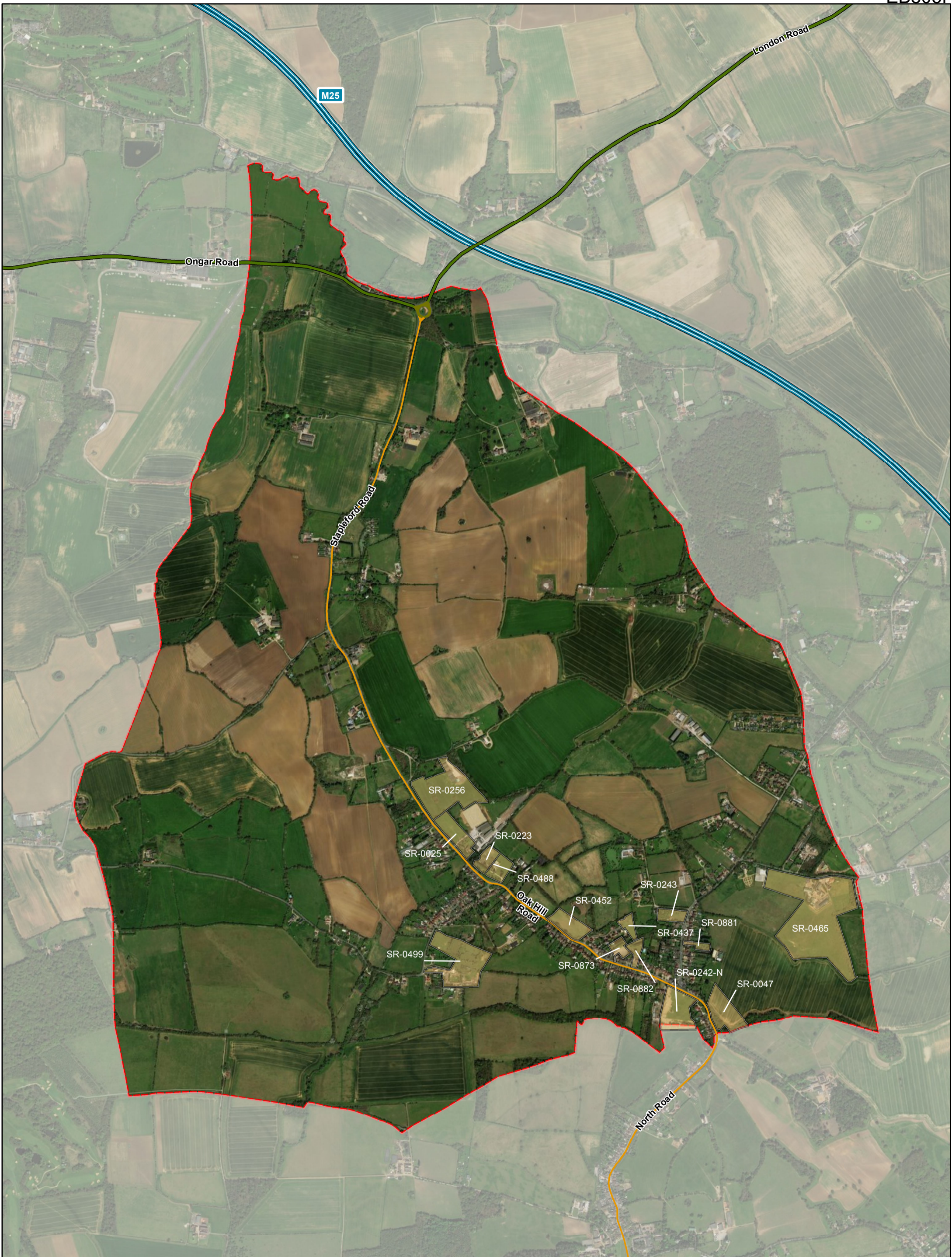
Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 2



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | **March 2018**
 Drawing No | Issue
SR-0491 | **Rev 2**
ARUP | **Epping Forest District Council**
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 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0 Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0 Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0 Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0 No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0 Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0 No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site encompasses Deciduous Woodland and a BAP priority habitat with no main features. The limited number of dwellings on the site mean that while it may directly affect all of the habitats, mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++) Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+) Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on settings of Registered Park and Garden, Grade I or Grade II* Listed Building due to distance and scale of site.
1.8b Impact on archaeology	(-) Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	0 Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-) Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	0 Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+) Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+) Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+) Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+) Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(-) Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0 Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network	Not applicable.	
4.1 Brownfield and Greenfield Land	(-) Majority of the site is greenfield land adjacent to a settlement.	70% greenfield site, adjacent to an existing settlement (Sheering).
4.2 Impact on agricultural land	(--) Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	(--) Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.	
5.2 Settlement character sensitivity	(+) Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.	Redevelopment is likely to enhance the character of the area subject to sensitive design reflecting adjacent listed buildings.
6.1 Topography constraints	0 No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0 Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	(-) The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.	The protected trees on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development
6.4 Access to site	(+) Suitable access to site already exists.	Access off The Street.
6.5 Contamination constraints	(-) Potential contamination on site, which could be mitigated.	Potential contamination (Filled Watercourse). Potential adverse impact, but could be mitigated.
6.6 Traffic impact	Site below site size threshold where it would be expected to significantly affect congestion.	B600



Report on Site Selection

ARUP

Epping Forest District Council

Drawing No.
EFDC-S2-0022-Rev2

Date: March 2018

Scale: 1:15,000 @A3

Content

Residential Sites for Stage 2 and Stage 6.2 Assessment in Stapleford Abbots

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community.

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Legend

- Residential sites assessed at Stage 2 and Stage 6.2
- Parish Boundary

This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.

N
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B601

Site Suitability Assessment

Site Reference: SR-0025
Parish: Stapleford Abbots
Size (ha): 1.66
Address: Brook Farm, Stapleford Road, Stapleford Abbots, Essex

Primary use: Residential
Site notes: Dwelling and adjacent grazing land/paddock

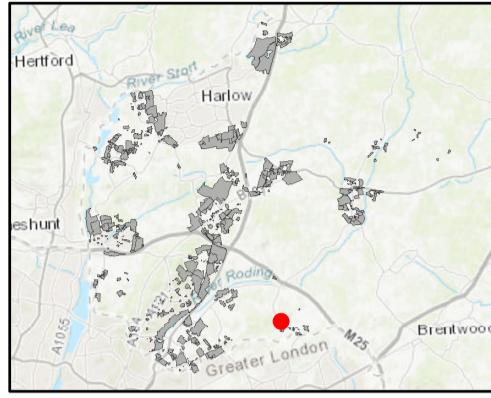
Baseline yield: 51 dwellings
Source for baseline yield: Indicated in Call for Sites (using 30 dph)

Site constraints: None

Site selection adjustment: None

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 51



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
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SR-0025 | Rev 2

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0 Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0 Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0 Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0 No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0 Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0 No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is within the buffer zone for Deciduous Woodland. The site may indirectly affect the habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++) Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+) Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	0 There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0 Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(--) Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	(-) Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+) Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(-) Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	(-) Site is more than 4000m from the nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+) Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(-) Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(-) Site is more than 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network	Not applicable.	
4.1 Brownfield and Greenfield Land	(--) Majority of the site is greenfield land that is neither within nor adjacent to a settlement.	100% greenfield site not within or adjacent to an existing settlement.
4.2 Impact on agricultural land	(--) Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0 Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	
5.2 Settlement character sensitivity	(-) Development could detract from the existing settlement character.	Site is on the edge of the existing settlement and the proposals are for higher density development than the neighbouring developments. Therefore, development is likely to affect the predominantly rural character of the area.
6.1 Topography constraints	(-) Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0 Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+) Suitable access to site already exists.	Existing access off Stapleford Road.
6.5 Contamination constraints	0 No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	0 Area around the site expected to be uncongested at peak time.	B602

Site Suitability Assessment

Site Reference: SR-0047
Parish: Stapleford Abbots
Size (ha): 2.09
Address: Land to East of Oak Hill Road, Stapleford Abbots, Romford, Essex, RM4 1JH
Primary use: Residential
Site notes: Part of agricultural field

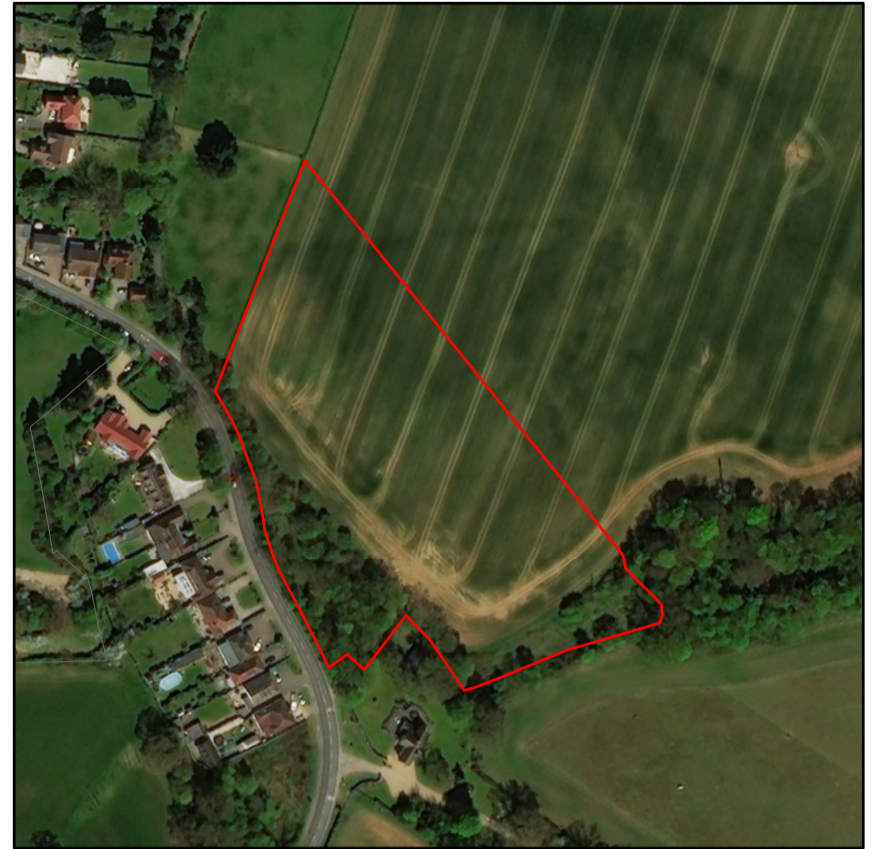
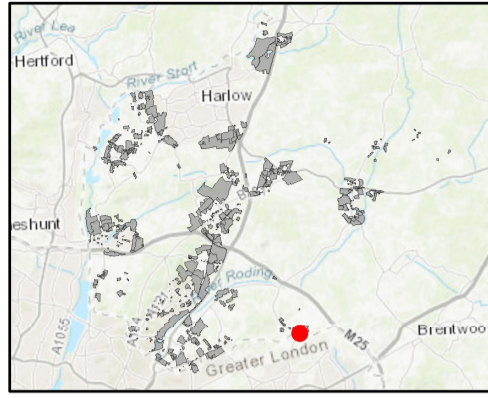
Baseline yield: 64 dwellings
Source for baseline yield: Assumption based on 30 dph

Site constraints: None

Site selection adjustment: None

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 64



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Date
March 2018
 Drawing No
SR-0047
 Issue
Rev 2

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0 Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0 Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0 Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0 No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0 Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	(-) Features and species in the site may not be retained in their entirety but effects can be mitigated.	The site is partially within a small area of BAP priority habitat with no main features, and adjacent to an area of Deciduous Woodland. The site is likely to directly impact the habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++) Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+) Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	0 There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0 Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(--) Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	(-) Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+) Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(-) Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	(-) Site is more than 4000m from the nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0 Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(-) Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0 Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network	Not applicable.	
4.1 Brownfield and Greenfield Land	(--) Majority of the site is greenfield land that is neither within nor adjacent to a settlement.	100% greenfield site not within or adjacent to an existing settlement.
4.2 Impact on agricultural land	(--) Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0 Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	Development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(-) Development could detract from the existing settlement character.	Site is on the edge of the existing settlement and the proposals are for higher density development than the neighbouring developments. Therefore, development is likely to affect the predominantly rural character of the area.
6.1 Topography constraints	(--) Topographical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines	0 Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+) Suitable access to site already exists.	Existing access off North Road.
6.5 Contamination constraints	0 No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	0 Area around the site expected to be uncongested at peak time.	

Site Suitability Assessment

Site Reference: SR-0223
Parish: Stapleford Abbots
Size (ha): 0.80
Address: Stapleford Farm, Oak Hill Road, Stapleford Abbots, Essex, RM4 1EH
Primary use: Residential
Site notes:

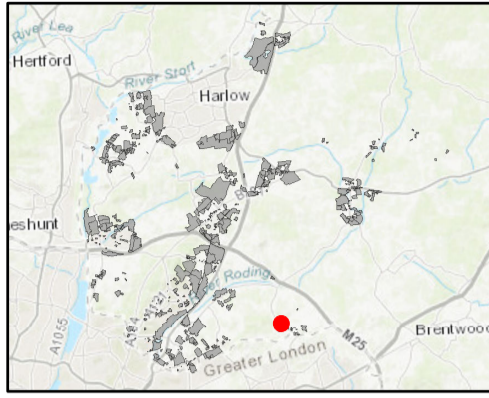
Baseline yield: 25 dwellings
Source for baseline yield: Assumption based on 30 dph

Site constraints: 100% of the site is covered by SR-0488 (52 dwellings) and as such the yield is zero to ensure no double counting.

Site selection adjustment: Full capacity reinstated for site selection assessment (overlapping site).

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 25



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | **March 2018**
 Drawing No | Issue
SR-0223 | **Rev 2**
ARUP | **Epping Forest District Council**
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0 Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0 Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0 Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0 No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0 Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0 No effect as features and species could be retained or due to distance of BAP priority habitats from site.	
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++) Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+) Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	0 There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0 Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(--) Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	(-) Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+) Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(-) Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	(-) Site is more than 4000m from the nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+) Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(-) Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(-) Site is more than 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network	Not applicable.	
4.1 Brownfield and Greenfield Land	(-) Majority of the site is greenfield land adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (Stapleford Abbots).
4.2 Impact on agricultural land	(--) Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0 Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	
5.2 Settlement character sensitivity	(-) Development could detract from the existing settlement character.	Site is on the edge of the existing settlement and the proposals are for higher density development than the neighbouring developments. Therefore, development is likely to affect the predominantly rural character of the area.
6.1 Topography constraints	0 No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0 Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	0 Access to the site can be created within landholding adjacent to the highway.	Access can be achieved off Stapleford Road.
6.5 Contamination constraints	(-) Potential contamination on site, which could be mitigated.	Potential contamination (Farmyard / Car breakers and Car Repair Yard). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0 Area around the site expected to be uncongested at peak time.	B604

Site Suitability Assessment

Site Reference: SR-0242-N
Parish: Stapleford Abbots
Size (ha): 2.48
Address: Land at Oak Hill Road, Stapleford Abbots, Essex, RM4 1JH

Primary use: Residential
Site notes: Grazing land

Baseline yield: 22 dwellings

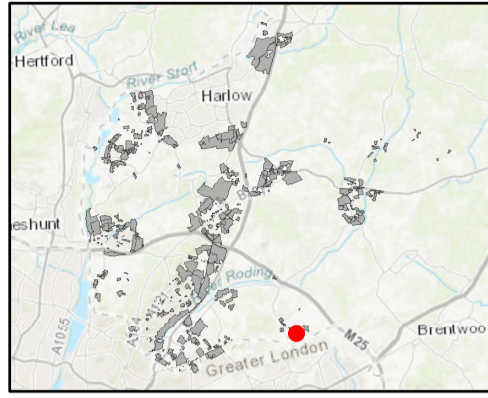
Source for baseline yield: Indicated in Call for Sites 2016-2017

Site constraints: No constraints identified.

Site selection adjustment: None

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 22



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | March 2018
 Drawing No | Issue
SR-0242-N | Rev 1

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	0	Access to the site can be created within landholding adjacent to the highway.
6.5 Contamination constraints	0	No contamination issues identified on site to date.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.

Site Suitability Assessment

Site Reference: SR-0243
Parish: Stapleford Abbots
Size (ha): 0.71
Address: Two Acres, Tysea Hill, Stapleford Abbots, Romford, Essex, RM4

Primary use: Residential
Site notes:

Baseline yield: 9 dwellings

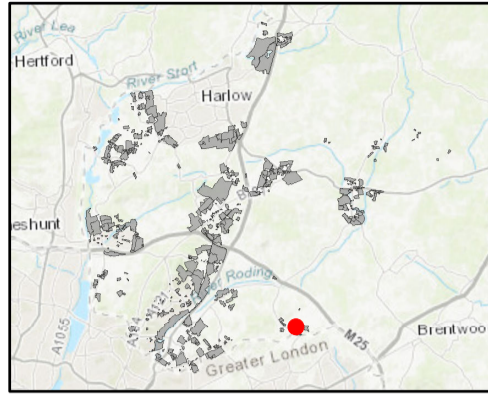
Source for baseline yield: Indicated in Call for Sites

Site constraints: None

Site selection adjustment: None

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 9



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | **March 2018**
 Drawing No | Issue
SR-0243 | **Rev 2**

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	(--)	Features and species in the site unlikely to be retained and effects cannot be mitigated.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(-)	Site is more than 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	0	No contamination issues identified on site to date.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.

Site Suitability Assessment

Site Reference: SR-0256
Parish: Stapleford Abbots
Size (ha): 4.69
Address: Land at Mitchells Farm, Stapleford Abbots, Romford, RM4 1EJ

Primary use: Residential
Site notes:

Baseline yield: 112 dwellings and 3,700 sqm commercial

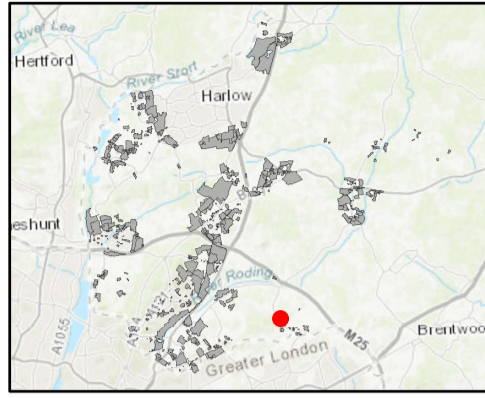
Source for baseline yield: Assumption based on 80:20 housing to employment 30 dph and 0.4 plot ratio for commercial

Site constraints: None

Site selection adjustment: None

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 112



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | March 2018
 Drawing No | Issue
SR-0256 | Rev 2

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 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(-)	Site is more than 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

Site Reference: SR-0437
Parish: Stapleford Abbots
Size (ha): 0.52
Address: Land adjoining 3 and 4 Kensington Park, Stapleford Abbots, RM4 1AF
Primary use: Residential
Site notes: Open space at the end of a housing development bordering the amenity space of two dwellings and a turning head.

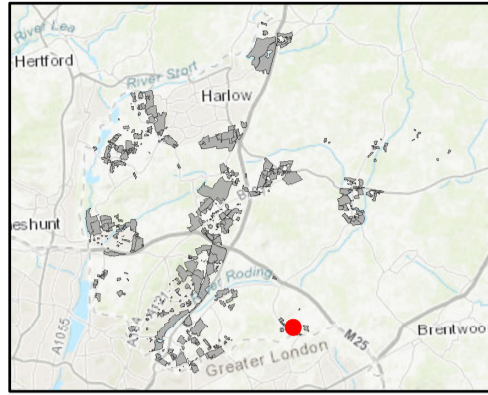
Baseline yield: Up to 5 dwellings
Source for baseline yield: Indicated in Call for Sites (equivalent to 10 dph)

Site constraints: None


Site selection adjustment: None

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 5



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Issue
 Date
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 Issue
Rev 2

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0 Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0 Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0 Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0 No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0 Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0 No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is adjacent to a Deciduous Woodland habitat, and is within the relevant buffer zone and the Traditional Orchard buffer zone. The site may indirectly affect the habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++) Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+) Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	0 There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0 Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(--) Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	(-) Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0 Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(-) Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	(-) Site is more than 4000m from the nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0 Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(-) Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(-) Site is more than 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network	Not applicable.	
4.1 Brownfield and Greenfield Land	(-) Majority of the site is greenfield land adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (Bournebridge).
4.2 Impact on agricultural land	(--) Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0 Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	
5.2 Settlement character sensitivity	0 Development is unlikely to have an effect on settlement character.	Low density development is proposed which reflects the semi-rural character of the area. Therefore, development is not likely to have an impact on the rural character of the area.
6.1 Topography constraints	0 No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0 Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	(-) The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.	The protected trees on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development
6.4 Access to site	(-) Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	Access from Kensington Park but road would need upgrading.
6.5 Contamination constraints	(-) Potential contamination on site, which could be mitigated.	Potential contamination (nursery). Minimal adverse impact with opportunity to enhance.
6.6 Traffic impact	Site below site size threshold where it would be expected to significantly affect congestion.	

Site Suitability Assessment

Site Reference: SR-0452
Parish: Stapleford Abbots
Size (ha): 1.42
Address: Formerly known as 'Star Farm', Oak Hill Road

Primary use: Residential
Site notes: Agricultural grazing land.

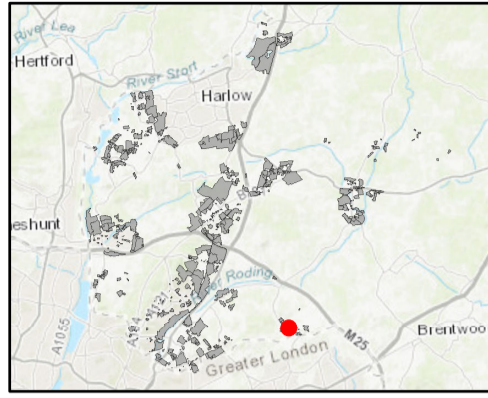
Baseline yield: 20-30 dwellings
Source for baseline yield: Indicated in Call for Sites (equivalent to 14-21 dph)

Site constraints: Circa 20% reduction as clusters of TPOs on site.

Site selection adjustment: None

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 24



Client
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 Issue
Rev 2

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(-)	Site is more than 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	0	No contamination issues identified on site to date.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.

Site Suitability Assessment

Site Reference: SR-0465
Parish: Stapleford Abbots
Size (ha): 11.82
Address: Asheton Farm, Tysea Hill, Stapleford Abbots, Essex, RM4 1JU

Primary use: Residential
Site notes: Business centre and agricultural land.

Baseline yield: 25 dwellings or 44,000 sqm of employment.

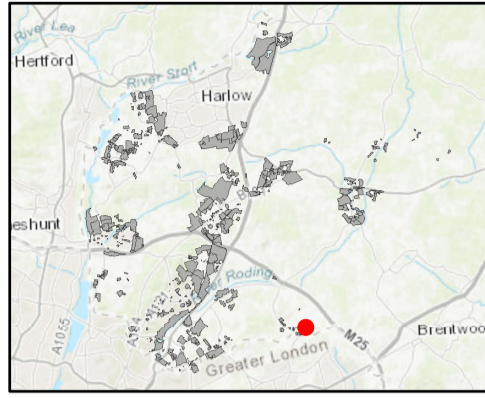
Source for baseline yield: Housing indicated in Call for Sites, at 30 dwellings per hectare this equates to 0.83 hectares of the site. The remaining 11 hectares is employment based on 0.4 plot ratio.

Site constraints: None

Site selection adjustment: None

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 25



Client
Epping Forest District Council
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Epping Forest District Local Plan
 Drawing Status | Date
Issue | March 2018
 Drawing No | Issue
SR-0465 | Rev 2
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(-)	Site is more than 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	(-)	Gas or oil pipelines may constrain part of the site but there is potential for mitigation.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

Site Reference: SR-0488
Parish: Stapleford Abbots
Size (ha): 1.72
Address: Stapleford Farm, Oak Hill Road, Stapleford Abbots, Essex, RM4 1EH
Primary use: Residential
Site notes: None

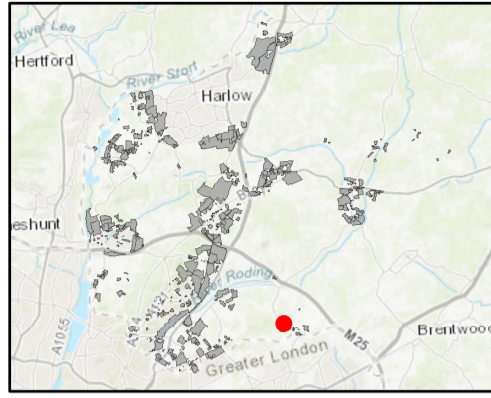
Baseline yield: 52 dwellings
Source for baseline yield: Assumption based on 30 dph

Site constraints: None

Site selection adjustment: None

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 52



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | March 2018
 Drawing No | Issue
SR-0488 | Rev 2

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0 Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0 Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0 Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0 No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0 Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0 No effect as features and species could be retained or due to distance of BAP priority habitats from site.	
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++) Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+) Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	0 There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0 Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(--) Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	(-) Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+) Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(-) Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	(-) Site is more than 4000m from the nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+) Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(-) Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(-) Site is more than 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network	Not applicable.	
4.1 Brownfield and Greenfield Land	(-) Majority of the site is greenfield land adjacent to a settlement.	80% greenfield site, adjacent to an existing settlement (Stapleford Abbots).
4.2 Impact on agricultural land	(--) Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0 Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	
5.2 Settlement character sensitivity	(-) Development could detract from the existing settlement character.	Site is on the edge of the existing settlement and the proposals are for higher density development than the neighbouring developments. Therefore, development is likely to affect the predominantly rural character of the area.
6.1 Topography constraints	(-) Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0 Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+) Suitable access to site already exists.	Access off Stapleford Road.
6.5 Contamination constraints	(-) Potential contamination on site, which could be mitigated.	Potential contamination (Breakers Yard). Potential adverse impact, but could be mitigated.
6.6 Traffic impact	0 Area around the site expected to be uncongested at peak time.	B611

Site Suitability Assessment

Site Reference: SR-0499
Parish: Stapleford Abbots
Size (ha): 4.09
Address: Maybrand Farm, Bournebridge Lane, Stapleford Abbots, Essex, RM4 1LT

Primary use: Residential
Site notes: One dwelling, chalets, various outbuildings and redundant buildings, car parking, hard standing, storage containers, commercial fishing lakes, sporting and camping facilities.

Baseline yield: 40 - 60 dwellings or 8,828 sqm of employment.

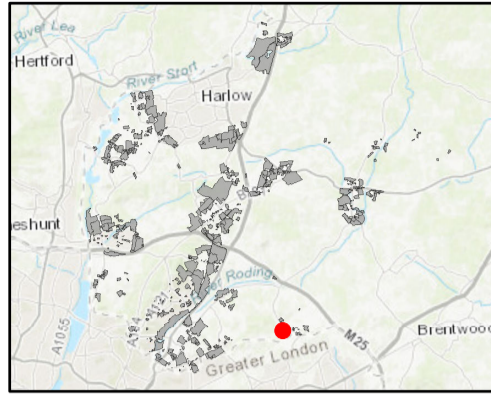
Source for baseline yield: Housing indicated in Call for Sites, if delivered at 30 dph equates to 2 hectares of site. Employment based on 0.4 plot ratio for the remaining 2.07 hectares.

Site constraints: None

Site selection adjustment: None

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 60



Client
Epping Forest District Council
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0 Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0 Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0 Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0 No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0 Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0 No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is partially within the buffer zone for Deciduous Woodland. The site may indirectly affect the habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++) Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+) Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	0 There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0 Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(--) Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	(-) Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0 Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(-) Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	(-) Site is more than 4000m from the nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+) Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(-) Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(-) Site is more than 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network	Not applicable.	
4.1 Brownfield and Greenfield Land	(-) Majority of the site is greenfield land adjacent to a settlement.	90% greenfield site, adjacent to an existing settlement (Bournebridge).
4.2 Impact on agricultural land	(--) Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	(-) Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	
5.2 Settlement character sensitivity	(-) Development could detract from the existing settlement character.	Site is on the edge of the existing settlement and the proposals are for higher density development than the neighbouring developments. Therefore, development is likely to affect the predominantly rural character of the area.
6.1 Topography constraints	(-) Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0 Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+) Suitable access to site already exists.	Access off Bournebridge Lane.
6.5 Contamination constraints	(-) Potential contamination on site, which could be mitigated.	Potential contamination (Farm/Yard). Potential adverse impact, but could be mitigated.
6.6 Traffic impact	0 Area around the site expected to be uncongested at peak time.	B612

Site Suitability Assessment

Site Reference: SR-0873
Parish: Stapleford Abbots
Size (ha): 0.57
Address: Rear of Mountford & Bishops Bron, Oak Hill Road, Stapleford Abbots, Romford, Essex, RM4 1JL
Primary use: Residential
Site notes: Car park and green open space to the rear of the Royal Oak Pub

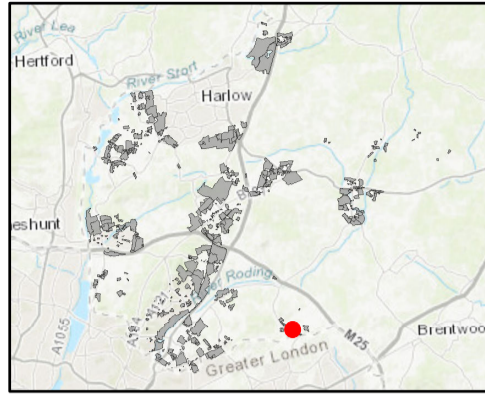
Baseline yield: 14 dwellings
Source for baseline yield: Indicated in planning application (equivalent to 25 dph)

Site constraints: None

Site selection adjustment: None

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 14



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | March 2018
 Drawing No | Issue
SR-0873 | Rev 2

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0 Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0 Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0 Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0 No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0 Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0 No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is adjacent to a Deciduous Woodland habitat, and is within the relevant buffer zone and the Traditional Orchard buffer zone. The site may indirectly affect the habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++) Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+) Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	0 There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0 Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(--) Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	(-) Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+) Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(-) Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	(-) Site is more than 4000m from the nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0 Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(-) Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(-) Site is more than 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network	Not applicable.	
4.1 Brownfield and Greenfield Land	(++) Majority of the site is previously developed land within or adjacent to a settlement.	100% brownfield site, within an existing settlement (Bournebridge).
4.2 Impact on agricultural land	(--) Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	No public open space is located in the site area. Development will not involve the loss of public open space.
5.1 Landscape sensitivity	0 Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	
5.2 Settlement character sensitivity	(+) Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.	Part of the site is a car park close to Oak Hill Road surrounded by housing. It provides an opportunity for intensification. Therefore, redevelopment could enhance the character of the area.
6.1 Topography constraints	0 No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0 Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+) Suitable access to site already exists.	
6.5 Contamination constraints	(-) Potential contamination on site, which could be mitigated.	Potential contamination (Garages). Potential adverse impact that could be mitigated.
6.6 Traffic impact	Site below site size threshold where it would be expected to significantly affect congestion.	

Site Suitability Assessment

Site Reference: SR-0881
Parish: Stapleford Abbots
Size (ha): 0.33
Address: Land to the Rear of Briar Mount, Tysea Hill, Stapleford Abbots, Romford, Essex, RM4 1JP
Primary use: Residential
Site notes: One residential dwelling and garden

Baseline yield: 4 dwellings

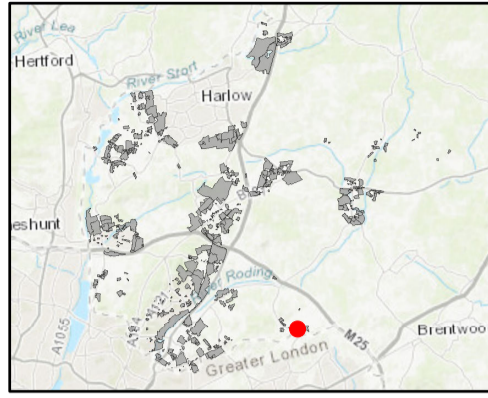
Source for baseline yield: Indicated in Request for Pre-Application Planning Advice form (equivalent to 12 dph)

Site constraints: None

Site selection adjustment: None

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 4



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | March 2018
 Drawing No | Issue
SR-0881 | Rev 2

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0 Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0 Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0 Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0 No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0 Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0 No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is within Deciduous Woodland buffer zone and the Traditional Orchard buffer zone. The site may indirectly affect the habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++) Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+) Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	0 There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0 Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(--) Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	(-) Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+) Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(-) Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	(-) Site is more than 4000m from the nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0 Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(-) Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(-) Site is more than 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network	Not applicable.	
4.1 Brownfield and Greenfield Land	(++) Majority of the site is previously developed land within or adjacent to a settlement.	100% brownfield site, within an existing settlement (Bournebridge).
4.2 Impact on agricultural land	(--) Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	No public open space is located in the site area. Development will not involve the loss of public open space.
5.1 Landscape sensitivity	0 Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	Development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	0 Development is unlikely to have an effect on settlement character.	Low density development is proposed which reflects the semi-rural character of the area. Therefore, development is not likely to have an impact on the character of the area.
6.1 Topography constraints	(-) Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0 Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+) Suitable access to site already exists.	
6.5 Contamination constraints	(-) Potential contamination on site, which could be mitigated.	Potential contamination (Piggeries). Potential adverse impact that could be mitigated.
6.6 Traffic impact	Site below site size threshold where it would be expected to significantly affect congestion.	

Site Suitability Assessment

Site Reference: SR-0882
Parish: Stapleford Abbots
Size (ha): 0.57
Address: The Oaks, Oak Hill Road, Stapleford Abbots, Romford, Essex, RM4 1JL
Primary use: Residential
Site notes: One residential dwelling and garden

Baseline yield: 7 dwellings

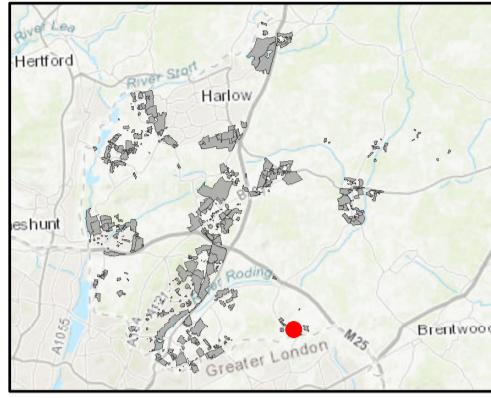
Source for baseline yield: Indicated in Request for Pre-Application Planning Advice form (equivalent to 12 dph)

Site constraints: None

Site selection adjustment: None

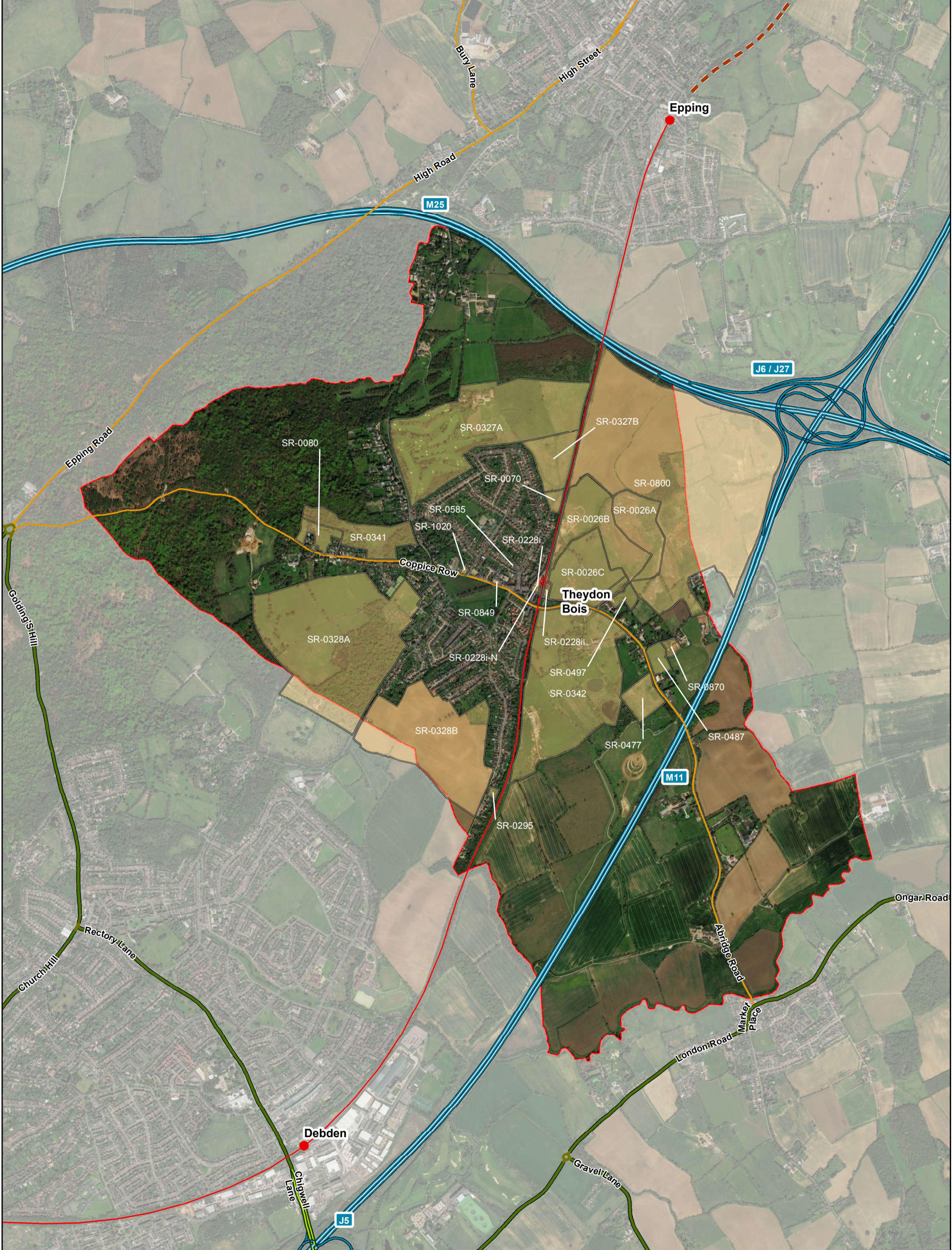
Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 7



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | **March 2018**
 Drawing No | Issue
SR-0882 | **Rev 2**
ARUP | **Epping Forest District Council**
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0 Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0 Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0 Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0 No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0 Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0 No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is adjacent to a Deciduous Woodland habitat, and is within the relevant buffer zone and the Traditional Orchard buffer zone. The site may indirectly affect the habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++) Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+) Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	0 There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0 Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(--) Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	(-) Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+) Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(-) Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	(-) Site is more than 4000m from the nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0 Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(-) Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(-) Site is more than 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network	Not applicable.	
4.1 Brownfield and Greenfield Land	(+) Majority of the site is greenfield land within a settlement.	Split site (50% greenfield and brownfield). Site is within an existing settlement (Bournebridge).
4.2 Impact on agricultural land	(--) Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	No public open space is located in the site area. Development will not involve the loss of public open space.
5.1 Landscape sensitivity	0 Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	
5.2 Settlement character sensitivity	0 Development is unlikely to have an effect on settlement character.	Low density development is proposed which reflects the semi-rural character of the area. Therefore, development is not likely to have an impact on the character of the area.
6.1 Topography constraints	(-) Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0 Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+) Suitable access to site already exists.	
6.5 Contamination constraints	0 No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	Site below site size threshold where it would be expected to significantly affect congestion.	



Report on Site Selection

ARUP

Epping Forest District Council

Drawing No.
EFDC-S2-0024-Rev2

Date: March 2018

Scale: 1:17,500 @A3

Content
Residential Sites for Stage 2 and Stage 6.2 Assessment in Theydon Bois

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community.

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Legend

- Residential sites assessed at Stage 2 and Stage 6.2
- Parish Boundary

This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.

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B616

Site Suitability Assessment

Site Reference: SR-0026A
Parish: Theydon Bois
Size (ha): 30.33
Address: Land to east of Theydon Bois London Underground station, north of Abridge Road
Primary use: Residential
Site notes: Agricultural and vacant land.

Baseline yield: 960 dwellings, 4,000 sqm employment/retail

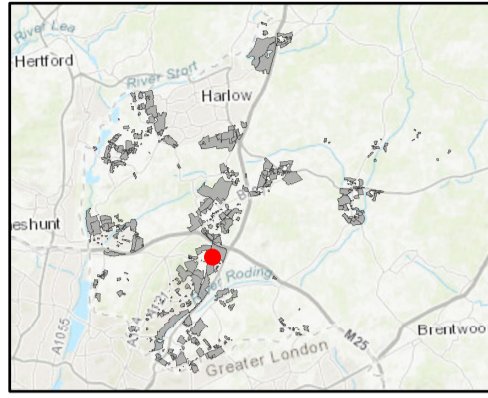
Source for baseline yield: Indicated in Call for Sites

Site constraints: Circa 80% of the site is covered by the updated SR-0026B and SR-0026C. The yield is reduced to avoid double counting.

Site selection adjustment: Full capacity reinstated for site selection assessment (overlapping site).

Community feedback: Feedback was received on THB-C which is within or near to this site. Refer to Appendix B1.4 for further details.

Dwellings: 960



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Date
March 2018
 Drawing No
SR-0026A
 Issue
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Criteria	Score	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects.	Residential and employment development partially located between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure and air quality likely.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (over 100 residential dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.	There are 6 Ancient trees directly affected by the site. The trees are dispersed throughout the site and may be affected by development. Impacts may be mitigated by considered masterplanning or translocation.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is partially within a Deciduous Woodland buffer zone. The site may indirectly affect the BAP priority habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer for Blunts Farm Wood LWS and Blunts Farm LWS. The site is unlikely to affect the features and species of these LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (Theydon Bois).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	(+)	Development could provide an opportunity to improve links to adjacent existing public open space or provide access to open space which is currently private.	No public open space is located in the site area. Development will not involve the loss of public open space. An existing site masterplan identifies opportunities to provide new public open spaces in the development proposal.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	The key characteristics of the wider landscape character zone extend across the whole site. The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on the wider landscape character.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Site is identified as a potential regeneration area. Proposed masterplan for site responds to landscape setting, and is separated from settlement by railway line. Proposed amount of development and its layout is unlikely to impact settlement character.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	Less than 1% of the site is affected by the BPA oil pipeline in the north-eastern corner of the site. Due to the size and location of the affected area this results in a negligible impact and is not considered a constraint to development of the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.	The protected trees on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development
6.4 Access to site	(+)	Suitable access to site already exists.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Sewage Field and Land raise). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	

Site Suitability Assessment

Site Reference: SR-0026B
Parish: Theydon Bois
Size (ha): 12.95
Address: Land East of Central Line/North of Abridge Road (Including The Old Foresters Site), Theydon Bois
Primary use: Residential
Site notes:

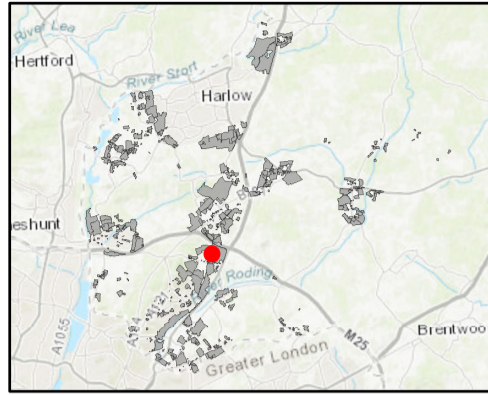
Baseline yield: 180 - 300 dwellings
Source for baseline yield: Indicated in Call for Sites (equivalent to 14-23 dph)

Site constraints: Circa 5% reduction in site capacity because of the presence of TPOs. Circa 50% of the site is also covered by SR-0800, as such a reduction in yield is applied to avoid double counting.

Site selection adjustment: Based on supporting material submitted for site.

Community feedback: Feedback was received on THB-C which is within or near to this site. Refer to Appendix B1.4 for further details.

Dwellings: 200



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
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 Issue
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 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Residential development partially located between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure and air quality likely.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development. Due to the development type (over 100 residential dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated. There is 1 Ancient tree directly affected by the site. The tree is located in the west of the site and may be affected by development. Impacts may be mitigated by considered masterplanning or translocation.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land. Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is partially within a Deciduous Woodland buffer zone. The site may indirectly affect the BAP priority habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement. 100% greenfield site, adjacent to an existing settlement (Theydon Bois).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	(+)	Development could provide an opportunity to improve links to adjacent existing public open space or provide access to open space which is currently private. No public open space is located in the site area. Development will not involve the loss of public open space. An existing site masterplan identifies opportunities to provide new public open spaces in the development proposal.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change. The key characteristics of the adjacent assessed landscape sensitivity zone extend to this site. The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on adjacent landscape character area.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character. Site is identified as a potential regeneration area. Proposed masterplan for site responds to landscape setting, and is separated from settlement by railway line. Proposed amount of development and its layout is unlikely to impact settlement character.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. Although protected trees are present on the site, it is likely that they could be incorporated into the proposed layout, subject to reasonable care, without adverse impact on the suitability of the site for development.
6.4 Access to site	(+)	Suitable access to site already exists. Access off Station Hill.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (Station Yard / Made Ground / Landraise / Lorry Park). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

Site Reference: SR-0026C
Parish: Theydon Bois
Size (ha): 10.23
Address: Part of the Thrifts Hall Farm, Abridge Road, Theydon Bois

Primary use: Residential
Site notes: Grazing land.

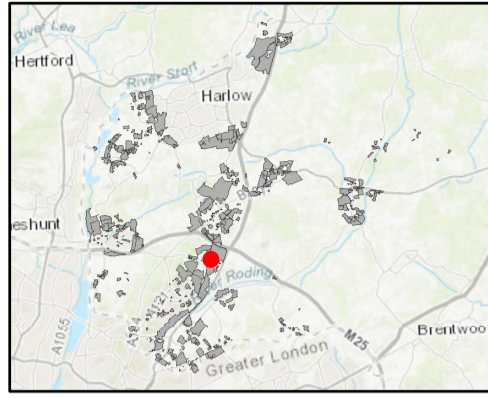
Baseline yield: 322 dwellings
Source for baseline yield: Assumption based on 30 dph

Site constraints: Circa 5% reduction in site capacity because of the presence of Tree Preservation Orders.


Site selection adjustment: None

Community feedback: Feedback was received on THB-C which is within or near to this site. Refer to Appendix B1.4 for further details.

Dwellings: 306



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
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 Drawing No
SR-0026C
 Issue
Rev 2

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	(+)	Development could provide an opportunity to improve links to adjacent existing public open space or provide access to open space which is currently private.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.
6.5 Contamination constraints	0	No contamination issues identified on site to date.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

Site Reference: SR-0070
Parish: Theydon Bois
Size (ha): 0.89
Address: Land at Forest Drive, Theydon Bois

Primary use: Residential
Site notes: Agricultural/Greenfield plot

Baseline yield: 28 dwellings

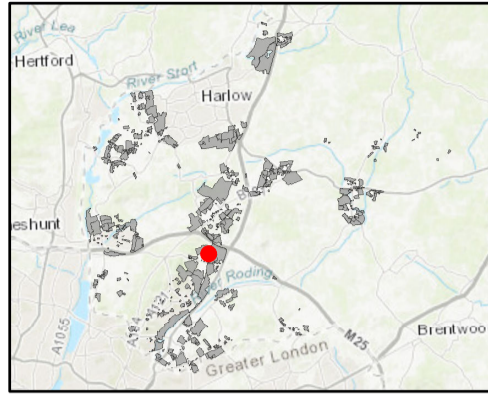
Source for baseline yield: Assumption based on 30 dph

Site constraints: Site is 100% covered by SR-0479. As such the yield is omitted for this site to avoid double counting.

Site selection adjustment: Full capacity reinstated for site selection assessment (overlapping site).

Community feedback: Feedback was received on THB-A which is within or near to this site. Refer to Appendix B1.4 for further details.

Dwellings: 28



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0070	Rev 2

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	0	No contamination issues identified on site to date.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.

Site Suitability Assessment

Site Reference: SR-0080
Parish: Theydon Bois
Size (ha): 2.27
Address: Coppice Farm, Coppice Row, Theydon Bois, Essex, CM16 7OS

Primary use: Residential
Site notes: Horse paddocks

Baseline yield: 68 dwellings

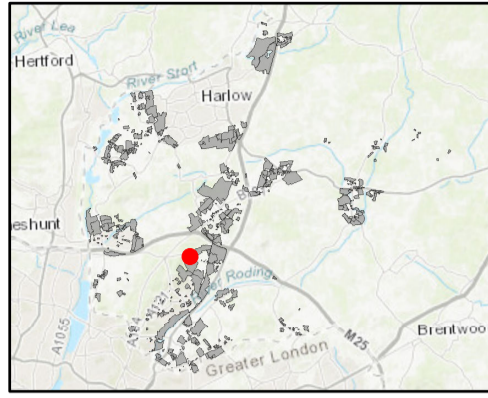
Source for baseline yield: Assumption based on 30 dph

Site constraints: None


Site selection adjustment: None

Community feedback: Feedback was received on THB-B which is within or near to this site. Refer to Appendix B1.4 for further details.

Dwellings: 68



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Date
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 Drawing No
SR-0080
 Issue
Rev 2

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(--)	Effects of allocating site for the proposed use likely to be significant.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.
1.3a Impact on Ancient Woodland	(-)	Site is adjacent to or contains Ancient Woodland but possible effects can be mitigated.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.
4.3 Capacity to improve access to open space	(+)	Development could provide an opportunity to improve links to adjacent existing public open space or provide access to open space which is currently private.
5.1 Landscape sensitivity	(--)	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

Site Reference: SR-0228i
Parish: Theydon Bois
Size (ha): 0.36
Address: Theydon Bois London Underground Car Park, Land and commercial yard adjacent to station off Coppice Row, CM16 7
Primary use: Residential
Site notes:

Baseline yield: 43 dwellings

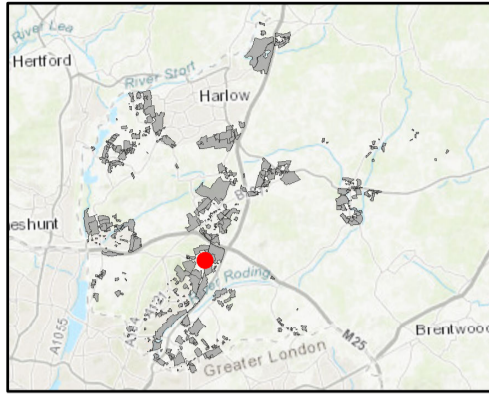
Source for baseline yield: Indicated in Call for Sites

Site constraints: None

Site selection adjustment: Multi-parcel site, which has been split out. Yield based on baseline 43 dwellings, which has been split proportionally across the sites.

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 25



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | March 2018
 Drawing No | Issue
SR-0228i | Rev 2

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Residential and employment development partially located between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure and air quality likely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land. Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is partially within a Deciduous Woodland buffer zone. The site may indirectly affect the BAP priority habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site. Although Historic England have raised comments based on the impact on the Gilt The Bull Pub, it should be noted that the pub is located outside of the site and there is no likely effect on the setting of The Bull.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement. 100% brownfield site, within an existing settlement (Theydon Bois).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change. The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on the adjacent landscape character area.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape. Site is a car park at London Underground Station. Redevelopment could enhance the character of the station arrival area.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists. Existing access from Station Approach.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (Railway Goods / Coal Yard / Made Ground). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time. B622

Site Suitability Assessment

Site Reference: SR-0228ii
Parish: Theydon Bois
Size (ha): 0.23
Address: Theydon Bois London Underground Car Park, Land and commercial yard adjacent to station off Coppice Row, CM16 7
Primary use: Residential
Site notes:

Baseline yield: 43 dwellings

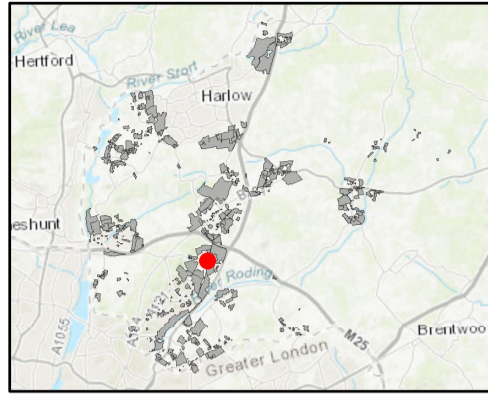
Source for baseline yield: Indicated in Call for Sites

Site constraints: None

Site selection adjustment: Multi-parcel site, which has been split out. Yield based on baseline 43 dwellings, which has been split proportionally across the sites.

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 17



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | March 2018
 Drawing No | Issue
SR-0228ii | Rev 2
ARUP | **Epping Forest District Council**
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.

Site Suitability Assessment

Site Reference: SR-0228i-N
Parish: Theydon Bois
Size (ha): 0.30
Address: Theydon Bois London Underground Car Park, Station Approach, Theydon Bois, Essex, CM16 7HR
Primary use: Residential
Site notes: Car park

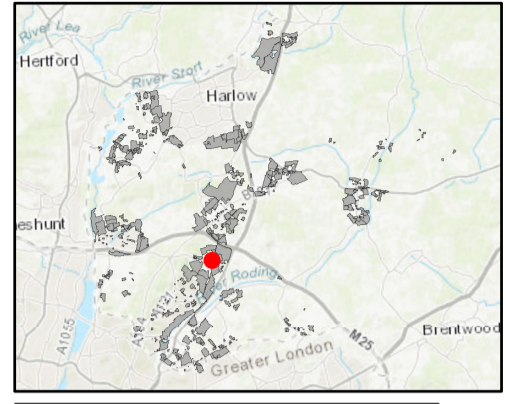
Baseline yield: 29 dwellings
Source for baseline yield: Indicated in representation to Draft Local Plan consultation

Site constraints: No constraints identified.

Site selection adjustment: None

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 29



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | **March 2018**
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SR-0228i-N | **Rev 1**
ARUP | **Epping Forest District Council**
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.

Site Suitability Assessment

Site Reference: SR-0295
Parish: Theydon Bois
Size (ha): 0.29
Address: Land on the south-east side of Theydon Park Road, Theydon Bois.

Primary use: Residential
Site notes: Empty Plot in Theydon Bois Chalet Estate

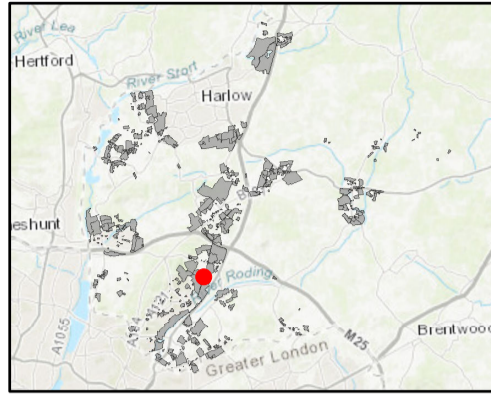
Baseline yield: 9 dwellings
Source for baseline yield: Assumption based on 30 dph

Site constraints: None

Site selection adjustment: None

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 9



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
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 Drawing No | Issue
SR-0295 | Rev 2

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Potential for recreational pressure effects in combination on Epping Forest Special Area of Conservation.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is wholly within a BAP priority habitat with no main features buffer zone. The site may indirectly affect the BAP priority habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site. Unlikely to impact on setting of Scheduled Monument due to distance.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement. 100% greenfield site, 100m from an existing settlement (Theydon Bois).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change. The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on the wider landscape character.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character. Site is identified as a potential regeneration area. Site could constitute infill within street of existing housing. Proposed density of development is higher than neighbouring area, and could impact character; lower density could be more appropriate.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade. Access is suitable (but from a private road).
6.5 Contamination constraints	0	No contamination issues identified on site to date. No potential contamination identified.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.

Site Suitability Assessment

Site Reference: SR-0327A
Parish: Theydon Bois
Size (ha): 35.58
Address: Theydon Bois Golf Course and Land to East

Primary use: Residential
Site notes: Theydon Bois Golf Course and agricultural fields to east

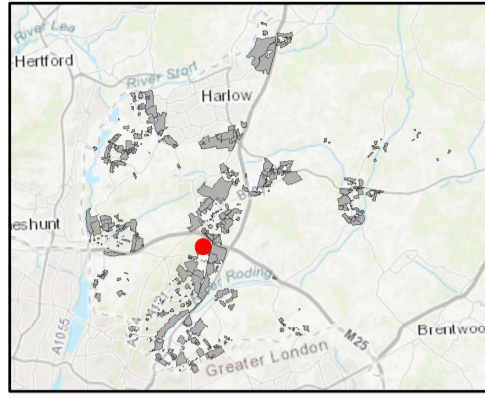
Baseline yield: None
Source for baseline yield: Assumption based on 30 dph

Site constraints: None

Site selection adjustment: None

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 1,067



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
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 Drawing No | Issue
SR-0327A | Rev 2

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(--)	Effects of allocating site for the proposed use likely to be significant.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.
1.4 Impact on Epping Forest Buffer Land	(--)	Site is likely to result in harm to Epping Forest Buffer Land which cannot be mitigated.
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.

Site Suitability Assessment

Site Reference: SR-0327B
Parish: Theydon Bois
Size (ha): 5.72
Address: Theydon Bois, Area East of Dukes Avenue

Primary use: Residential
Site notes: Agricultural fields

Baseline yield: 171 dwellings

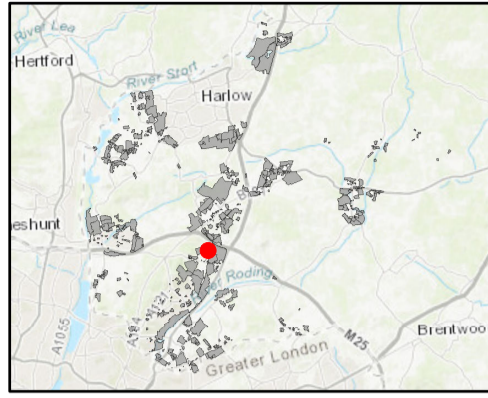
Source for baseline yield: Assumption based on 30 dph

Site constraints: None

Site selection adjustment: Based on 30 dph.

Community feedback: Feedback was received on THB-A which is within or near to this site. Refer to Appendix B1.4 for further details.

Dwellings: 171



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Date
March 2018
 Drawing No
SR-0327B
 Issue
Rev 2

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	(-)	The effects of the site on Epping Forest Buffer Land can be mitigated.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.
6.5 Contamination constraints	0	No contamination issues identified on site to date.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

Site Reference: SR-0328A
Parish: Theydon Bois
Size (ha): 47.25
Address: Theydon Bois, South Area

Primary use: Residential
Site notes: Broad Area South of Theydon Bois

Baseline yield: 1,417 dwellings

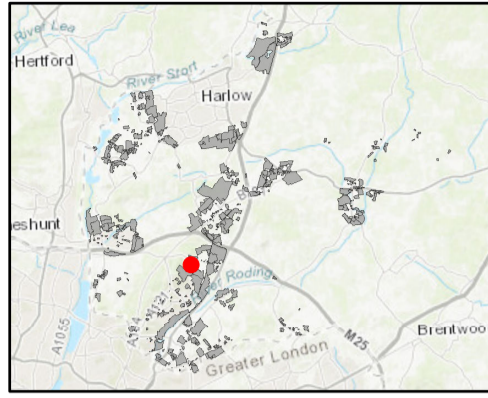
Source for baseline yield: Assumption based on 30 dph

Site constraints: Epping Forest Buffer Lands and Local Wildlife Site covers c.80% of site reducing capacity.


Site selection adjustment: Based on 30 dph for split site (47 hectares), reduced by 80% due to Epping Forest Buffer Land.

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 283



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Date
March 2018
 Drawing No
SR-0328A
 Issue
Rev 2

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(--)	Effects of allocating site for the proposed use likely to be significant.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.
1.3a Impact on Ancient Woodland	(--)	Site is adjacent to or contains Ancient Woodland. The proposals would likely result in direct loss or harm to Ancient Woodland or cannot be mitigated.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(--)	Site contains a higher density of Ancient and/or Veteran trees, or are configured in such a way that direct loss or harm is likely.
1.4 Impact on Epping Forest Buffer Land	(-)	The effects of the site on Epping Forest Buffer Land can be mitigated.
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.
1.6 Impact on Local Wildlife Sites	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	(+)	Development could provide an opportunity to improve links to adjacent existing public open space or provide access to open space which is currently private.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.
5.2 Settlement character sensitivity	(--)	Development is likely to substantially harm the existing settlement character.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	0	No contamination issues identified on site to date.
6.6 Traffic impact	(--)	Moderate peak time congestion expected within the vicinity of the site.

Site Suitability Assessment

Site Reference: SR-0328B

Parish: Theydon Bois

Size (ha): 28.00

Address: Theydon Bois, South Area

Primary use: Residential

Site notes: Broad Area South of Theydon Bois

Baseline yield: 839 dwellings

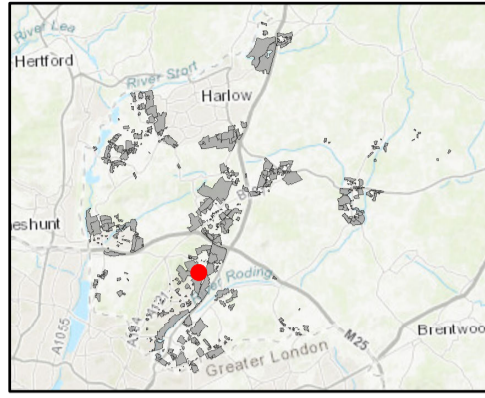
Source for baseline yield: Assumption based on 30 dph

Site constraints: No constraints identified.

Site selection adjustment: Capacity is based on assumed 30 dph for split site size of 28 hectares.

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 839



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

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Drawing No	Issue
SR-0328B	Rev 2



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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(--)	Effects of allocating site for the proposed use likely to be significant.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	(-)	Site is adjacent to or contains Ancient Woodland but possible effects can be mitigated.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.
1.4 Impact on Epping Forest Buffer Land	(-)	The effects of the site on Epping Forest Buffer Land can be mitigated.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

Site Reference: SR-0341
Parish: Theydon Bois
Size (ha): 7.26
Address: Theydon Plain, Theydon Bois

Primary use: Residential
Site notes:

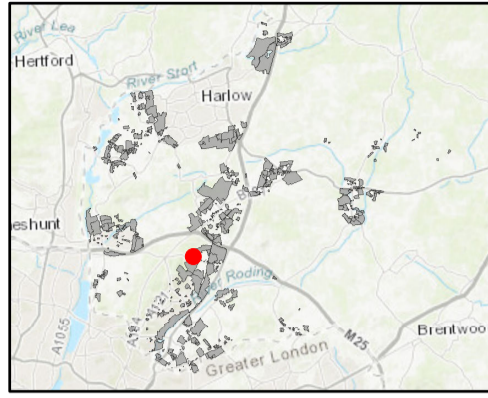
Baseline yield: None
Source for baseline yield: Assumption based on 30 dph

Site constraints: None

Site selection adjustment: None

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 217



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
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 Drawing No | Issue
SR-0341 | Rev 2

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(--)	Effects of allocating site for the proposed use likely to be significant. Site abuts Epping Forest Special Area of Conservation. Risk of urbanisation (e.g. from fly tipping, fires, invasive species etc.) and runoff.
1.2 Impact on Nationally Protected sites	(--)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is unlikely to be possible to mitigate the effects of the proposed development. The site directly affects the Epping Forest SSSI and is likely to pose a risk to the features of the SSSI. Consultation with Natural England is required. Furthermore, the effects on the features of the SSSI are unlikely to be possible to mitigate.
1.3a Impact on Ancient Woodland	(--)	Site is adjacent to or contains Ancient Woodland. The proposals would likely result in direct loss or harm to Ancient Woodland or cannot be mitigated. The site is almost wholly in the Epping-Ambresbury Ancient Woodland. The site may directly affect a small area of the Ancient Woodland. The site is likely to cause direct loss which cannot be mitigated within the site.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated. The site encompasses a small area of wider Deciduous Woodland and Wood Pasture and Parkland habitats. The site is likely to directly impact a small area of the habitats, which could be mitigated through masterplanning.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site. The site is adjacent to the St. Mary's Churchyard, Theydon Bois LWS and is within the 250m buffer for the Theydon Bois Deer Park Wests LWS. The site is unlikely to affect the features and species of either LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site. Unlikely to impact on setting of Scheduled Monument due to distance.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium. The site is partially enclosed by existing development and is of a sufficiently small scale that it may be released with limited harm to the purposes of the wider Green Belt.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement. 95% greenfield site, adjacent to an existing settlement (Theydon Bois).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	(--)	Development may involve the loss of public open space with no opportunities for on-site off-setting or mitigation. The public open space is largely located in the site area. Development would result in loss of public open space (public open spaces covers 97% of the site), with few opportunities for site re-orientation or re-provision.
5.1 Landscape sensitivity	(--)	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.
5.2 Settlement character sensitivity	(--)	Development is likely to substantially harm the existing settlement character. Site within Epping Forest, and includes Theydon Plain open space, which, alongside Grade II listed church, contributes to the historic character of Theydon Bois. Development could cause substantial harm to the character.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site. The protected trees on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development
6.4 Access to site	(+)	Suitable access to site already exists. Existing access off Coppice Row and Piercing Hill.
6.5 Contamination constraints	0	No contamination issues identified on site to date. No potential contamination identified.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.

Site Suitability Assessment

Site Reference: SR-0342
Parish: Theydon Bois
Size (ha): 36.39
Address: Thrifts Hall Farm

Primary use: Residential
Site notes: Agricultural fields and farm buildings

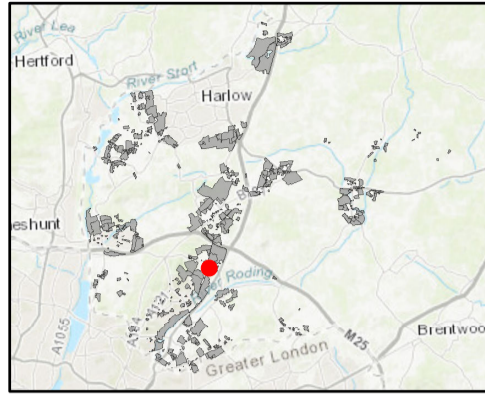
Baseline yield: 1,078 dwellings
Source for baseline yield: Assumption based on 30 dph



Site constraints: None

Site selection adjustment: None

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 1,078



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 Drawing Status | Date
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SR-0342 | **Rev 2**
 
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Residential and employment development partially located between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure and air quality likely.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development. Due to the development type (over 100 residential dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated. There are 11 Ancient trees directly affected by the site. The trees are largely in the north of the site and on southern edge. Impacts to the Ancient trees may be mitigated due to the low density and by considered masterplanning or translocation.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land. Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated. The site encompasses the whole of multiple Deciduous Woodland habitats and is adjacent to a BAP priority habitat with no main features. The site is likely to directly impact the habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site. Unlikely to impact on setting of Scheduled Monument due to distance.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement. 100% greenfield site, adjacent to an existing settlement (Theydon Bois).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	(+)	Development could provide an opportunity to improve links to adjacent existing public open space or provide access to open space which is currently private. A negligible part of the site contains public open space. The proposals could be configured to avoid loss of public open space. Site adjacent to existing public open space and could provide opportunities to improve access to Epping Forest Buffer Land.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character. Site is identified as a potential regeneration area in an area of historic field patterns. The proposed development could impact on the settlement character along Abridge Road. However, this could be mitigated through layout and design.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site. The protected trees on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination over parts of site (Farmyards / Infilled Ponds). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

Site Reference: SR-0477
Parish: Theydon Bois
Size (ha): 3.29
Address: Land to the west of Abridge Road, Abridge Road, Theydon Bois, Essex, CM16 7NW
Primary use: Residential
Site notes: Agricultural land including drainage lakes and some forested areas.

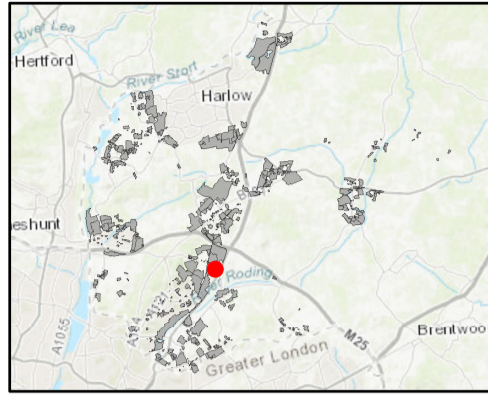
Baseline yield: 15-20 dwellings
Source for baseline yield: Indicated in Call for Sites (equivalent to 5-6 dph)

Site constraints: None

Site selection adjustment: None

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 20



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
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 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Residential and employment development partially located between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure and air quality likely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is adjacent to an area of Deciduous Woodland and within the relevant and BAP priority habitat with no main features buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced. Limited impact from air quality expected as the site is almost 200m from M11.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement. 100% greenfield site, 800m from an existing settlement (Theydon Bois).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	(+)	Development could provide an opportunity to improve links to adjacent existing public open space or provide access to open space which is currently private. A negligible part of the site contains public open space. The proposals could be configured to avoid loss of public open space. Site adjacent to existing public open space and could provide opportunities to improve access to public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character. Site is identified as a potential regeneration area. Amount of development could impact the semi-rural, dispersed settlement pattern along Abridge Road. However promotional material proposals could accord with character.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade. Onto Abridge Road- but a gated agricultural access that would require improvements.
6.5 Contamination constraints	0	No contamination issues identified on site to date. No potential contamination identified.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion. B632

Site Suitability Assessment

Site Reference: SR-0487
Parish: Theydon Bois
Size (ha): 1.48
Address: Land to the East of Abridge Road, Abridge Road, Theydon Bois, Essex CM16 7NW
Primary use: Residential
Site notes: Agricultural grazing land.

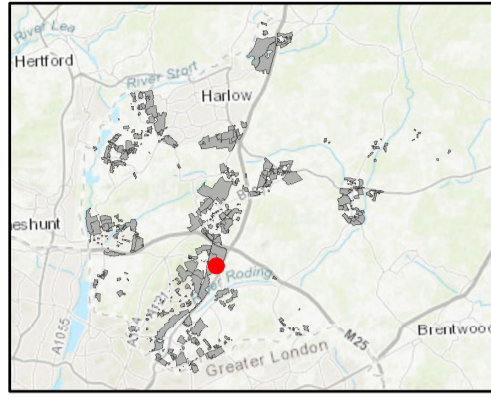
Baseline yield: 40 dwellings
Source for baseline yield: Indicated in Call for Sites (equivalent to 27 dph)

Site constraints: None

Site selection adjustment: None

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 40



Client
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 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
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SR-0487 | Rev 2

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 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Residential and employment development partially located between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure and air quality likely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is partially within the buffer zones for Deciduous Woodland and BAP priority habitat with no main features. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced. Limited impact from air quality expected as the site is almost 200m from M11.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement. 100% greenfield site, 700m from an existing settlement (Theydon Bois).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space. No public open space is located in the site area. Development will not involve the loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character. Site is identified as a potential regeneration area. Amount of development could impact the semi-rural, dispersed settlement pattern along Abridge Road. However promotional material proposal could accord with character.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site. The protected trees on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade. Access off Abridge Road, but a gated agricultural access that would require improvements.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination on very small part of site. Minimal adverse impact with opportunity to enhance.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

Site Reference: SR-0497
Parish: Theydon Bois
Size (ha): 1.09
Address: Land to the rear of Monks Hall, Abridge Road, Theydon Bois

Primary use: Residential
Site notes: Residential and amenity land with small area of hard standing.

Baseline yield: 33 dwellings

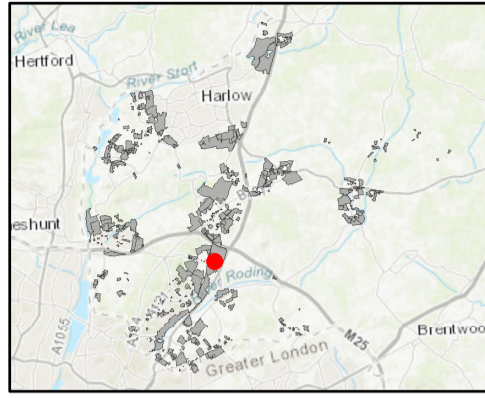
Source for baseline yield: Assumption based on 30 dph

Site constraints: Listed Building on site reduces capacity by circa 5%.

Site selection adjustment: None

Community feedback: Feedback was received on THB-C which is within or near to this site. Refer to Appendix B1.4 for further details.

Dwellings: 31



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
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SR-0497 | Rev 2

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Criteria	Score	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects.	Residential development partially located between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure and air quality likely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is wholly within a Deciduous Woodland buffer zone. The site may indirectly affect the BAP priority habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(-)	Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.	Site contains a Grade II listed building, and is adjacent to another Grade II listed building, so any development must respect their settings. Possible mitigation through high quality design and layout.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.	90% greenfield site, 600m from an existing settlement (Theydon Bois).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	The key characteristics of the adjacent assessed landscape sensitivity zone extend to this site. The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on adjacent landscape character area.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site is identified as a potential regeneration area and contains Grade II listed barn associated with Parsonage Farmhouse. Proposed development is higher than the low density dispersed housing. Impact could be mitigated through sensitive design.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	Although one protected tree is present on the eastern edge of the site, it is likely that it could be incorporated into the proposed layout, subject to reasonable care, without adverse impact on the suitability of the site for development.
6.4 Access to site	(+)	Suitable access to site already exists.	Access off Abridge Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Farm). Potential adverse impact, but could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B634

Site Suitability Assessment

Site Reference: SR-0585
Parish: Theydon Bois
Size (ha): 0.06
Address: 21/23 Forest Drive, Theydon Bois, Essex, CM16 7HA

Primary use: Residential
Site notes: Dwelling and associated garden land

Baseline yield: 6 dwellings

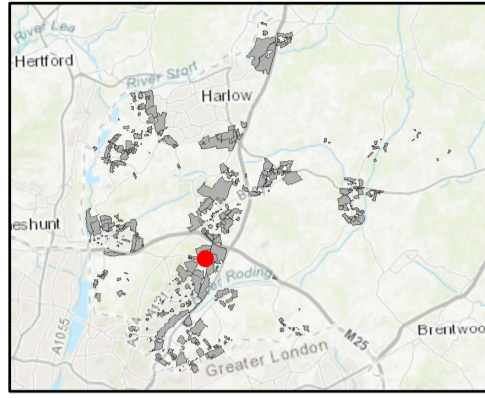
Source for baseline yield: Indicated in Call for Sites (equivalent to 120 dph)

Site constraints: No constraints identified.


Site selection adjustment: None

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 6



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
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 Date
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 Drawing No
SR-0585
 Issue
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	(--)	The site has severely limited feasibility for development as a result of the extensive presence of protected trees, either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	0	No contamination issues identified on site to date.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.

Site Suitability Assessment

Site Reference: SR-0800
Parish: Theydon Bois
Size (ha): 103.26
Address: Land to the East of Theydon Bois

Primary use: Residential
Site notes: Open agricultural/grazing land, stream in the site.

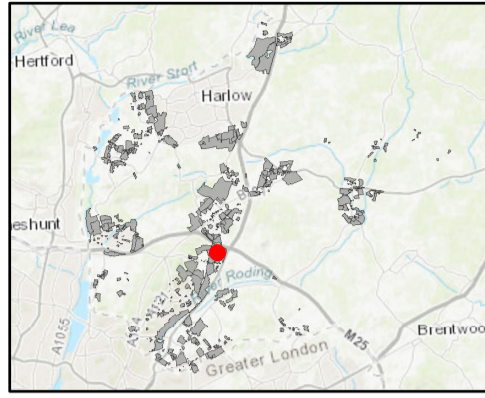
Baseline yield: 3,002 dwellings
Source for baseline yield: Assumption based on 30 dph

Site constraints: Circa 25% of the site lies in Blunts Farm Wood Local Wildlife Site, this includes TPOs and an area of Flood Zone 3a. Another 10% of the site is covered by SR-0026 (initial site) and as such the yield is reduced to avoid double counting.

Site selection adjustment: Capacity based on promoter material masterplan which assess the site as having potential for up to 200 dwellings.

Community feedback: Feedback was received on THB-C which is within or near to this site. Refer to Appendix B1.4 for further details.

Dwellings: 200



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

Drawing Status | Date
Issue | **March 2018**

Drawing No | Issue
SR-0800 | **Rev 2**

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Residential development partially located between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure and air quality likely.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development. Due to the development type (over 100 residential dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated. There are 3 Ancient trees directly affected by the site. The trees are dispersed, and may be affected by development. Impacts may be mitigated by considered masterplanning or translocation.
1.4 Impact on Epping Forest Buffer Land	(+)	Site may assist in extending Epping Forest Buffer Land. The site abuts the Buffer Land to the north-west. Submitted concept masterplan proposes no development directly next to buffer, and may include open connection to new country park in north-east. Potential for extension of Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated. The site encompasses a Deciduous Woodland habitat, and is adjacent to an area of BAP priority habitat with no main features. The site is likely to directly affect the habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated. The site encompasses Blunts Farm LWS and Blunts Farm Wood LWS. The site may directly affect all of the features and species of both LWS. These features and species may not be retained in their entirety, but effects can be mitigated.
1.7 Flood risk	(++)	Site within Flood Zone 1. Majority of the site is in flood zone 1. Higher Flood Risk Zones 2 and 3a, covering 3%, are confined to a small area in the eastern part of the site, can be avoided through site layout and are not currently proposed for development.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site. Unlikely to impact on settings of Conservation Area or Grade I Listed Building due to distance and (with regards to Grade I Listed church) barrier created by motorway.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality. Part of the site is very close to the M25/M11. However, based on the information submitted by the promoter this part of the site is not proposed for housing.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement. 100% greenfield site, adjacent to an existing settlement (Theydon Bois).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	(+)	Development could provide an opportunity to improve links to adjacent existing public open space or provide access to open space which is currently private. No public open space is located in the site area. Development will not involve the loss of public open space. Site adjacent to existing public open space and could provide opportunities to improve access to open land.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change. The key characteristics of the adjacent assessed landscape sensitivity zone extend to this site. The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on adjacent landscape character area.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character. Site is identified as a potential regeneration area. Proposed masterplan for site responds to landscape setting, and is separated from settlement by railway line. Proposed amount of development and its layout is unlikely to impact settlement character.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	(-)	Gas or oil pipelines may constrain part of the site but there is potential for mitigation. Some 25% of the site is affected by the BPA oil pipeline which runs through the middle of the site. Masterplan indicates that this part of the site is not currently proposed for residential development.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site. Only very small portion of the site falls within overhead power line buffer, and no does not pose any constraint on development.
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site. The protected trees on or adjacent to the site could be incorporated into the development, subject to care in layout. The location and extent of the trees would be likely to significantly constrain the number of dwellings which could be accommodated.
6.4 Access to site	(+)	Suitable access to site already exists. Access off Station Hill.
6.5 Contamination constraints	0	No contamination issues identified on site to date. No potential contamination identified.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

Site Reference: SR-0849
Parish: Theydon Bois
Size (ha): 0.12
Address: Tesco Express and Car Park, Coppice Row, Theydon Bois

Primary use: Residential
Site notes: Retail dwelling (Tesco Express) in retail parade and car parking for adjacent pub (registered parking only)

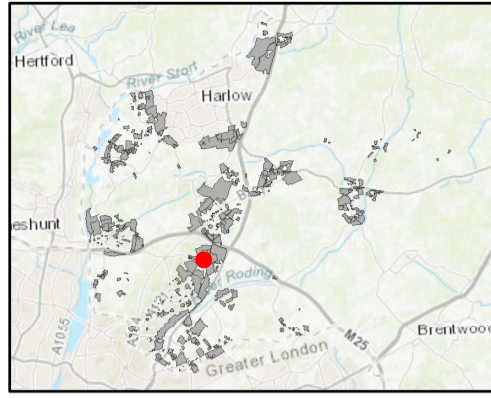
Baseline yield: 19 dwellings
Source for baseline yield: Indicated in Settlement Capacity Analysis (equivalent to 154 dph)

Site constraints: None


Site selection adjustment: None

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 19



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
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 Issue
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.

Site Suitability Assessment

Site Reference: SR-0870
Parish: Theydon Bois
Size (ha): 0.70
Address: Macris Nursing Home, Coopersale Lane, Theydon Bois, Epping, Essex, CM16 7NS
Primary use: Residential
Site notes: Existing care home and grounds

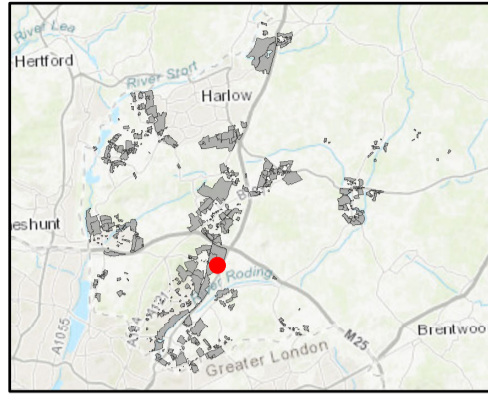
Baseline yield: 11 dwellings
Source for baseline yield: Indicated in Planning Application Form (equivalent to 16)

Site constraints: Application for demolition of existing care home and construction of a new building with accommodation to provide 11 x two bedroom flats was refused in March 2016 (ref EPF/2709/15). Reasons for refusal do not relate to yield so not amended.


Site selection adjustment: None

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 11



Client
Epping Forest District Council
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Residential and employment development partially located between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure and air quality likely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is partially with a BAP priority habitat with no main features buffer zone. The site may indirectly affect the BAP priority habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality. Site is likely to be far enough away from M11 to not have a significant impact.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	0	Majority of the site is previously developed land that is neither within nor adjacent to a settlement. 100% brownfield site, 700m from an existing settlement (Theydon Bois).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.
5.2 Settlement character sensitivity	(--)	Development is likely to substantially harm the existing settlement character. Existing Care Home. Amount of development could substantially harm the low density character of the area, including the relatively large grounds.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site. The protected trees on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development
6.4 Access to site	(+)	Suitable access to site already exists. Via a protected lane. No pavement on lane.
6.5 Contamination constraints	0	No contamination issues identified on site to date. No potential contamination identified.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion. B638

Site Suitability Assessment

Site Reference: SR-1020
Parish: Theydon Bois
Size (ha): 0.15
Address: Wain, Coppice Row, Theydon Bois, Epping, Essex, CM16 7ER

Primary use: Residential
Site notes: Two single dwellings

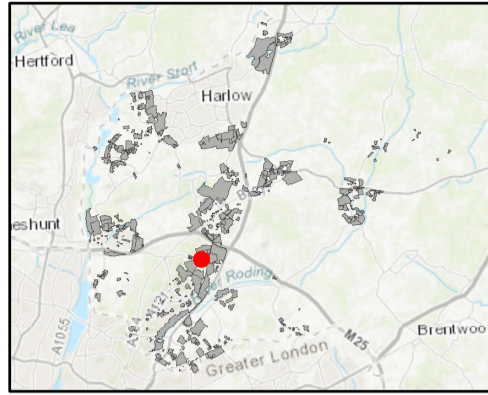
Baseline yield: 9 dwellings
Source for baseline yield: Indicated in pre-application request

Site constraints: No constraints identified.

Site selection adjustment: None

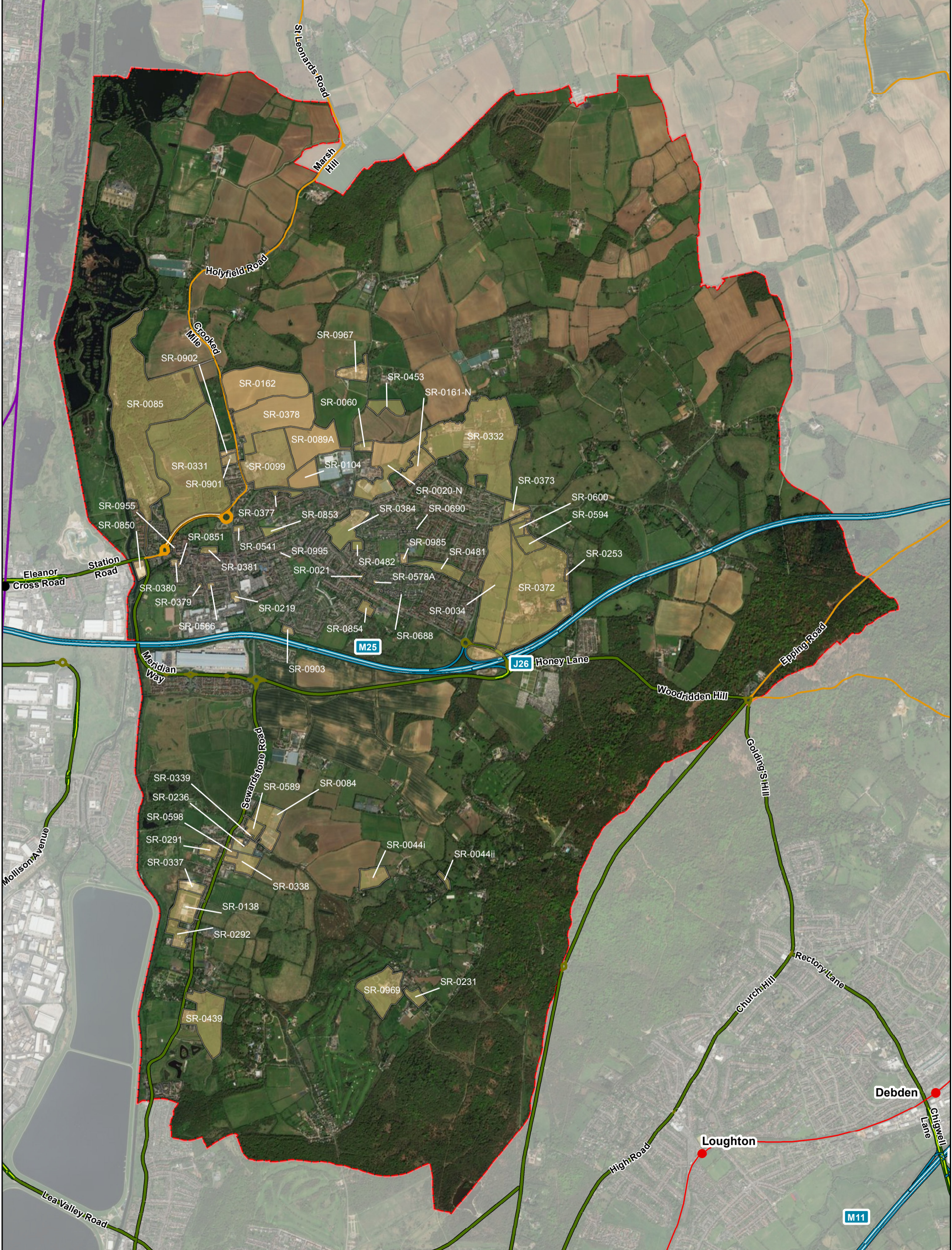
Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 9



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | **March 2018**
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SR-1020 | **Rev 1**
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(--)	Effects of allocating site for the proposed use likely to be significant.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	0	No contamination issues identified on site to date.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.



Report on Site Selection

ARUP

Epping Forest District Council

Drawing No.
EFDC-S2-0027-Rev2

Date: March 2018

Scale: 1:27,500 @A3

Content

Residential Sites for Stage 2 and Stage 6.2 Assessment in Waltham Abbey

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community.

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Legend

- Residential sites assessed at Stage 2 and Stage 6.2
- Parish Boundary

This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.

N

B640

Site Suitability Assessment

Site Reference: SR-0020-N
Parish: Waltham Abbey
Size (ha): 13.92
Address: Land at Paternoster Hill, Waltham Abbey, Essex, EN9 3JY

Primary use: Residential
Site notes: Two glasshouses and agricultural / grazing land

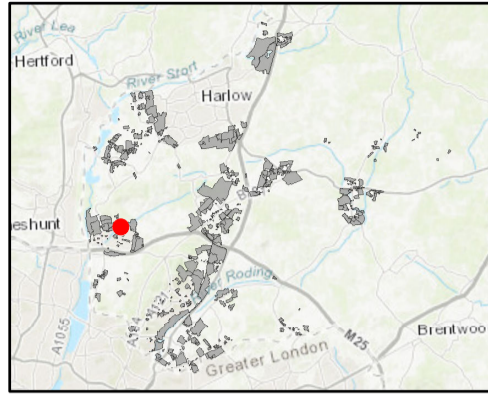
Baseline yield: 412 dwellings
Source for baseline yield: Assumption based on 30 dph

Site constraints: Flood Risk Zone 3b (Cobbin's Brook) runs south-west to north-east through the middle of the site affecting 11% of the site area. Capacity adjusted to account for the constrained part of the site to remove it from the developable area.

Site selection adjustment: None

Community feedback: Feedback was received on WAL-E which is within or near to this site. Refer to Appendix B1.4 for further details.

Dwellings: 367



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0020-N	Rev 1

ARUP Epping Forest District Council
www.eppingforestdc.gov.uk

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 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Criteria	Score	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	Very small parts of the site are within 2000m of either Epping Forest Special Area of Conservation or Lee Valley Special Protection Area. In-combination effects from recreational pressure likely to be avoidable.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (over 50 residential dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	A small part of the site comprises and the site is adjacent to an area of Deciduous Woodland, and it is in the relevant buffer zone. The site may directly and indirectly affect the BAP priority habitat but mitigation could be implemented to address this.
1.6 Impact on Local Wildlife Sites	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	The site encompasses around half of the Cobbins Brook LWS and is within the 250m buffer zone. The site is likely to directly impact the Local Wildlife Site, but effects may be mitigated through considered masterplanning.
1.7 Flood risk	(-)	Site within Flood Zone 3a where exception test required.	Some 49% of the site is in Flood Zone 2, within which 32% and 11% of are in Flood Zones 3a and 3b. Higher Flood Risk Zones run through the middle of the site, but existing site layout allows for the constraint to be avoided.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on settings of Scheduled Monument or Conservation Area due to distance from site and visual break created by the road.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (Waltham Abbey).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	(-)	Development may involve the loss of public open space but there are opportunities for on-site off-setting or mitigation.	Open space is located in 9% of the site area. Development may involve the loss of some woodland, but there may be opportunities for some on-site re-provision or re-orientation of development.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	Site shares characteristics with the adjacent zone of moderate sensitivity. The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on adjacent landscape character area.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Site is identified as a potential regeneration area and is on the edge of the existing modern extension to the settlement. Proposed density unlikely to impact settlement character
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Existing multiple points of access from Paternoster Hill.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Horticultural Nursery). Potential adverse impact could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	

Site Suitability Assessment

Site Reference: SR-0021
Parish: Waltham Abbey
Size (ha): 0.23
Address: Land lying to the north of Honey Lane and west of Mason Way, Ninefields, Waltham Abbey, Essex
Primary use: Residential
Site notes: Small area of vacant/amenity open land

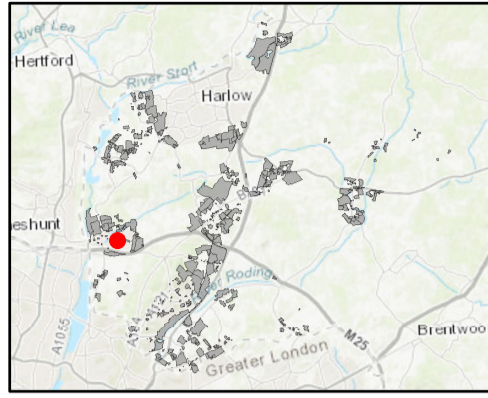
Baseline yield: 11 dwellings
Source for baseline yield: Indicated in Call for Sites (equivalent to 46 dph)

Site constraints: Small area of flood risk may reduce site capacity, but design could respond accordingly.

Site selection adjustment: None

Community feedback: Feedback was received on WAL-3 which is within or near to this site. Refer to Appendix B1.4 for further details.

Dwellings: 10



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | **March 2018**
 Drawing No | Issue
SR-0021 | **Rev 2**
ARUP | **Epping Forest District Council**

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Criteria	Score	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects.	Potential for recreational pressure effects in combination on Epping Forest Special Area of Conservation.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(+)	Site within Flood Zone 2 and exception test not required.	Approximately 27% of the site is in Flood Zone 2 of which 9% is covered by Flood Zones 3a and 3b. The Flood Risk Zone is located in the northern portion of the site and could be mitigated through site layout.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on setting of Conservation Area due to distance and built-up surroundings.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(+)	Majority of the site is greenfield land within a settlement.	100% greenfield site, within an existing settlement (Waltham Abbey).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	No public open space is located in the site area. Development will not involve the loss of public open space. Preliminary masterplan proposes no new public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Site is identified as a potential regeneration area. Low density development is proposed which reflects the character of the area. Therefore, development is not likely to have an impact on the character of the area.
6.1 Topography constraints	(-)	Topographical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	Access would need to be achieved either from adjacent development (Mason Close) or from Mason Way which may require culverting.
6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.	B642

Site Suitability Assessment

Site Reference: SR-0034
Parish: Waltham Abbey
Size (ha): 21.76
Address: Land to east of Waltham Abbey

Primary use: Residential
Site notes: Agricultural fields/grazing land

Baseline yield: 655 dwellings

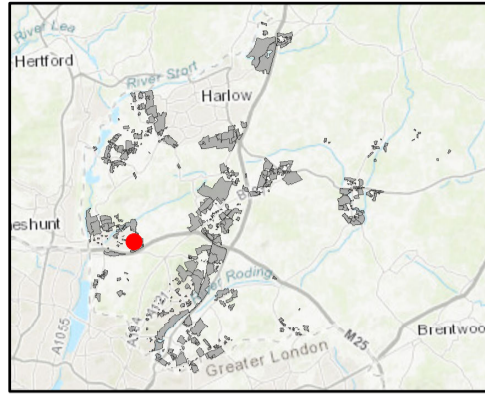
Source for baseline yield: Assumption based on 30 dph

Site constraints: Flood Risk will reduce site capacity

Site selection adjustment: None

Community feedback: Feedback was received on WAL-B which is within or near to this site. Refer to Appendix B1.4 for further details.

Dwellings: 500



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | March 2018
 Drawing No | Issue
SR-0034 | Rev 2
ARUP | **Epping Forest District Council**
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 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(--)	Effects of allocating site for the proposed use likely to be significant.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(-)	Site within Flood Zone 3a where exception test required.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	(--)	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	(--)	Gas or oil pipelines pose a major constraint to development. They will be difficult to overcome and affect a large part of the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	0	Access to the site can be created within landholding adjacent to the highway.
6.5 Contamination constraints	0	No contamination issues identified on site to date.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

Site Reference: SR-0044i
Parish: Waltham Abbey
Size (ha): 3.47
Address: The Manor Farm, Mott Street, High Beech, Loughton, Essex, IG10 4AP
Primary use: Residential
Site notes: Paddock land/livery business

Baseline yield: 24 dwellings and 5,000 sqm commercial

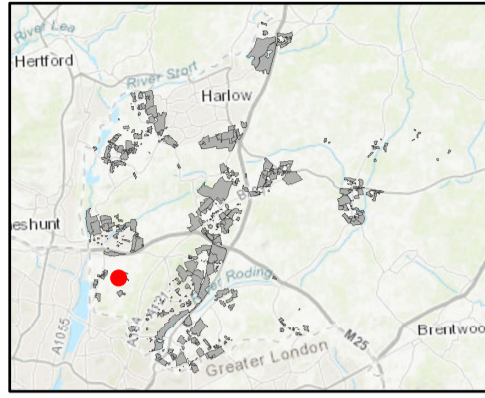
Source for baseline yield: Indicated in Call for Sites (previous outline application) equivalent to 7 dph. Could accommodate up to 105 dwellings at 30 dph and employment use assumed at plot ratio of 0.4 on remainder of site.

Site constraints: None

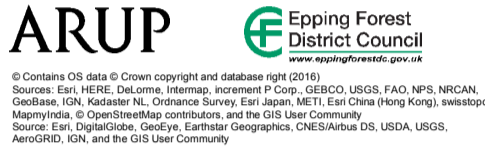
Site selection adjustment: Drawn from Baseline, 24 dwellings split proportionally.

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 20



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Date
March 2018
 Drawing No
SR-0044i
 Issue
Rev 2



Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Potential for recreational pressure effects in combination with other housing sites within 2km of Epping Forest Special Area of Conservation.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland. The site is partly within the 250m buffer for Aldergrove Wood Ancient Woodland. The site is unlikely to directly affect the Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	(-)	The effects of the site on Epping Forest Buffer Land can be mitigated. The site directly abuts Epping Forest Buffer Land to the north-west. The proposed development is sufficiently low density that, with sympathetic site design and landscaping, impacts at fringes could be mitigated through boundary treatment.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is partially within a Deciduous Woodland buffer zone. The site may indirectly affect the habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site. The site is within the 250m buffer for Carroll's Farm Complex LWS, Aldergrove Wood LWS, Lippitts Hill Scrub LWS and Oak Farm Grassland LWS. The site is unlikely to affect the features and species of these LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site. Unlikely to impact on setting of Scheduled Monument due to distance.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement. 90% greenfield site, 500m from existing settlements (High Beech and Sewardstone).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space. No public open space is located in the site area. Development will not involve the loss of public open space. Existing masterplan proposes no new public open space.
5.1 Landscape sensitivity	(--)	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change. Key characteristics of the adjacent landscape sensitivity zone assessed as highly sensitive extend to the whole of this site. Development would be likely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character. Low density development is proposed which reflects the rural character of the area. Therefore, development is not likely to have an impact on the character of the area.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	(-)	Gas or oil pipelines may constrain part of the site but there is potential for mitigation. Small portion in northern part of the site is in HSE inner zone and some 50% is in the middle zone. Sensitivity level 2. HSE guidance don't advise against development
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists. Access from Mott Street.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (Stables). Potential impact that could be mitigated.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion. B644

Site Suitability Assessment

Site Reference: SR-0044ii
Parish: Waltham Abbey
Size (ha): 0.68
Address: The Manor Farm, Mott Street, High Beech, Loughton, Essex, IG10 4AP
Primary use: Residential
Site notes: Paddock land/livery business

Baseline yield: 24 dwellings and 5,000 sqm commercial

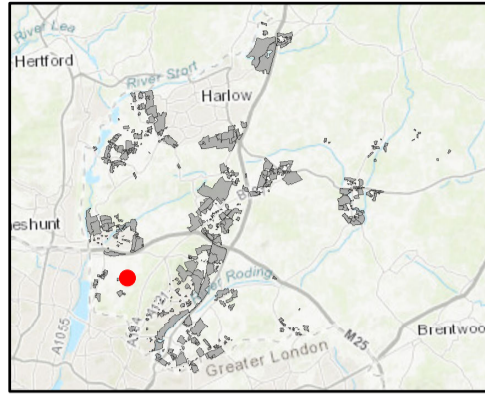
Source for baseline yield: Indicated in Call for Sites (previous outline application) equivalent to 7 dph. Could accommodate up to 105 dwellings at 30 dph and employment use assumed at plot ratio of 0.4 on remainder of site.

Site constraints: None


Site selection adjustment: Drawn from Baseline, 24 dwellings split proportionally.

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 4



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
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SR-0044ii
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(--)	Effects of allocating site for the proposed use likely to be significant.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.
4.2 Impact on agricultural land	(-)	Development of the site would result in the loss of poorer quality agricultural land (grade 4-5).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	0	No contamination issues identified on site to date.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.

Site Suitability Assessment

Site Reference: SR-0060
Parish: Waltham Abbey
Size (ha): 1.14
Address: Land at Patches Farm, Waltham Abbey

Primary use: Residential
Site notes: Residential & Commercial premises and garden/paddocks

Baseline yield: 34 dwellings

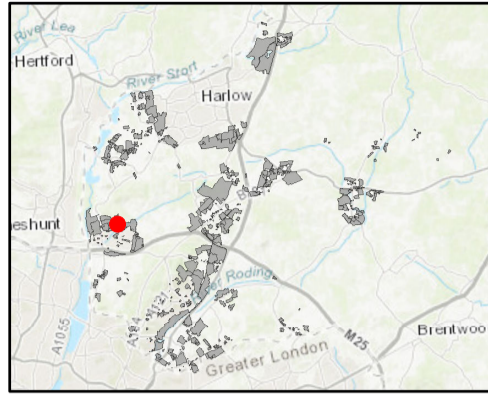
Source for baseline yield: Assumption based on 30 dph

Site constraints: None

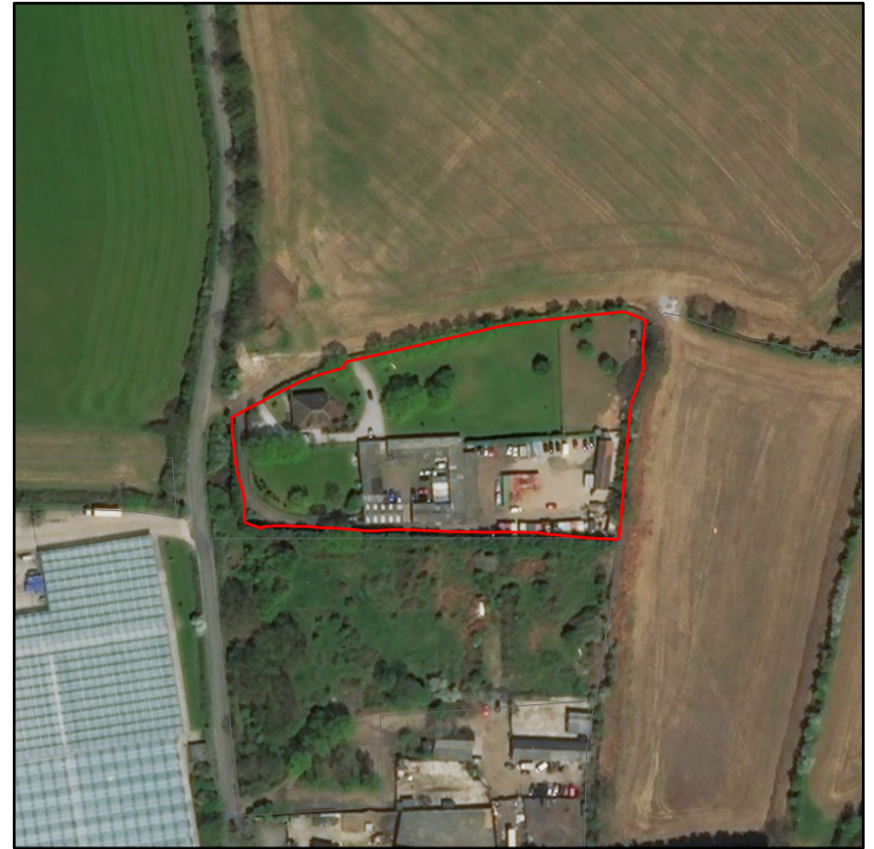
Site selection adjustment: None

Community feedback: Feedback was received on WAL-E which is within or near to this site. Refer to Appendix B1.4 for further details.

Dwellings: 34



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SR-0060 | Rev 2
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Criteria	Score	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	A very small part of the site are within 2km of Lee Valley Special Protection Area. Impacts likely to be avoidable.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is partially within the buffer zone for Deciduous Woodland. The site may indirectly affect the habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer for the Cobbin's Brook LWS. The site is unlikely to affect the features and species of the LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.	90% greenfield site, 600m from existing settlement (Waltham Abbey).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Site is identified as a potential regeneration area. Low density development is proposed which reflects the character of the area. Therefore, development is not likely to have an impact on the character of the area.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	Existing access off Galley Hill Road although Galley Hill Road may need upgrading (currently single lane in places).
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Nursery / Works / Scrapyard). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	

Site Suitability Assessment

Site Reference: SR-0084
Parish: Waltham Abbey
Size (ha): 6.36
Address: Pendowe and Grange Hill Nursery, Sewardstone Road Daines Nursery, Sewardstone Nursery, Pritchard's Nursery, Mott Street Nursery, Cedar Lodge, Mott Street, London E4
Primary use: Residential
Site notes: Existing nurseries and Glasshouses

Baseline yield: 320 dwellings

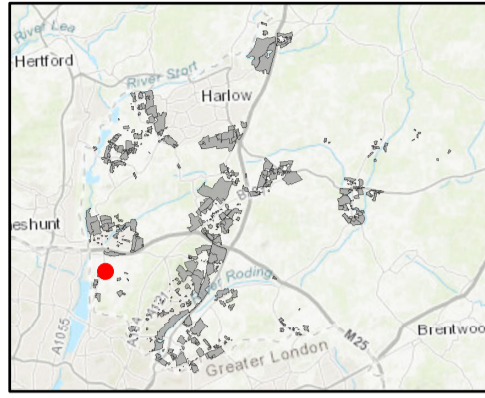
Source for baseline yield: Indicated in Call for Sites

Site constraints: None

Site selection adjustment: None

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 320



Client
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 Job Title
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SR-0084 | Rev 2
ARUP | **Epping Forest District Council**
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	(--)	Gas or oil pipelines pose a major constraint to development. They will be difficult to overcome and affect a large part of the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

Site Reference: SR-0085
Parish: Waltham Abbey
Size (ha): 62.43
Address: Former Royal Gunpowder Factory Site, Beaulieu Drive, Waltham Abbey, Essex, EN9 1JY
Primary use: Residential
Site notes: Former Royal Gunpowder Factory

Baseline yield: 100 dwellings

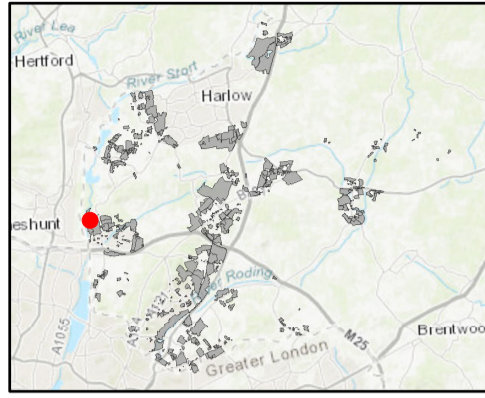
Source for baseline yield: Indicated in Call for Sites

Site constraints: None


Site selection adjustment: None

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 100



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(--)	Effects of allocating site for the proposed use likely to be significant. Although separated by the river, a large site immediately adjacent to Epping Forest Special Area of Conservation (SAC) on a side of the SAC where there is little such development may have direct effects from urbanisation.
1.2 Impact on Nationally Protected sites	(--)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is unlikely to be possible to mitigate the effects of the proposed development. The site directly affects the Waltham Abbey SSSI and is likely to pose a risk to the features of the SSSI. Consultation with Natural England is required. Furthermore, the effects on the features of the SSSI are unlikely to be possible to mitigate.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	(+)	Site may assist in extending Epping Forest Buffer Land. The proposed development includes substantial areas of parkland which could provide opportunity to extend the Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	(--)	Features and species in the site unlikely to be retained and effects cannot be mitigated. The site encompasses the whole of two Semi Improved Grassland, multiple Deciduous Woodland, and multiple Lowland Fens priority habitats. The site is likely to directly affect the habitats, and this may not be mitigable.
1.6 Impact on Local Wildlife Sites	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated. The site is adjacent to the Former Royal Gunpowder Factory Site LWS. The site may indirectly affect the features and species of the LWS. These features and species may not be retained in their entirety, but effects can be mitigated.
1.7 Flood risk	(-)	Site within Flood Zone 3a where exception test required. Approximately 70% of the site is in Flood Zone 3a, within which circa 9% is in Flood Zone 3b. The higher Flood Zone covers the western side of the site. The eastern portion of the site could be developed although it is partially located in Flood Zone 2.
1.8a Impact on heritage assets	(--)	Site would likely result in the loss of a heritage asset or result in a significant impact that cannot be mitigated. Very sensitive site due to heritage designations. Residential use may be harmful by detracting from historic open setting of site or by unsympathetic conversion of Listed Buildings. Further assessment required because of complexities of site.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality. Majority of the site is far enough away from M25 to not have a significant impact.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement. 80% greenfield site, adjacent to an existing settlement (Waltham Abbey).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	(+)	Development could provide an opportunity to improve links to adjacent existing public open space or provide access to open space which is currently private. A negligible part of the site contains public open space. Development will not likely involve any loss. Site adjacent to existing public open space which could provide opportunities for improved access to woodland and semi natural public open space.
5.1 Landscape sensitivity	(--)	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.
5.2 Settlement character sensitivity	(--)	Development is likely to substantially harm the existing settlement character. Site part of Waltham Abbey Royal Gunpowder Factory. It also overlaps with the Conservation Area. Therefore, development could significantly alter the character of the settlement around this site.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site. Some 1% of the site is affected by the BPA oil pipeline. The affected area is in the northern corner of the site. This is considered to be a negligible proportion of the total site area, therefore does not constrain development.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site. Overhead power line buffer touches the western edge of the site, however the constrained portion is proposed for open space / parkland.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists. Existing access off Beaulieu Drive and Fishers Green Lane.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential / known contamination (Explosives & Chemical Manufacture, Testing & Research) Potential adverse impact that could be mitigated.
6.6 Traffic impact	(--)	Moderate peak time congestion expected within the vicinity of the site. B648

Site Suitability Assessment

Site Reference: SR-0089A
Parish: Waltham Abbey
Size (ha): 11.28
Address: Land Lying to the west side of Galley Hill Road, Northern Portion

Primary use: Residential
Site notes: Agricultural field

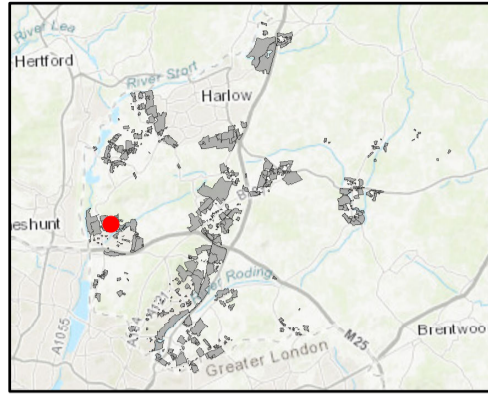
Baseline yield: 341 dwellings
Source for baseline yield: Assumption based on 30 dph

Site constraints: None

Site selection adjustment: Based on baseline, 341 dwellings split proportionally between the sites.

Community feedback: Feedback was received on WAL-F which is within or near to this site. Refer to Appendix B1.4 for further details.

Dwellings: 205



Client
Epping Forest District Council
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.
6.5 Contamination constraints	0	No contamination issues identified on site to date.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

Site Reference: SR-0099
Parish: Waltham Abbey
Size (ha): 16.66
Address: Lea Valley Nursery, Crooked Mile, Waltham Abbey

Primary use: Residential
Site notes: Derelict agricultural nursery/garden centre with a few small warehouses on site and an area of open storage hardstanding

Baseline yield: 100 dwellings

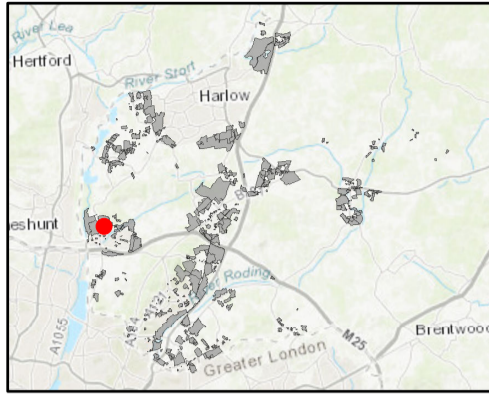
Source for baseline yield: Assumption based on previous planning brief/applications

Site constraints: None

Site selection adjustment: None

Community feedback: Feedback was received on WAL-F which is within or near to this site. Refer to Appendix B1.4 for further details.

Dwellings: 100




Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

Site Reference: SR-0104
Parish: Waltham Abbey
Size (ha): 4.34
Address: Land adjoining Parklands, Waltham Abbey

Primary use: Residential
Site notes: Agricultural field

Baseline yield: 150 dwellings comprising 50 market homes and 100 affordable

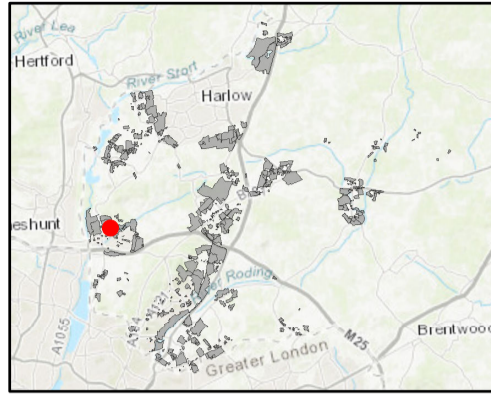
Source for baseline yield: Indicated in Call for Sites

Site constraints: None

Site selection adjustment: None

Community feedback: Feedback was received on WAL-F which is within or near to this site. Refer to Appendix B1.4 for further details.

Dwellings: 150



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
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SR-0104 | Rev 2

ARUP **Epping Forest District Council**
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Potential for recreational pressure effects in combination on Lea Valley Special Protection Area.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development. Due to the development type (over 50 rural residential dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site. Unlikely to impact on settings of Scheduled Monument, Conservation Area or Grade I Listed Building due to distance from site and visual break created by the road.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement. 100% greenfield site, adjacent to an existing settlement (Waltham Abbey).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character. Site is identified as a potential regeneration area. Low density development is proposed which reflects the character of the area. Therefore, development is not likely to have an impact on the character of the area.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	0	Access to the site can be created within landholding adjacent to the highway. Access could be achieved off Parklands.
6.5 Contamination constraints	0	No contamination issues identified on site to date. No potential contamination identified.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time. B651

Site Suitability Assessment

Site Reference: SR-0138
Parish: Waltham Abbey
Size (ha): 5.46
Address: Northfield Nurseries, Sewardstone Road, E4 7RG

Primary use: Residential
Site notes: Existing Nursery and grounds

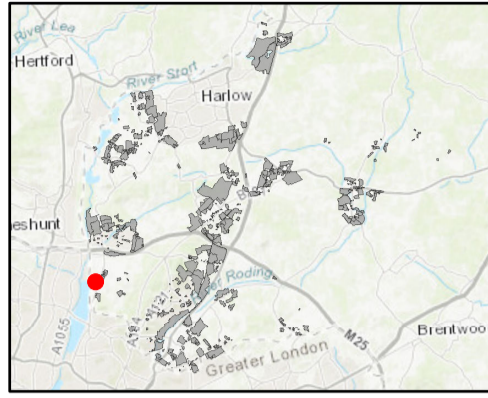
Baseline yield: 164 dwellings
Source for baseline yield: Assumption based on 30 dph

Site constraints: None

Site selection adjustment: None

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 164



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
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ARUP | **Epping Forest District Council**
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Potential for recreational pressure effects in combination with other housing sites within 2km of Epping Forest Special Area of Conservation.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development. Due to the development type (any net gain of dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated. The site encompasses a BAP priority habitat with no main features. The site is likely to directly impact the habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated. The site is adjacent to the Northfield Marsh LWS. These features and species may not be retained in their entirety, but effects can be mitigated. The site is within the 250m buffer for the Sewardstone/Osier Marshes LWS but is unlikely to affect the LWS.
1.7 Flood risk	(+)	Site within Flood Zone 2 and exception test not required. Some 69% of the site is located in Flood Zone 1. The higher Flood Risk Zones 2 area, covering circa 31% of the site area, is located along the western site boundary. This area can be avoided and flood risk mitigated through site layout.
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated. Unlikely to impact on setting of Listed Building due to distance and possible enhancement through removal of glasshouses/nursery buildings. Mitigation through high quality design and screening.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced. Parts of the site are close to the A1112 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement. 100% greenfield site, 3,100m from an existing settlement (Waltham Abbey).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	(+)	Development could provide an opportunity to improve links to adjacent existing public open space or provide access to open space which is currently private. No public open space is located in the site and will not involve the loss. Site adjacent to existing public open space which could provide opportunities for improved access.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character. Site is on the edge of the existing settlement and the proposals are for higher density development than the neighbouring developments. Therefore, development is likely to affect the predominantly semi-rural character of the area.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	(-)	Gas or oil pipelines may constrain part of the site but there is potential for mitigation. Small area of the site is in the HSE middle consultation zone located in the north-western corner of the site. Can be mitigated through layout design. Level 3 sensitivity. HSE guidance advise against development for affected portion of the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists. Existing access off Sewardstone Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (Horticultural Nursery). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

Site Reference: SR-0161-N
Parish: Waltham Abbey
Size (ha): 4.22
Address: Pickfield Nursery, Pick Hill, Waltham Abbey, Essex, EN9 3LB

Primary use: Residential
Site notes: Former nursery, hardstanding and foundations associated with former glasshouses

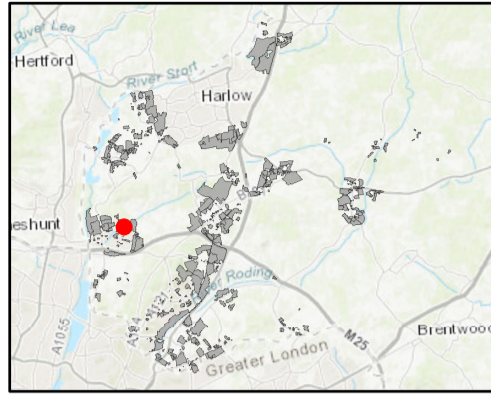
Baseline yield: 100 dwellings
Source for baseline yield: Indicated in representation to Draft Local Plan consultation

Site constraints: Flood constraint on northern edge of site (5% of site area). However, proposed site layout provided by promoter accounts for this constraint and the affected areas are not proposed for development (open space). No adjustment made to capacity.

Site selection adjustment: None

Community feedback: Feedback was received on WAL-E which is within or near to this site. Refer to Appendix B1.4 for further details.

Dwellings: 100



Client
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 Issue
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Criteria	Score	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	Very small parts of the site are within 2000m of either Epping Forest Special Area of Conservation or Lee Valley Special Protection Area. In-combination effects from recreational pressure likely to be avoidable.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (over 50 residential dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	(--)	Features and species in the site unlikely to be retained and effects cannot be mitigated.	The site is wholly within an area of Deciduous Woodland, and its relevant buffer zone. The site is likely to directly affect almost all of the BAP priority habitat and effects may not be mitigable.
1.6 Impact on Local Wildlife Sites	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	The site is partially within the Cobbins Brook LWS and within the 250m buffer zone. The site is likely to directly affect a portion of the Local Wildlife Site, but mitigation in the form of considered masterplanning could be implemented.
1.7 Flood risk	(+)	Site within Flood Zone 2 and exception test not required.	Some 33% of the site in Flood Zone 2, of which some 15% and 5% is in Flood Zone 3a and 3b respectively. Flood Zones 2, 3a and 3b are located through the north of the site and can be avoided through site layout.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on settings of Scheduled Monument or Conservation Area due to distance from site and visual break created by the road.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	95% greenfield site, adjacent to an existing settlement (Waltham Abbey).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	(-)	Development may involve the loss of public open space but there are opportunities for on-site off-setting or mitigation.	Open space is located in 6% of the site area. Development may involve the loss of woodland. An existing site masterplan identifies opportunities to provide new public open space in the development proposal.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	Site shares characteristics with the adjacent zone of moderate sensitivity. The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on adjacent landscape character area.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Site is identified as a potential regeneration area and is on the edge of the existing modern extension to the settlement. Proposed density unlikely to impact settlement character
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Existing access from Pick Hill.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Horticultural Nursery). Potential adverse impact could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	

Site Suitability Assessment

Site Reference: SR-0162
Parish: Waltham Abbey
Size (ha): 18.11
Address: Land lying to the east of the Crooked Mile, adjacent to Clappgate Lane/ Eagle Gate
Primary use: Residential
Site notes: Agricultural field

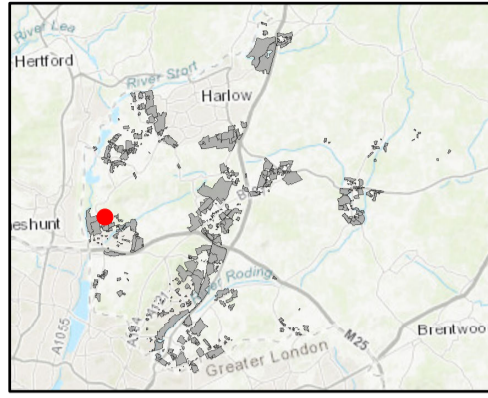
Baseline yield: 533 dwellings
Source for baseline yield: Assumption based on 30 dph

Site constraints: None

Site selection adjustment: None

Community feedback: Feedback was received on WAL-F which is within or near to this site. Refer to Appendix B1.4 for further details.

Dwellings: 533



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | March 2018
 Drawing No | Issue
SR-0162 | Rev 2
ARUP | **Epping Forest District Council**
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 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Potential for recreational pressure effects in combination on Lea Valley Special Protection Area.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development. Due to the development type (over 50 rural residential dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	(-)	The effects of the site on Epping Forest Buffer Land can be mitigated. Development on this site may have an impact on the Buffer Land, particularly the wooded northern edge of the site, however appropriate design and layout could mitigate impacts.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is adjacent to a Deciduous Woodland habitat and a BAP priority habitat with no main features, and is within four buffer zones. The site may indirectly affect the habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated. The site is adjacent to Galleyhill Wood Complex LWS. The site may indirectly affect a small part of the LWS. These features and species may not be retained in their entirety, but effects can be mitigated.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site. Unlikely to impact on settings of Scheduled Monument, Conservation Area or Grade I Listed Building due to distance from site and visual break created by the road.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement. 100% greenfield site, 900m from an existing settlement (Waltham Abbey).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space. A negligible part of the site contains public open space. Development will not involve the loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character. Site is identified as a potential regeneration area on edge of existing settlement. The proposed quantum is at a higher density than the neighbouring developments. Therefore, development is likely to affect the predominantly rural character of the area.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	0	Access to the site can be created within landholding adjacent to the highway. Access can be achieved off Crooked Mile.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (Within 250m of Landfill Site). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

Site Reference: SR-0219
Parish: Waltham Abbey
Size (ha): 0.65
Address: Fire Station, Sewardstone Road, Waltham Abbey, Essex, EN9 1PA

Primary use: Residential
Site notes:

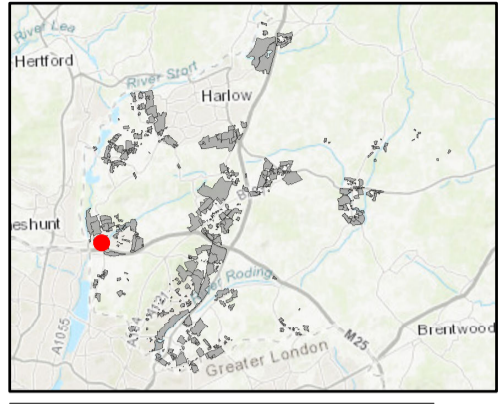
Baseline yield: 16 dwellings
Source for baseline yield: Assumption based on 50 dph on only Fire Station part of site

Site constraints: None

Site selection adjustment: None

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 16



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | March 2018
 Drawing No | Issue
SR-0219 | Rev 2

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Potential for recreational pressure effects in combination on Lea Valley Special Protection Area.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site. Unlikely to impact on settings of Scheduled Monument, Conservation Area, Grade I Listed Building or Grade II* Listed Building due to distance and built-up area in between.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement. 90% brownfield site, within an existing settlement (Waltham Abbey).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change. The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape. Site is a car park and area of hardstanding associated with the fire station. It has been identified as a potential regeneration area. Redevelopment could enhance the character of the area.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (Electricity Substation, 3 x 1000 gallon underground fuel tanks, above ground oil tank and within 250m of landfill site). Potential adverse impact that could be mitigated.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion. B655

Site Suitability Assessment

Site Reference: SR-0231
Parish: Waltham Abbey
Size (ha): 1.64
Address: Land at Lippitts Hill (Adjacent Owl PH/ Owl caravan park), High Beach, Loughton, IG10 4AL
Primary use: Residential
Site notes: Pub car park and paddock

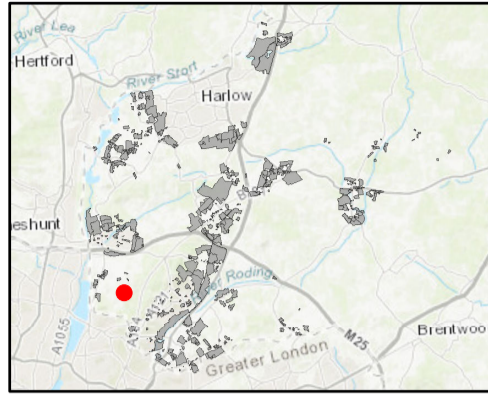
Baseline yield: circa 45 dwellings
Source for baseline yield: Indicated in Call for Sites (27 dph)

Site constraints: Some TPOs on site may reduce site capacity


Site selection adjustment: None

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 40



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
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SR-0231
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Rev 2

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(--)	Effects of allocating site for the proposed use likely to be significant. Residential development within very close proximity to Epping Forest Special Area of Conservation, which could result in urbanisation effects (e.g. from fly tipping, fires etc.).
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development. Due to the development type (all planning applications, except householder), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland. The site is partly within the 250m buffer for Epping-Ambresbury Banks Ancient Woodland. The site is unlikely to directly affect the Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land. Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is partially within Deciduous Woodland, BAP priority habitat with no main features and Wood Pasture and Parkland buffer zones. The site may indirectly affect the habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(-)	Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated. Unlikely to impact on setting of SM due to distance. Cluster of Grade II Listed Buildings at Lippitts Hill and to the west and south-east of the site - need to be considered. Possible mitigation through high quality design and screening.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(-)	Site is more than 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement. 100% greenfield site, 3,000m from an existing settlement (Loughton).
4.2 Impact on agricultural land	(-)	Development of the site would result in the loss of poorer quality agricultural land (grade 4-5).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space. No public open space is located in the site area. Development will not involve the loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change. The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on the wider landscape character.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character. Low density development is proposed which reflects the semi-rural character of the area. Therefore, development is not likely to have an impact on the rural character of the area subject to sensitive design reflecting the adjacent listed buildings.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. TPOs on boundary trees would not be likely to significantly restrict site capacity, subject to care in detailed layout.
6.4 Access to site	(+)	Suitable access to site already exists. Existing access off Lippitts Hill.
6.5 Contamination constraints	0	No contamination issues identified on site to date. No potential contamination identified.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

Site Reference: SR-0236
Parish: Waltham Abbey
Size (ha): 2.02
Address: Brooklyn Nursery (and other nurseries) off Mott Street, Sewardstone, Chingford
Primary use: Residential
Site notes:

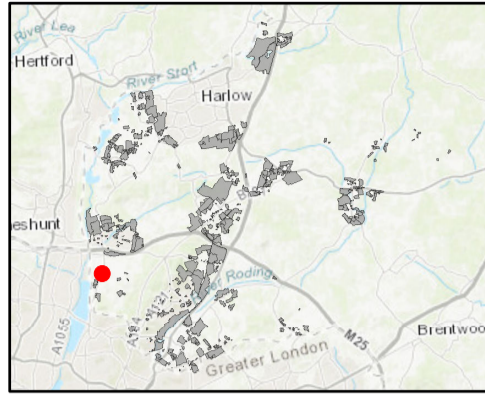
Baseline yield: 61 dwellings
Source for baseline yield: Assumption based on 30 dph

Site constraints: None

Site selection adjustment: None

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 61



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
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 Drawing No | Issue
SR-0236 | Rev 2
ARUP | **Epping Forest District Council**
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	(--)	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	(-)	Gas or oil pipelines may constrain part of the site but there is potential for mitigation.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

Site Reference: SR-0253
Parish: Waltham Abbey
Size (ha): 0.34
Address: Land at Woodgreen Farm, Honeypot Lane, Waltham Abbey, Essex, EN9 3SG
Primary use: Residential
Site notes:

Baseline yield: 5 dwellings

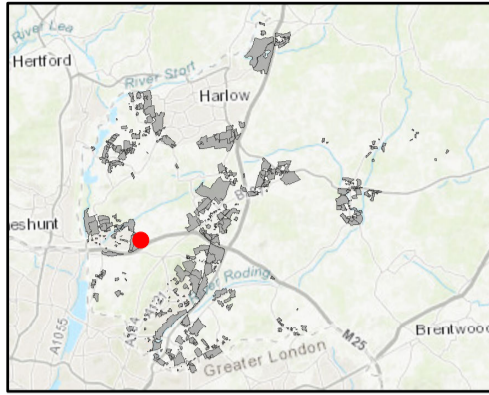
Source for baseline yield: Indicated in Call for Sites

Site constraints: None

Site selection adjustment: None

Community feedback: Feedback was received on WAL-C which is within or near to this site. Refer to Appendix B1.4 for further details.

Dwellings: 5



Client
Epping Forest District Council
 Job Title
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 Drawing Status | Date
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 Drawing No | Issue
SR-0253 | Rev 2
ARUP | **Epping Forest District Council**
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Potential for recreational pressure effects in combination on Epping Forest Special Area of Conservation.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land. Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is within a BAP priority habitat buffer zone. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site. The site is adjacent to the Oxleys Wood Complex LWS. The site is unlikely to affect the features and species of the LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(-)	Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated. Within Upshire Conservation Area but possible mitigation through high quality design/materials/layout.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement. 100% greenfield site not within or adjacent to an existing settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	(--)	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character. Site identified as a potential regeneration area. Low density development is proposed reflecting semi-rural character of the area. Development is not likely to impact character of the area, subject to sensitive design reflecting Conservation Area.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists. Existing access off Honeypot Lane.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (within 250m of landfill site). Potential adverse impact that could be mitigated.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion. B658

Site Suitability Assessment

Site Reference: SR-0291
Parish: Waltham Abbey
Size (ha): 1.70
Address: Sewardstone Lane, Rear of Butlers Drive

Primary use: Residential
Site notes:

Baseline yield: 51 dwellings

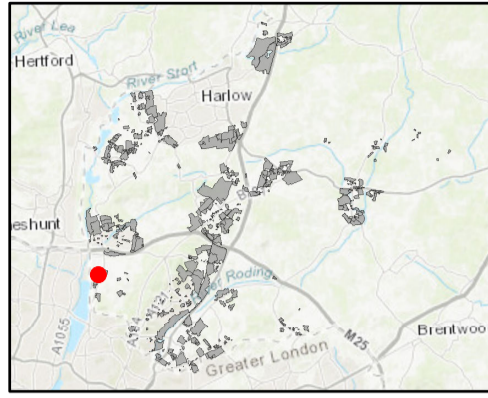
Source for baseline yield: Assumption based on 30 dph

Site constraints: None

Site selection adjustment: None

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 51



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | March 2018
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SR-0291 | Rev 2

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Potential for recreational pressure effects in combination with other housing sites within 2km of Epping Forest Special Area of Conservation.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development. Due to the development type (over 50 rural dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is partially within three buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site. The site is within the 250m buffer for the Northfield Marsh LWS. The site is unlikely to affect the features and species of the LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced. Parts of the site are close to the A1112 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement. 90% greenfield site, 2,100m from an existing settlement (Waltham Abbey).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character. Low density development is proposed which reflects the semi-rural character of the area. Therefore, development is not likely to have an impact on the rural character of the area.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site. Site is not located in any HSE consultation zone.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists. Existing access off Sewardstone Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (Horticultural Nursery / ironworks / stables and landfill within 250m). Potential adverse impact that could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site. B659

Site Suitability Assessment

Site Reference: SR-0292
Parish: Waltham Abbey
Size (ha): 2.95
Address: Sewardstone Lane (near Chapel Field Nursery)

Primary use: Residential
Site notes:

Baseline yield: 89 dwellings

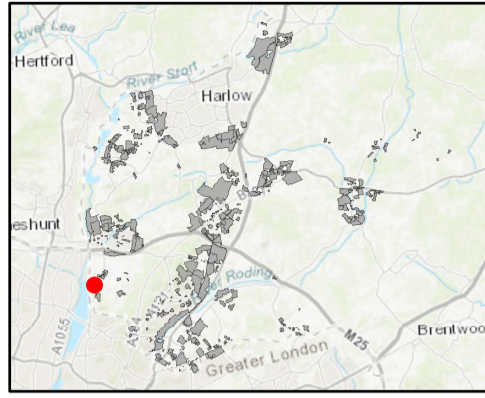
Source for baseline yield: Assumption based on 30 dph

Site constraints: TPOs cover circa half of site and flood risk would reduce capacity by circa 1/4

Site selection adjustment: None

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 66



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | March 2018
 Drawing No | Issue
SR-0292 | Rev 2

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	(--)	Features and species in the site unlikely to be retained and effects cannot be mitigated.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(+)	Site within Flood Zone 2 and exception test not required.
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

Site Reference: SR-0331
Parish: Waltham Abbey
Size (ha): 46.68
Address: Waltham Abbey, north-west area

Primary use: Residential
Site notes: Broad area north-west of Waltham Abbey

Baseline yield: None

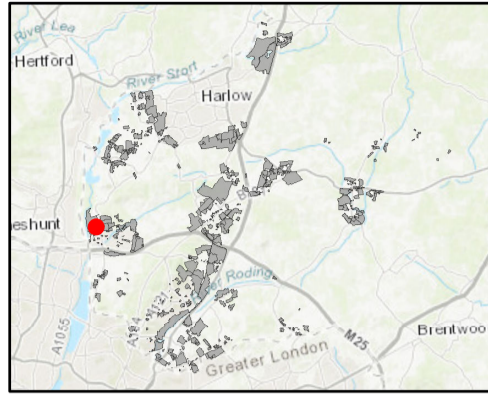
Source for baseline yield: Assumption based on 30 dph

Site constraints: None


Site selection adjustment: None

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 1,400



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
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 Drawing No
SR-0331
 Issue
Rev 2

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(--)	Effects of allocating site for the proposed use likely to be significant.
1.2 Impact on Nationally Protected sites	(--)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is unlikely to be possible to mitigate the effects of the proposed development.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	(--)	Features and species in the site unlikely to be retained and effects cannot be mitigated.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(-)	Site within Flood Zone 3a where exception test required.
1.8a Impact on heritage assets	(--)	Site would likely result in the loss of a heritage asset or result in a significant impact that cannot be mitigated.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	(--)	Development may involve the loss of public open space with no opportunities for on-site off-setting or mitigation.
5.1 Landscape sensitivity	(--)	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.
5.2 Settlement character sensitivity	(--)	Development is likely to substantially harm the existing settlement character.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	0	No contamination issues identified on site to date.
6.6 Traffic impact	(--)	Moderate peak time congestion expected within the vicinity of the site.

Site Suitability Assessment

Site Reference: SR-0332
Parish: Waltham Abbey
Size (ha): 37.62
Address: Waltham Abbey, north-east area

Primary use: Residential
Site notes: Mix of existing glasshouse nurseries and agricultural/vacant open land including Pick Hill Nursery, Monkwood Nursery, Springfield Nursery, Uphire Nursery and Knolly Nursery

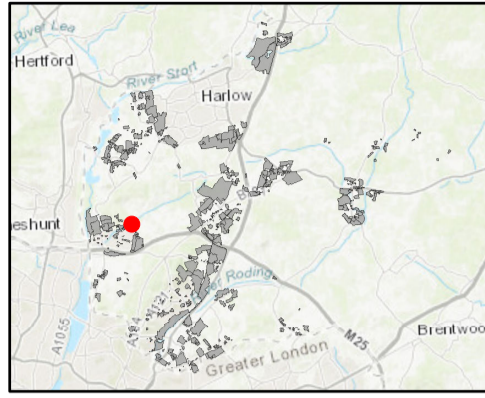
Baseline yield: 1,130 dwellings
Source for baseline yield: Assumption based on 30 dph

Site constraints: Reduction in development capacity by circa 1/4 due to flood risk

Site selection adjustment: None

Community feedback: Feedback was received on WAL-D which is within or near to this site. Refer to Appendix B1.4 for further details.

Dwellings: 846



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0332	Rev 2

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	(-)	The effects of the site on Epping Forest Buffer Land can be mitigated.
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.
1.6 Impact on Local Wildlife Sites	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.
1.7 Flood risk	(-)	Site within Flood Zone 3a where exception test required.
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	(--)	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	(-)	Gas or oil pipelines may constrain part of the site but there is potential for mitigation.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.
6.5 Contamination constraints	0	No contamination issues identified on site to date.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

Site Reference: SR-0337
Parish: Waltham Abbey
Size (ha): 1.83
Address: Hannah Nursery Sewardstone Road

Primary use: Residential
Site notes:

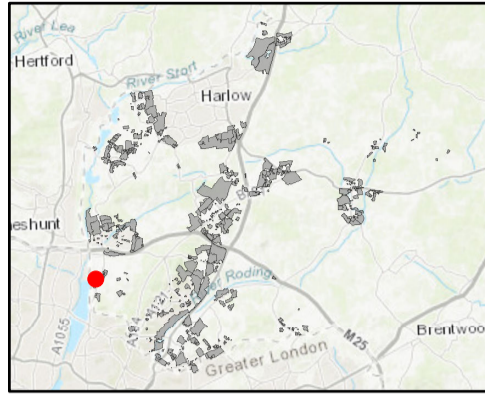
Baseline yield: 55 dwellings
Source for baseline yield: Assumption based on 30 dph

Site constraints: None

Site selection adjustment: None

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 55



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0337	Rev 2

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Potential for recreational pressure effects in combination with other housing sites within 2km of Epping Forest Special Area of Conservation.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development. Due to the development type (over 10 rural dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is within four buffer zones. The site may indirectly affect the habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site. The site is within the 250m buffer for the Sewardstone/Osier Marshes LWS and is adjacent to the Northfield Marsh LWS. The site is unlikely to affect the features and species of either LWS.
1.7 Flood risk	(+)	Site within Flood Zone 2 and exception test not required. Some 81% of the site is located in Flood Zone 1. The higher risk Flood Zone 2 area is located in the west of the site and can be avoided through site layout.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced. Parts of the site are close to the A1112 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement. 100% greenfield site, 3,000m from an existing settlement (Waltham Abbey).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	(+)	Development could provide an opportunity to improve links to adjacent existing public open space or provide access to open space which is currently private. No public open space is located in the site area, and development will not involve any loss. Site adjacent to existing public open space which could provide opportunities for improved access to woodland and semi-natural public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character. Low density development is proposed which reflects the semi-rural character of the area. Therefore, development is not likely to have an impact on the character of the area.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	(--)	Gas or oil pipelines pose a major constraint to development. They will be difficult to overcome and affect a large part of the site. More than 50% of the site is in the HSE inner and middle consultation zones. Sensitivity level 3. HSE guidance advise against development.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists. Existing access off Sewardstone Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (Horticultural Nursery and Landfill within 250m). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

Site Reference: SR-0338
Parish: Waltham Abbey
Size (ha): 4.07
Address: Brookfield Nursery/Sewardstone Road, London E4 7RJ

Primary use: Residential
Site notes:

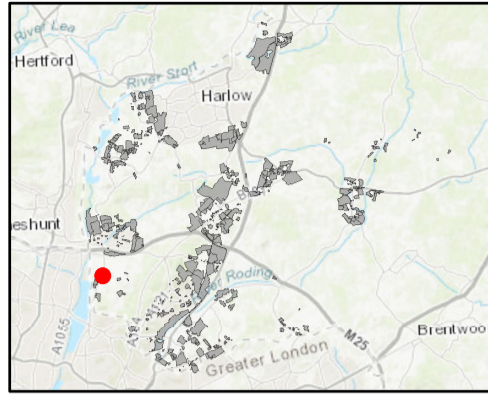
Baseline yield: 122 dwellings
Source for baseline yield: Assumption based on 30 dph

Site constraints: None

Site selection adjustment: None

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 122



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0338	Rev 2

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 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Potential for recreational pressure effects in combination with other housing sites within 2km of Epping Forest Special Area of Conservation.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development. Due to the development type (over 50 rural dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land. Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is adjacent to a Deciduous Woodland habitat, and in the relevant buffer zone. The site may indirectly affect the habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced. Parts of the site are close to the A1112 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement. 100% greenfield site, 2,100m from an existing settlement (Waltham Abbey).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	(--)	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change. Key characteristics of the adjacent landscape sensitivity zone assessed as highly sensitive extend to the whole of this site. Development would be likely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character. Low density development is proposed which reflects the semi-rural character of the area. Therefore, development is not likely to have an impact on the character of the area.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site. Less than 1% of the site is in the HSE outer consultation zone. Impact is considered negligible and does not pose a constraint to development. HSE guidance don't advise against development.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists. Existing access off Sewardstone Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (Horticultural Nursery). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

Site Reference: SR-0339
Parish: Waltham Abbey
Size (ha): 2.03
Address: Land to rear of The Plough pub, Mott Street, Sewardstone

Primary use: Residential
Site notes:

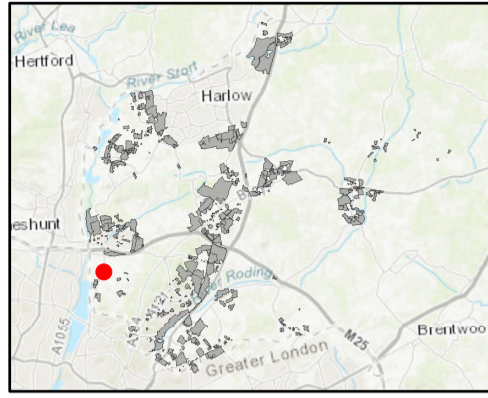
Baseline yield: 61 dwellings
Source for baseline yield: Assumption based on 30 dph

Site constraints: None


Site selection adjustment: None

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 61



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
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March 2018
 Drawing No
SR-0339
 Issue
Rev 2

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	(--)	Gas or oil pipelines pose a major constraint to development. They will be difficult to overcome and affect a large part of the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

Site Reference: SR-0372
Parish: Waltham Abbey
Size (ha): 45.51
Address: Land west of Woodgreen Road, including Southend Lane and Skillet Hill Farm
Primary use: Residential
Site notes: Mix of low grade industrial uses (with potential for intensification), agricultural fields and vacant scrub land - Skillet Hill Farm is existing Truck stop

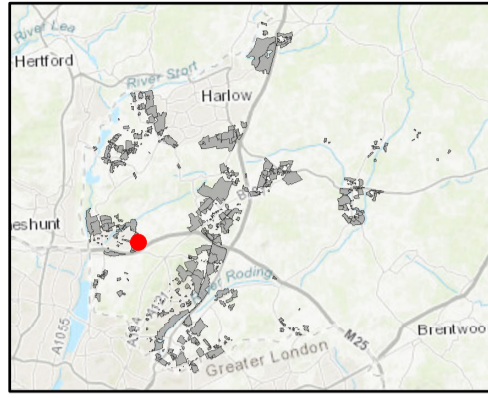
Baseline yield: 950 dwellings and 54,500 sqm commercial
Source for baseline yield: Assumption based on 70:30 housing to employment at 30 dph and plot ratio of 0.4

Site constraints: Circa 10% of the site has potential contamination which may not be suitable for housing development (landfill). As such developable site area reduced to 90%.

Site selection adjustment: None

Community feedback: Feedback was received on WAL-C which is within or near to this site. Refer to Appendix B1.4 for further details.

Dwellings: 855



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
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March 2018
 Drawing No
SR-0372
 Issue
Rev 2

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(--)	Effects of allocating site for the proposed use likely to be significant.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(-)	Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	(--)	Gas or oil pipelines pose a major constraint to development. They will be difficult to overcome and affect a large part of the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(--)	Potential severe contamination on site, where assurances would have to be sought from the developer that remediation would not harm site viability.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

Site Reference: SR-0373
Parish: Waltham Abbey
Size (ha): 2.10
Address: Upshire Primary School

Primary use: Residential
Site notes: Existing use as a Primary School and Playing Field

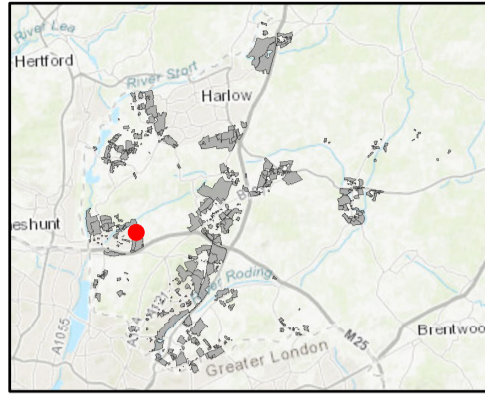
Baseline yield: 84 dwellings
Source for baseline yield: Assumption based on 40 dph

Site constraints: None

Site selection adjustment: None

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 84



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | March 2018
 Drawing No | Issue
SR-0373 | Rev 2
ARUP | **Epping Forest District Council**
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Potential for recreational pressure effects in combination with other housing sites within 2km of Epping Forest Special Area of Conservation.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land. Site provides little linkage to the wider countryside and the Buffer Land are physically separated to the north. The proposed development is sufficiently small scale that impacts are unlikely.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is wholly within the buffer zones for Deciduous Woodland and Wood Pasture and Parkland. The site may indirectly affect the habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site. The site is adjacent to the Warlies Park LWS. The site is unlikely to affect the features and species of the LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated. Adjacent to Upshire Conservation Area but possible mitigation through high quality design/materials and appropriate layout in relation to CA boundary. Consideration to be given to density re. views to and from CA. Further assessment of views required.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement. 80% greenfield site, adjacent to an existing settlement (Waltham Abbey).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	(-)	Development may involve the loss of public open space but there are opportunities for on-site off-setting or mitigation. Although some of Epping Forest Buffer Land is located within the site, opportunities for re-configuration may enable the proposals to be delivered without loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change. Site shares characteristics of the wider adjacent landscape character area. The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on adjacent landscape character area.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character. Site is identified as a potential regeneration area, on the edge of existing settlement and number of houses is at a higher density than neighbouring developments. Therefore, development is likely to affect the semi-rural character of the area.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	(-)	Gas or oil pipelines may constrain part of the site but there is potential for mitigation. Approximately 50% of the site is in the middle consultation zone. No part of the site is in the inner zone. Potential for mitigation. Sensitivity level 3. HSE guidance advise against development
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists. Existing access off Paternoster Hill.
6.5 Contamination constraints	0	No contamination issues identified on site to date. No potential contamination identified.
6.6 Traffic impact	(--)	Moderate peak time congestion expected within the vicinity of the site.

Site Suitability Assessment

Site Reference: SR-0377
Parish: Waltham Abbey
Size (ha): 0.93
Address: Parklands/Newteswell Drive amenity open space

Primary use: Residential
Site notes: Existing amenity open space.

Baseline yield: 37 dwellings

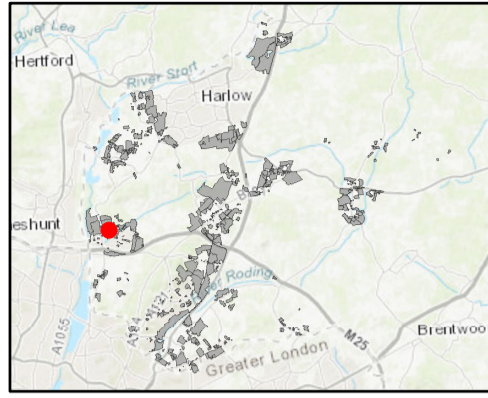
Source for baseline yield: Assumption based on 40 dph

Site constraints: None

Site selection adjustment: None

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 37



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | March 2018
 Drawing No | Issue
SR-0377 | Rev 2
ARUP | **Epping Forest District Council**
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Potential for recreational pressure effects in combination on Lea Valley Special Protection Area.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site. Unlikely to impact on settings of Scheduled Monument, Conservation Area or Grade I Listed Building due to distance from site, visual break created by the road, and built-up surroundings.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(+)	Majority of the site is greenfield land within a settlement. 90% greenfield site, within an existing settlement (Waltham Abbey).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change. Site shares characteristics with the adjacent landscape character area. The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on adjacent landscape character area.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character. Site is amenity open space identified as a potential regeneration area. The proposals are for higher density development than the neighbouring developments. Therefore, development may impact upon the character of the area.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists. Existing access off Newteswell Drive (through existing car park areas).
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination over small parts of site (Horticultural Nursery / Electric Substation). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

Site Reference: SR-0378
Parish: Waltham Abbey
Size (ha): 18.04
Address: Crooked Mile Allotments and adjacent land

Primary use: Residential
Site notes: Agricultural field, grazing land and allotments

Baseline yield: 734 dwellings

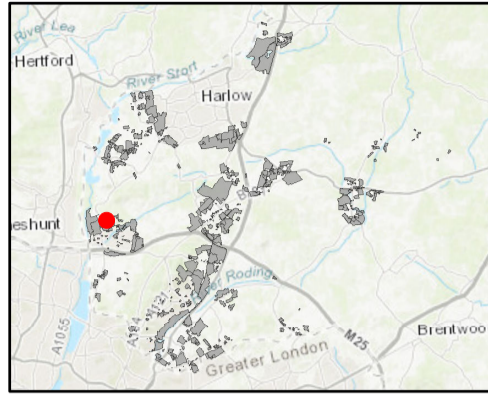
Source for baseline yield: Assumption based on 40 dph

Site constraints: None

Site selection adjustment: None

Community feedback: Feedback was received on WAL-F which is within or near to this site. Refer to Appendix B1.4 for further details.

Dwellings: 734



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

Drawing Status	Date
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SR-0378	Rev 2

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Potential for recreational pressure effects in combination on Lea Valley Special Protection Area.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development. Due to the development type (over 50 rural residential dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land. Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is within three buffer zones. The site may indirectly affect the habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site. The site is within the 250m buffer for the Galleyhill Wood Complex LWS. The site is unlikely to affect the features and species of the LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site. Unlikely to impact on settings of Scheduled Monument, Conservation Area or Grade I Listed Building due to distance from site and visual break created by the road.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement. 100% greenfield site, 600m from an existing settlement (Waltham Abbey).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	(-)	Development may involve the loss of public open space but there are opportunities for on-site off-setting or mitigation. Although allotments are located with the site, opportunities for re-configuration or re-provision within the site may enable the proposals to be delivered without loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character. Site is identified as a potential regeneration area. It is far away from existing settlements with scattered developments around it. Therefore, development is likely to affect the predominantly rural character of the area.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists. Access off Crooked Mile.
6.5 Contamination constraints	0	No contamination issues identified on site to date. No potential contamination identified.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time. B669

Site Suitability Assessment

Site Reference: SR-0379
Parish: Waltham Abbey
Size (ha): 0.16
Address: Land off Town Mead Road

Primary use: Residential
Site notes: Large residential garden

Baseline yield: 6 dwellings

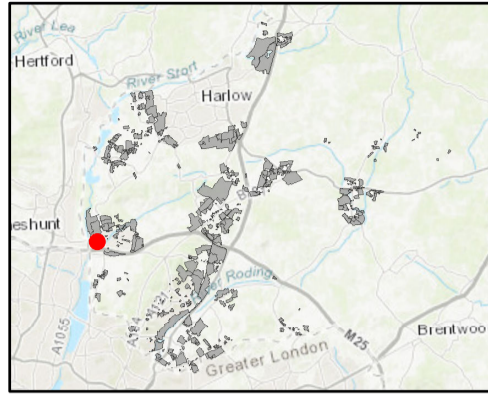
Source for baseline yield: Assumption based on 40 dph

Site constraints: None

Site selection adjustment: None

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 6



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

Drawing Status	Date
Issue	March 2018

Drawing No	Issue
SR-0379	Rev 2

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 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Potential for recreational pressure effects in combination on Lea Valley Special Protection Area.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is wholly within the buffer zone for BAP priority habitats with no main features. The site may indirectly affect the habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site. Unlikely to impact on settings of Scheduled Monument, Conservation Areas, Grade I Listed Building or Grade II* Listed Building due to distance and built-up area in between.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(+)	Majority of the site is greenfield land within a settlement. 95% greenfield site, within an existing settlement (Waltham Abbey).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change. The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape. Site is identified as a potential regeneration area. It is located within the settlement area and provides an opportunity for intensification. Therefore redevelopment could enhance the character of the area.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade. Existing access is between two buildings and not very wide. May limit development capacity or alternative access incorporating an adjacent property may be necessary.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (Yard). Potential adverse impact that could be mitigated.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion. B670

Site Suitability Assessment

Site Reference: SR-0380
Parish: Waltham Abbey
Size (ha): 0.51
Address: Green Yard Car Park

Primary use: Residential
Site notes: Pay and Display Car park

Baseline yield: 41 dwellings and 3,000 sqm town centre

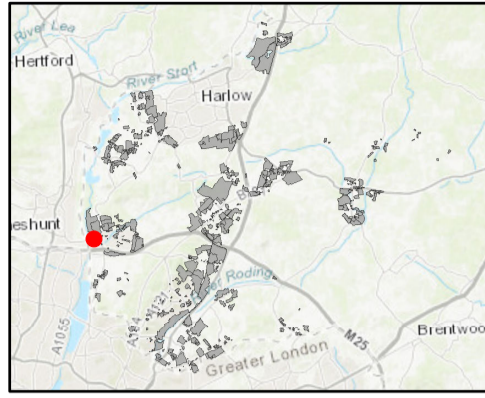
Source for baseline yield: Assumption based on 80 dph and ground floor retail

Site constraints: None

Site selection adjustment: None

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 41



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0380	Rev 2

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Potential for recreational pressure effects in combination on Lea Valley Special Protection Area.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is adjacent to a Deciduous Woodland habitat, and wholly within three buffer zones. The site may indirectly affect the habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(-)	Site within Flood Zone 3a where exception test required. Some 96% of the site is in Flood Zone 2. Within this 57% overlaps with Flood Zone 3a and 4% with Flood Zone 3b. Flood Zones 3a and 3b are located in the western portion of the site and mitigation could be achieved through site layout.
1.8a Impact on heritage assets	(-)	Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated. Partially within Waltham Abbey Conservation Area. Sensitive design/layout/density could mitigate.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	0	Site is within Green Belt, but the level of harm caused by release of the land for development would be none.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement. 100% brownfield site, adjacent to an existing settlement (Waltham Abbey).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change. The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape. Site is identified as a potential regeneration area. It is an existing car park within the settlement area and provides an opportunity for intensification. Therefore, redevelopment could enhance the character of the area.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists. Existing access off Greenyard.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (Gunpowder Works). Potential adverse impact that could be mitigated.
6.6 Traffic impact	(--)	Moderate peak time congestion expected within the vicinity of the site. B671

Site Suitability Assessment

Site Reference: SR-0381
Parish: Waltham Abbey
Size (ha): 0.97
Address: Darby Drive / Abbey Gardens Car Park

Primary use: Residential
Site notes: Pay and Display Car park

Baseline yield: 15 dwellings and 1,700m town centre (retail / commercial)

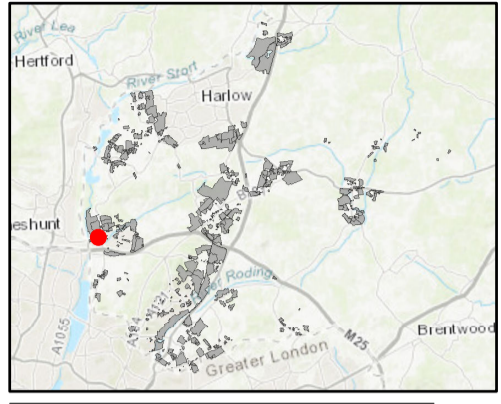
Source for baseline yield: Assumption based on 80 dph and ground floor retail

Site constraints: Capacity significantly reduced due to only 0.17ha of site being developable

Site selection adjustment: None

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 15



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

Drawing Status	Date
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Drawing No	Issue
SR-0381	Rev 2

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Potential for recreational pressure effects in combination on Lea Valley Special Protection Area.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs. The proposed development does not exceed Impact Risk Zone consultation thresholds and is unlikely to result in any adverse effects.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The part of site identified for development does not cover the BAP priority habitat, therefore no impact likely.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(--)	Site would likely result in the loss of a heritage asset or result in a significant impact that cannot be mitigated. Area identified for development adjacent to Waltham Abbey SM, and located within CA, and GII listed wall. Development could cause significant harm to Grade II listed wall/CA and their settings, as open views from Darby Drive would be interrupted.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(+)	Majority of the site is greenfield land within a settlement. 40% brownfield site, within an existing settlement (Waltham Abbey).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space. The part of the site identified for development (car park) would not lead to the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change. The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character. Part of the site (car park) is identified as a potential regeneration area. Site is adjacent to the Abbey and Lea Valley Regional Park and has the potential to adversely affect the character of the area. Sensitive design would be required.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists. Existing access off Darby Drive.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (Graveyard / Abattoir / Works / Smithy). Potential adverse impact that could be mitigated.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion. B672

Site Suitability Assessment

Site Reference: SR-0384
Parish: Waltham Abbey
Size (ha): 6.89
Address: King Harold School (Business & Enterprise Academy)

Primary use: Residential
Site notes: Existing School and Playing Fields

Baseline yield: 276 dwellings

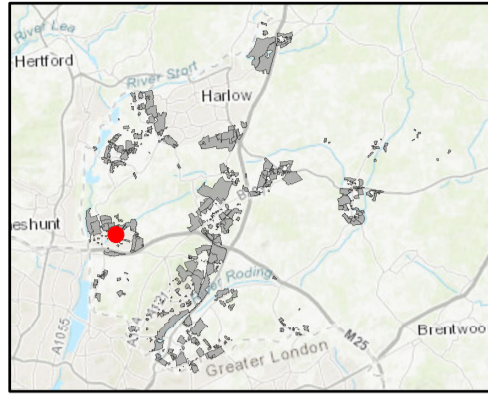
Source for baseline yield: Assumption based on 40 dph

Site constraints: Flood Risk reducing developable area by circa 1/5. Also circa 10% of the site is covered by SR-0482 (21 dwellings) and as such the yield is reduced.

Site selection adjustment: Capacity reinstated for site selection assessment (21 dwellings) to account for overlapping site.

Community feedback: Feedback was received on WAL-4 which is within or near to this site. Refer to Appendix B1.4 for further details.

Dwellings: 220



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

Drawing Status	Date
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Drawing No	Issue
SR-0384	Rev 2

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(+)	Site within Flood Zone 2 and exception test not required.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(+)	Site is less than 1000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(+)	Majority of the site is greenfield land within a settlement.
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	0	No contamination issues identified on site to date.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

Site Reference: SR-0439
Parish: Waltham Abbey
Size (ha): 12.33
Address: Picks Farm, Sewardstone Road, E4 7RA

Primary use: Residential
Site notes: Agricultural grazing land including fishing lakes, associated farm and outbuildings, holiday chalets and equestrian uses.

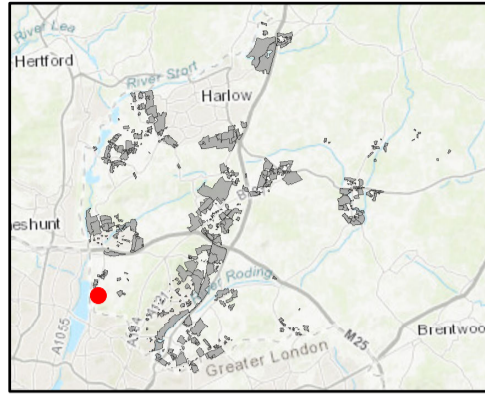
Baseline yield: 125 dwellings
Source for baseline yield: Indicated in Call for Sites (equivalent to 10 dph).

Site constraints: None

Site selection adjustment: None

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 125



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
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SR-0439 | Rev 2

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(--)	Effects of allocating site for the proposed use likely to be significant. Residential development within very close proximity to Epping Forest Special Area of Conservation, which could result in urbanisation effects (e.g. from fly tipping, fires etc.).
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development. Due to the development type (all planning applications, except householder), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is adjacent to Deciduous Woodland and Semi Improved Grassland habitats. It is within four buffer zones. The site may indirectly affect the habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site. The site is adjacent to Gilwell Park South LWS and within the 250m buffer for Woodlands Farm Meadow LWS. The site is unlikely to affect the features and species of these LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site. Unlikely to impact on Grade II* Listed Building due to distance.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced. Parts of the site are close to the A1112 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(-)	Site is more than 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement. 90% greenfield site not within or adjacent to an existing settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	(+)	Development could provide an opportunity to improve links to adjacent existing public open space or provide access to open space which is currently private. No public open space is located in the site area and development will not involve any loss. Site adjacent to existing public open space which could provide opportunities for improved access.
5.1 Landscape sensitivity	(--)	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character. Site is far away from existing settlements with scattered housing around it. Therefore, development is likely to affect the predominantly rural character of the area.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site. The protected trees on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development.
6.4 Access to site	(+)	Suitable access to site already exists. Access from Sewardstone Road and Davis Hill.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (Farm). Potential adverse impact, but could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

Site Reference: SR-0453
Parish: Waltham Abbey
Size (ha): 3.12
Address: Dallance Farm, Breach Barns Lane, Waltham Abbey, Essex, EN9 2AD
Primary use: Residential
Site notes: Agricultural land/pasture.

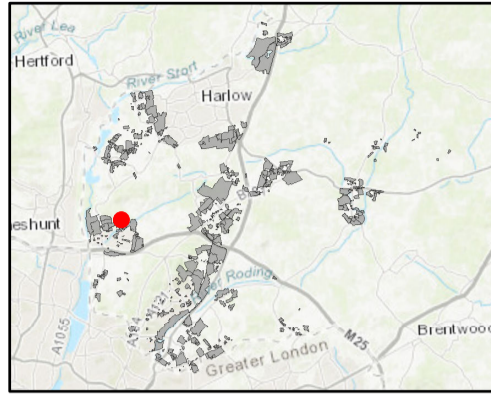
Baseline yield: 94 dwellings
Source for baseline yield: Assumption based on 30 dph

Site constraints: None

Site selection adjustment: None

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 94



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | **March 2018**
 Drawing No | Issue
SR-0453 | **Rev 2**
ARUP | **Epping Forest District Council**
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0 Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0 Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0 Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0 No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0 Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0 No effect as features and species could be retained or due to distance of BAP priority habitats from site.	
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer for the Cobbin's Brook LWS. The site is unlikely to affect the features and species of the LWS.
1.7 Flood risk	(++) Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+) Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on settings of Scheduled Monument or Conservation Area due to distance from site.
1.8b Impact on archaeology	(-) Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	0 Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-) Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	(-) Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0 Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	0 Site is more than 1600m and less than 2400m from an employment site/location.	
3.4 Distance to local amenities	0 Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0 Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0 Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0 Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network	Not applicable.	
4.1 Brownfield and Greenfield Land	(--) Majority of the site is greenfield land that is neither within nor adjacent to a settlement.	100% greenfield, 800m from an existing settlement (Waltham Abbey).
4.2 Impact on agricultural land	(--) Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	(-) Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	
5.2 Settlement character sensitivity	(-) Development could detract from the existing settlement character.	Site is far away from existing settlements with scattered housing around it. Therefore, development is likely to affect the predominantly rural character of the area.
6.1 Topography constraints	(--) Topographical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines	0 Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+) Suitable access to site already exists.	Access off Galley Hill Road.
6.5 Contamination constraints	0 No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	0 Area around the site expected to be uncongested at peak time.	B675

Site Suitability Assessment

Site Reference: SR-0481
Parish: Waltham Abbey
Size (ha): 3.28
Address: Land to the South of Hillhouse Primary School, Waltham Abbey

Primary use: Residential
Site notes: Half overgrown scrub land and half open space with children's play area.

Baseline yield: 98 dwellings

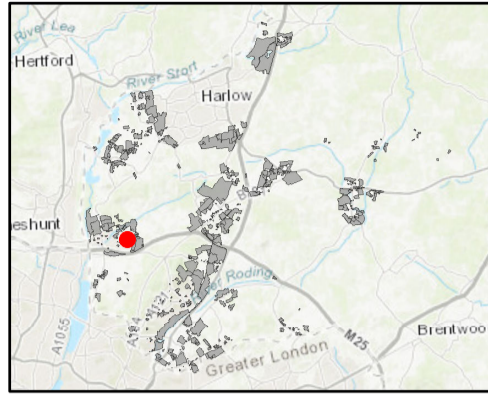
Source for baseline yield: Assumption based on 30 dph

Site constraints: Circa 10% reduction in capacity which lies in Flood Zone 3a.

Site selection adjustment: None

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 88



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | March 2018
 Drawing No | Issue
SR-0481 | Rev 2

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Potential for recreational pressure effects in combination on Epping Forest Special Area of Conservation.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated. The site is partially within around half of a BAP priority habitat with no main features, and within the related buffer zone. The site is likely to directly affect the BAP priority habitat but mitigation can address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(-)	Site within Flood Zone 3a where exception test required. Some 84% of the site is within Flood Zone 2 of which 43% is also within Flood Zones 3a (the majority) and 3b. Flood Zones 3a and 3b run along the middle of the site and careful site layout will be required to mitigate flood risk.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site. Unlikely to impact on settings of Scheduled Monument or Conservation Area due to distance and built-up surroundings.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(+)	Majority of the site is greenfield land within a settlement. 100% greenfield site, within an existing settlement (Waltham Abbey).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.
4.3 Capacity to improve access to open space	(-)	Development may involve the loss of public open space with no opportunities for on-site off-setting or mitigation. 60% of open land is within the development site. Given the narrow shape of the site, there may be few opportunities to reconfigure the development and re-provide the public open space elsewhere.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change. The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character. Part of the site is a public open space. Therefore, redevelopment is likely to adversely affect the character of the area.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists. Access off Hillhouse Road.
6.5 Contamination constraints	0	No contamination issues identified on site to date. No potential contamination identified.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

Site Reference: SR-0482
Parish: Waltham Abbey
Size (ha): 0.71
Address: Land adjoining Mason Way, Waltham Abbey

Primary use: Residential
Site notes: Open amenity space.

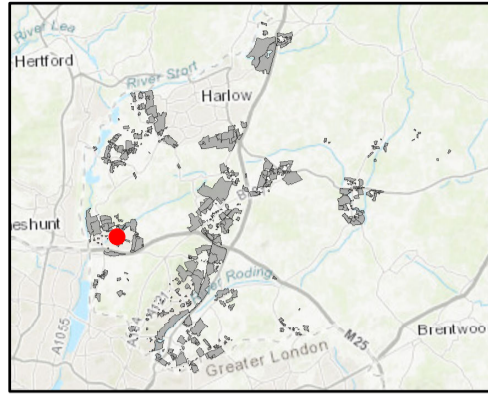
Baseline yield: 21 dwellings
Source for baseline yield: Assumption based on 30 dph

Site constraints: None

Site selection adjustment: None

Community feedback: Feedback was received on WAL-4 which is within or near to this site. Refer to Appendix B1.4 for further details.

Dwellings: 21



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | **March 2018**
 Drawing No | Issue
SR-0482 | **Rev 2**

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(+)	Majority of the site is greenfield land within a settlement.
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	0	No contamination issues identified on site to date.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.

Site Suitability Assessment

Site Reference: SR-0541
Parish: Waltham Abbey
Size (ha): 0.52
Address: Waltham Abbey community Centre, Saxon Way

Primary use: Residential
Site notes: Single storey school building with substantial open space.

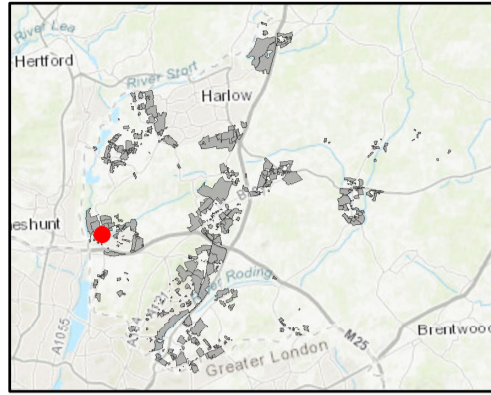
Baseline yield: 12 dwellings
Source for baseline yield: Assumption based on 30 dph

Site constraints: None

Site selection adjustment: None

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 12



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 Job Title
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Potential for recreational pressure effects in combination on Lea Valley Special Protection Area.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is wholly within the buffer zones for Deciduous Woodland and BAP priority habitats with no main features. The site may indirectly affect the habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated. Adjacent to Conservation Area boundary. Possible mitigation through high quality design.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(+)	Majority of the site is greenfield land within a settlement. Split site (50% greenfield and brownfield). Site is within an existing settlement (Waltham Abbey).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change. The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape. Site is located within the settlement area and provides an opportunity for intensification. Therefore, redevelopment could enhance the character of the area.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists. Access off Crooked Mile.
6.5 Contamination constraints	0	No contamination issues identified on site to date. No potential contamination identified.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion. B678

Site Suitability Assessment

Site Reference: SR-0566
Parish: Waltham Abbey
Size (ha): 0.32
Address: 40/46 Sewardstone Street

Primary use: Residential
Site notes: A corner plot on an existing housing estate comprising two storey buildings (flats) on three sides.

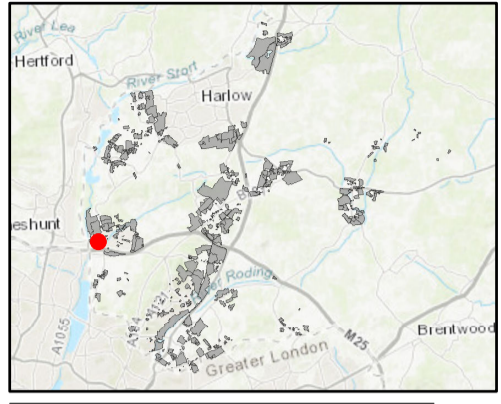
Baseline yield: 9 dwellings
Source for baseline yield: Assumption based on 30 dph

Site constraints: Circa 50% of the site is covered by SR-0699 (initial site) and as such the yield is reduced to avoid double counting. The redevelopment of the site would not likely increase the current quantity of residential dwellings.

Site selection adjustment: For the purposes of assessment, it is assumed that this site can accommodate net additional dwellings at 30 dph on a site size of 0.32 ha.

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 10



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

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SR-0566	Rev 2

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Potential for recreational pressure effects in combination on Lea Valley Special Protection Area.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is wholly within the buffer zone for BAP priority habitats with no main features. The site may indirectly affect the habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1. Some 99% of the site is in Flood Zone 1. Less than 1% of the site is in Flood Zones 2 and 3a. The development could be configured to avoid this area.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site. Unlikely to impact on settings of Scheduled Monument, Conservation Area, Grade I Listed Building or Grade II* Listed Building due to distance and built-up area in between.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement. 100% brownfield site, within an existing settlement (Waltham Abbey).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change. The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape. Site is located within the settlement area and provides an opportunity for intensification. Therefore, redevelopment could enhance the character of the area.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	0	No contamination issues identified on site to date. No potential contamination identified.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.

Site Suitability Assessment

Site Reference: SR-0578A
Parish: Waltham Abbey
Size (ha): 0.16
Address: Shernbrook Hostel, Shernbrook Road

Primary use: Residential
Site notes: Hostel, including parking.

Baseline yield: 6 dwellings

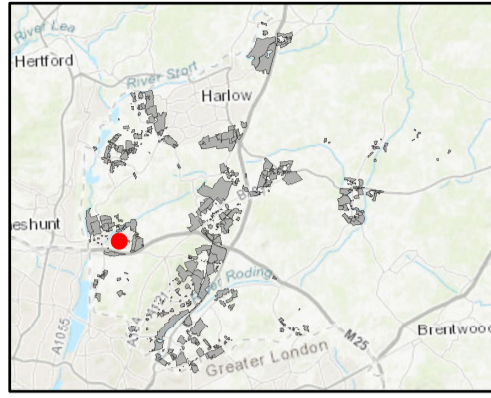
Source for baseline yield: Assumption based on 40 dph due to the more urban location

Site constraints: None


Site selection adjustment: None

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 6



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
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SR-0578A | Rev 2

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.

Site Suitability Assessment

Site Reference: SR-0589
Parish: Waltham Abbey
Size (ha): 1.79
Address: Land to the rear of The Plough public house, Sewardstone Road, Chingford, E4 7RJ
Primary use: Residential
Site notes: A parade of local shops with residential flats above and associated parking and access. Access also used for adjacent block of flats.

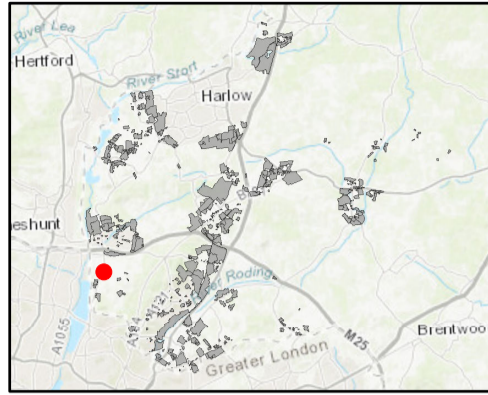
Baseline yield: 46 dwellings
Source for baseline yield: Indicated in Settlement Capacity Analysis (equivalent to 152 dph)

Site constraints: None


Site selection adjustment: None

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 46



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 Issue
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Criteria	Score	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects.	Potential for recreational pressure effects in combination with other housing sites within 2km of Epping Forest Special Area of Conservation.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is within Traditional Orchard and Deciduous Woodland buffer zones. The site may indirectly affect the habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(+)	Majority of the site is greenfield land within a settlement.	90% greenfield site, within an existing settlement (Sewardstone).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site is within a very low density settlement and the number of houses is at a higher density than the neighbouring developments. Therefore, development is likely to affect the semi-rural character of the area.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	(--)	Gas or oil pipelines pose a major constraint to development. They will be difficult to overcome and affect a large part of the site.	More than 70% of the site is in the HSE middle consultation zone. Sensitivity level 3 as more than 30 dwellings at a density in excess of 40dph. HSE guidance advise against development.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Tank / Horticultural Nursery / Farm). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B681

Site Suitability Assessment

Site Reference: SR-0594
Parish: Waltham Abbey
Size (ha): 2.42
Address: Land being the site of the former nursery at Wood Green Road, Waltham Abbey (Identified as land at Warlies Estate, Lot 15 and 16)
Primary use: Residential
Site notes: Open amenity space to the rear of Boleyn Court, including a pond and tennis courts. Site has quite a dense tree boundary.

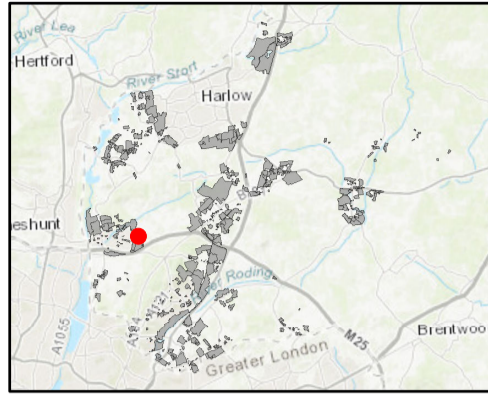
Baseline yield: 111 dwellings
Source for baseline yield: Indicated in Settlement Capacity Analysis (equivalent to 69 dph)

Site constraints: None

Site selection adjustment: None

Community feedback: Feedback was received on WAL-C which is within or near to this site. Refer to Appendix B1.4 for further details.

Dwellings: 111



Client
Epping Forest District Council
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SR-0594 | Rev 2

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Potential for recreational pressure effects in combination on Epping Forest Special Area of Conservation.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development. Due to the development type (over 100 residential dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land. Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site encompasses a portion of Deciduous Woodland habitat. It is within the relevant buffer zone and partially within the buffer for Wood Pasture and Parkland. The site may directly affect the BAP priority habitat, but mitigation can address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site. The site is within the 250m buffer of Warlies Park LWS and Oxleys Wood Complex LWS. The site is unlikely to affect the features and species of these LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated. Adjacent to within Upshire Conservation Area but possible mitigation through high quality design/materials and appropriate layout in relation to Conservation Area boundary.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement. 100% greenfield site, 250m from an existing settlement (Waltham Abbey).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	(--)	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character. Site is on the edge of the existing settlement and the proposals are for higher density development than the neighbouring developments. Therefore, development is likely to affect the predominantly rural character of the area.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	(--)	Gas or oil pipelines pose a major constraint to development. They will be difficult to overcome and affect a large part of the site. All of the site area is in the HSE inner and outer consultation zones. Sensitivity level 3. HSE guidance advise against development.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists. Existing access via farm gate.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (Horticultural Nursery). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

Site Reference: SR-0598
Parish: Waltham Abbey
Size (ha): 0.70
Address: Agnes & Martino Brookfield Nursery Ltd., Sewardstone Road, Chingford, London, E4 7RJ
Primary use: Residential
Site notes: Open amenity space, with pedestrian walkway over part of the site. Western side of the site is thin, with a large amount of tree coverage.

Baseline yield: 30 dwellings

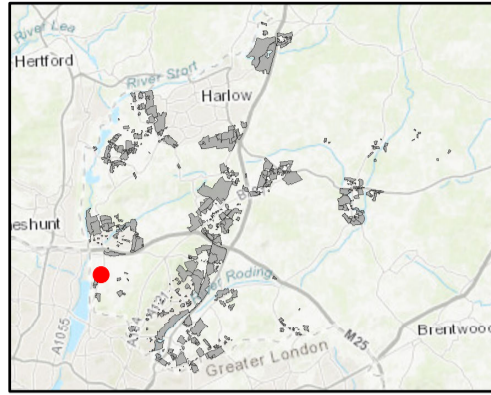
Source for baseline yield: Indicated in Settlement Capacity Analysis (equivalent to 153 dph)

Site constraints: None

Site selection adjustment: None

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 30



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Criteria	Score	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects.	Potential for recreational pressure effects in combination on Epping Forest Special Area of Conservation.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is partially within a Deciduous Woodland buffer zone. The site may indirectly affect the BAP priority habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are close to the A1112 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.	80% brownfield site, within an existing settlement (Sewardstone).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on the adjacent landscape character area.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Low density development is proposed which reflects the semi-rural character of the area. Therefore, development is not likely to have an impact on the character of the area.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	Small portion in the northern corner of the site is within the HSE Outer Consultation zone. This is considered negligible and is not a constraint to development. HSE guidance doesn't advise against development.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Tank / Horticultural Nursery). Potential adverse impact that could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	

Site Suitability Assessment

Site Reference: SR-0600
Parish: Waltham Abbey
Size (ha): 1.25
Address: 22 Woodgreen Road, Waltham Abbey, EN9 3SD

Primary use: Residential
Site notes: Existing car dealership which is in use.

Baseline yield: 24 dwellings

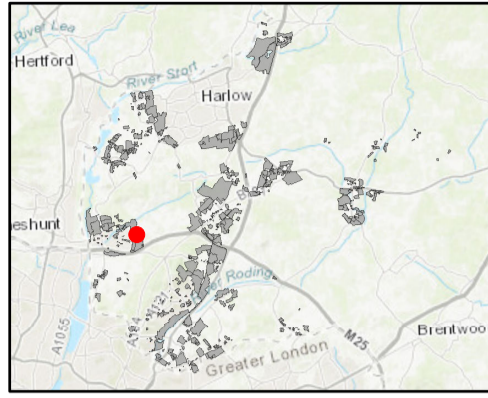
Source for baseline yield: Indicated in Settlement Capacity Analysis (equivalent to 153 dph)

Site constraints: The density could potentially be achieved through sensitive design due to its corner plot in an urban area.

Site selection adjustment: None

Community feedback: Feedback was received on WAL-C which is within or near to this site. Refer to Appendix B1.4 for further details.

Dwellings: 24



Client
Epping Forest District Council
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Potential for recreational pressure effects in combination on Epping Forest Special Area of Conservation.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land. Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is wholly within the buffer zones for Deciduous Woodland and Wood Pasture and Parkland. The site may indirectly affect the habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site. The site is within the 250m buffer of Warlies Park LWS. The site is unlikely to affect the features and species of this LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated. Adjacent to within Upshire Conservation Area but possible mitigation through high quality design/materials and appropriate layout in relation to Conservation Area boundary.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement. 95% greenfield site, 100m from an existing settlement (Waltham Abbey).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	(--)	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character. Site is within a very low density settlement and the number of houses is at a higher density than the neighbouring developments. Therefore, development is likely to affect the semi-rural character of the area.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	(--)	Gas or oil pipelines pose a major constraint to development. They will be difficult to overcome and affect a large part of the site. Approximately 98% of the site is in the HSE middle consultation zone. Sensitivity level 3 as density of more than 40 dph. HSE guidance advise against development.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade. Access via existing house on site.
6.5 Contamination constraints	0	No contamination issues identified on site to date. No potential contamination identified.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.

Site Suitability Assessment

Site Reference: SR-0688
Parish: Waltham Abbey
Size (ha): 0.12
Address: Gant Court Garages, Nos. 99-126, Waltham Abbey

Primary use: Residential
Site notes: Council owned garages with associated parking and turning area.

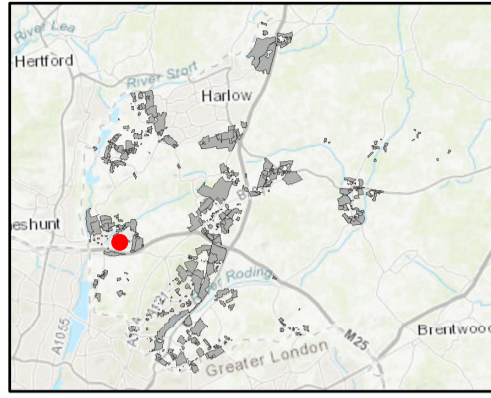
Baseline yield: 4 dwellings
Source for baseline yield: Assumption based on 30 dph

Site constraints: Could accommodate terraced properties as seen elsewhere on the estate, including the conversion of five garages underneath existing flats.

Site selection adjustment: None

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 11



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Epping Forest District Local Plan
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SR-0688 | **Rev 2**



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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.

Site Suitability Assessment

Site Reference: SR-0690
Parish: Waltham Abbey
Size (ha): 0.12
Address: Mallion Court Garages, Nos. 220-256, Waltham Abbey

Primary use: Residential
Site notes: Council owned garages with associated parking and turning area.

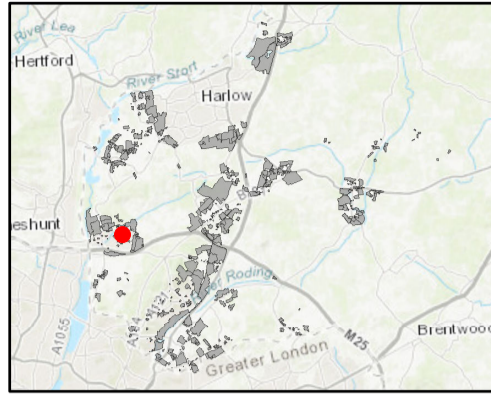
Baseline yield: 4 dwellings
Source for baseline yield: Assumption based on 30 dph

Site constraints: Could accommodate terraced properties as seen elsewhere on estate at higher density, including the conversion of four garages underneath existing flats.

Site selection adjustment: None

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 12



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Job Title
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Drawing Status | Date
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Drawing No | Issue
SR-0690 | Rev 2



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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(+)	Site is less than 1000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	0	No contamination issues identified on site to date.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.

Site Suitability Assessment

Site Reference: SR-0850
Parish: Waltham Abbey
Size (ha): 1.34
Address: Commercial site south of Highbridge Street, Waltham Abbey, Essex

Primary use: Residential
Site notes: Existing out of centre retail park and associated parking

Baseline yield: 92 dwellings

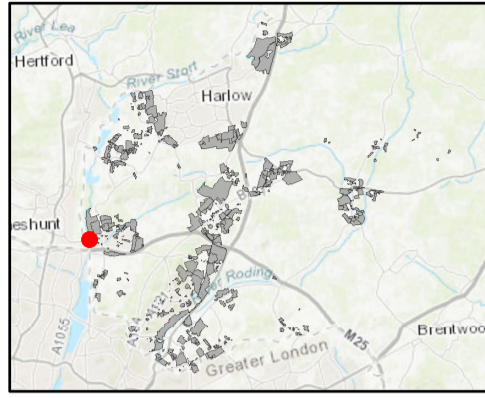
Source for baseline yield: Indicated in Settlement Capacity Analysis (equivalent to 69 dph)

Site constraints: None

Site selection adjustment: None

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 61



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Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
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 Drawing No | Issue
SR-0850 | Rev 2
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Potential for recreational pressure effects in combination on Lee Valley Special Protection Area.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development. Due to the development type (over 10 rural residential dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland. The site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is within two BAP priority habitat buffer zones. The site may indirectly affect the BAP priority habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site. The site is not within any Local Wildlife Sites or 250m buffer zones.
1.7 Flood risk	(-)	Site within Flood Zone 3a where exception test required. The whole site is in Flood Zone 2, with a substantial amount also falling in Flood Zone 3a. Development would be significantly constrained.
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated. Site is adjacent to Conservation Area boundary, and nearby Listed Buildings and Scheduled Monument. Possible mitigation through high quality design.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced. Parts of the site are close to the A121 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement. 100% brownfield site in an existing settlement (Waltham Abbey)
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space. No public open space is located in the site area. Development will not involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change. The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape. Redevelopment of existing retail park could provide an opportunity to enhance settlement character.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	(-)	Power lines may constrain part of the site but there is potential for mitigation. Overhead power line pass over western part of the site. Constraint on development could be mitigated through a reduction in site capacity, design and layout.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists. Access from A121.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential for contamination. 100% of site. Potential adverse impact but could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.

Site Suitability Assessment

Site Reference: SR-0851
Parish: Waltham Abbey
Size (ha): 0.20
Address: Car park at Green Yard, Waltham Abbey, Essex

Primary use: Residential
Site notes: Public car park (pay and display)

Baseline yield: 30 dwellings

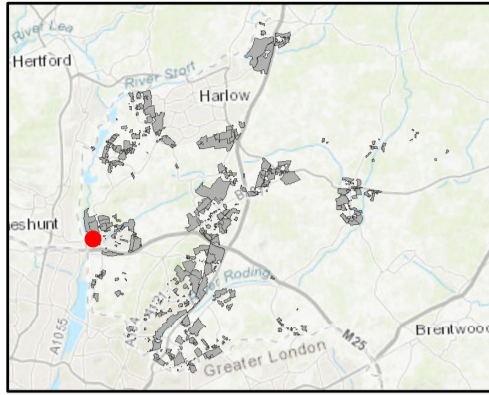
Source for baseline yield: Indicated in Settlement Capacity Analysis (equivalent to 150 dph)

Site constraints: Site is 100% covered by a combination of SR-380 and SR-0578. As such the yield is omitted for this site to avoid double counting.

Site selection adjustment: Full capacity reinstated for site selection assessment (overlapping site).

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 29



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

Drawing Status | Date
Issue | March 2018

Drawing No | Issue
SR-0851 | Rev 2

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(+)	Site within Flood Zone 2 and exception test not required.
1.8a Impact on heritage assets	(-)	Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact	(--)	Moderate peak time congestion expected within the vicinity of the site.

Site Suitability Assessment

Site Reference: SR-0853
Parish: Waltham Abbey
Size (ha): 1.04
Address: Playing fields at Waltham Holy Cross School grounds, Monkwood Ave, Waltham Abbey, Essex
Primary use: Residential
Site notes: Playing fields at Waltham Holy Cross Primary School

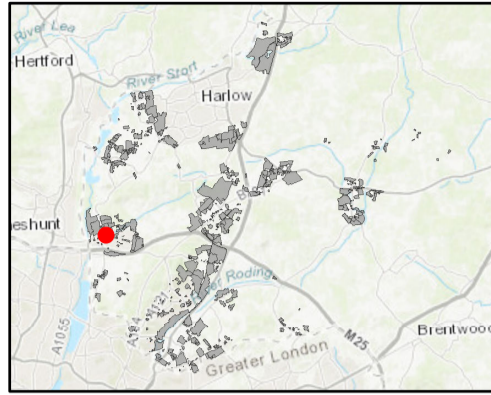
Baseline yield: 72 dwellings
Source for baseline yield: Indicated in Settlement Capacity Analysis (equivalent to 69 dph)

Site constraints: None


Site selection adjustment: None

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 72



Client
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 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | **March 2018**
 Drawing No | Issue
SR-0853 | **Rev 2**

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(+)	Majority of the site is greenfield land within a settlement.
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

Site Reference: SR-0854
Parish: Waltham Abbey
Size (ha): 1.25
Address: Land at Leverton Infant School and Nursery, Honey Lane, Waltham Abbey, Essex
Primary use: Residential
Site notes: Scrublands (overgrown open space) with fencing at boundaries. No existing public access.

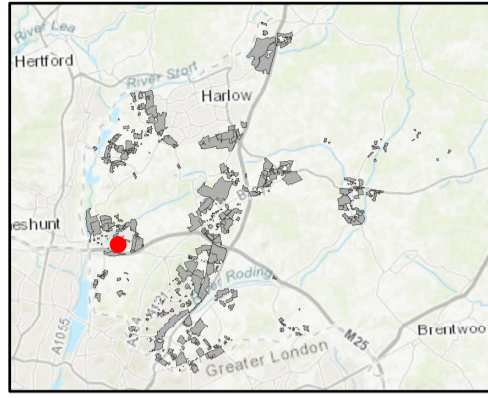
Baseline yield: 39 dwellings
Source for baseline yield: Indicated in Settlement Capacity Analysis (equivalent to 31 dph)

Site constraints: Site is 100% covered by a SR-0065. As such the yield is omitted for this site to avoid double counting.

Site selection adjustment: Capacity reinstated from overlapping site.

Community feedback: Feedback was received on WAL-A which is within or near to this site. Refer to Appendix B1.4 for further details.

Dwellings: 39



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | **March 2018**
 Drawing No | Issue
SR-0854 | **Rev 2**

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(+)	Majority of the site is greenfield land within a settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.

Site Suitability Assessment

Site Reference: SR-0901
Parish: Waltham Abbey
Size (ha): 1.18
Address: Langley Nursery, Crooked Mile, Waltham Abbey

Primary use: Residential
Site notes: Existing use as glasshouse and market gardening.

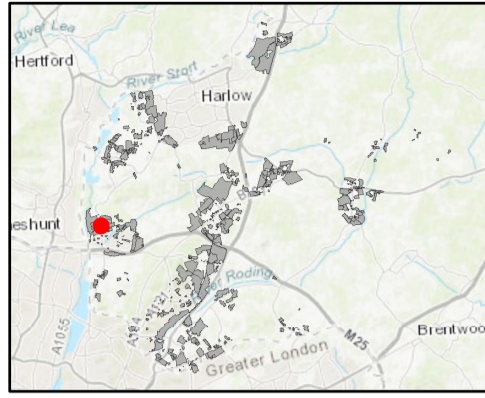
Baseline yield: 35 dwellings
Source for baseline yield: Assumption based on 30 dph.

Site constraints: None

Site selection adjustment: None

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 35



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

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SR-0901	Rev 2

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 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Residential development between 400m and 2km from Lee Valley Ramsar. In-combination effects from recreational pressure likely.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development. Due to the development type (over 10 rural dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is adjacent to a BAP priority habitat with no main features, and wholly within three buffer zones. The site may indirectly affect the habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated. Within close proximity to Waltham Abbey CA and Royal Gunpowder Mills CA, both including several GII, GII* LBs and SMs, however, due to distance, existing built-up nature of the site, and existing housing development to south, the impact can be mitigated.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement. 90% greenfield, 10% brownfield adjacent to Waltham Abbey.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character. Small site in existing use. Proposed amount of development is not likely to impact settlement character.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists. Existing access off B194 Crooked Mile.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (Horticultural Nursery). Potential adverse impact that could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.

Site Suitability Assessment

Site Reference: SR-0902
Parish: Waltham Abbey
Size (ha): 0.46
Address: Mile Nursery, Crooked Mile, Waltham Abbey

Primary use: Residential
Site notes: In existing use as nursery, and mostly hard standing.

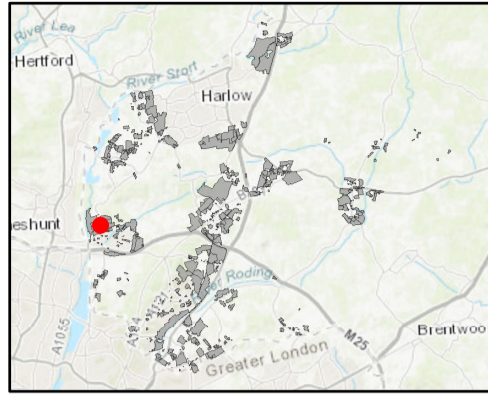
Baseline yield: 14 dwellings
Source for baseline yield: Assumption based on 30 dph.

Site constraints: None

Site selection adjustment: None

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 14



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0902	Rev 2

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Residential development between 400m and 2km from Lee Valley Ramsar. In-combination effects from recreational pressure likely.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development. Due to the development type (over 10 rural dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is adjacent to a BAP priority habitat with no main features, and wholly within three buffer zones. The site may indirectly affect the habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated. Within close proximity to Waltham Abbey CA and Royal Gunpowder Mills CA, both including several GII, GII* LBs and SMs, however, due to distance, existing built-up nature of the site, and existing housing development to south, the impact can be mitigated.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	0	Majority of the site is previously developed land that is neither within nor adjacent to a settlement. 100% brownfield, adjacent to Waltham Abbey.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character. Site is in use as glasshouse. Proposed amount of development is not likely to impact settlement character.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists. Existing access off B194 Crooked Mile.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (Horticultural Nursery and Works). Potential adverse impact that could be mitigated.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion. B692

Site Suitability Assessment

Site Reference: SR-0903
Parish: Waltham Abbey
Size (ha): 0.60
Address: Waltham Abbey Swimming Pool, Roundhills, EN9 1UP

Primary use: Residential
Site notes: Existing swimming pool and car park

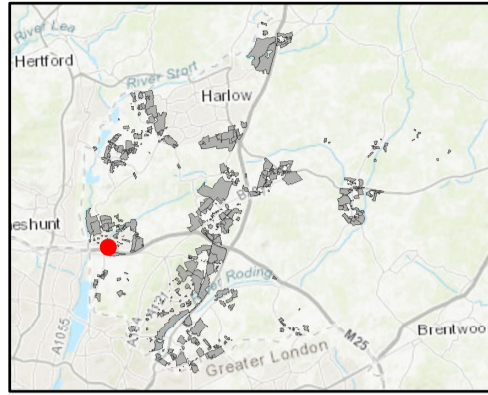
Baseline yield: 18 dwellings
Source for baseline yield: Assumption based on 30 dph.

Site constraints: No constraints identified.


Site selection adjustment: None

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 18



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
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 Date
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 Drawing No
SR-0903
 Issue
Rev 2

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites). Site on very edge of 2km zone for Lee Valley Special Protection Area. Impacts likely to be avoidable.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development. Due to the development type (over 50 residential dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site. Unlikely to impact on setting of SM and CA due to distance and built-up area in between.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced. Parts of the site are close to the M25 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement. 75% brownfield site adjacent to an existing settlement (Waltham Abbey)
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space. No public open space is located in the site area. Development will not involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change. The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character. Low density development on swimming pool site reflects the low density development of the surrounding area and is not likely to negatively impact on settlement character.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists. Access from Roundhills.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Records indicate that the sites are located on a former historic landfill. Mitigation possible, but developer should be required to show evidence of viability for site remediation in order to redevelop.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion. B693

Site Suitability Assessment

Site Reference: SR-0955
Parish: Waltham Abbey
Size (ha): 0.12
Address: 36 Highbridge Street, Waltham Abbey, EN9 1BT

Primary use: Residential
Site notes: Derelict commercial building and car park

Baseline yield: 10 dwellings

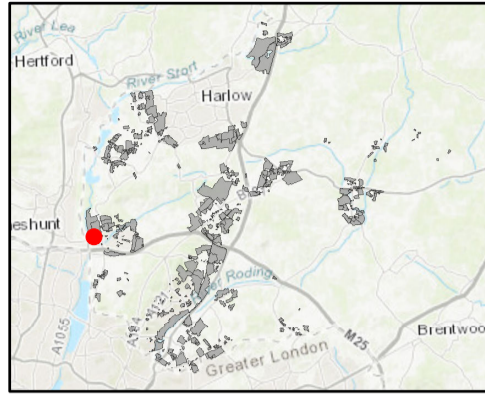
Source for baseline yield: Indicated in Call for Sites 2016-2017

Site constraints: No constraints identified.


Site selection adjustment: None

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 10



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
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 Date
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 Drawing No
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 Issue
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 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Criteria	Score	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	Residential development between 400m and 2km from Lee Valley Special Protection Area. Evidence from the Habitats Regulation Assessment (2016) indicates that in-combination effects from urbanisation or recreational pressure are unlikely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is wholly within Deciduous Woodland, Lowland Meadows and BAP priority habitat with no main feature buffer zones. The site may indirectly affect the BAP priority habitats but mitigation could be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(+)	Site within Flood Zone 2 and exception test not required.	
1.8a Impact on heritage assets	(-)	Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.	Site contains Grade II LB, adjacent to LBs and within Waltham Abbey CA. Sensitive conversion of LB may be possible but further information and assessment required. Development to rear dependent on appropriate scale, layout, high quality design/materials.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.	100% brownfield site, within an existing settlement (Waltham Abbey).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Proposed development would entail retention of facade of Grade II Listed Building and therefore is not likely to impact on the townscape.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Existing access from North Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Works / Peat Beds / Landfill within 250m). Potential adverse impact could be mitigated.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.	B694

Site Suitability Assessment

Site Reference: SR-0967
Parish: Waltham Abbey
Size (ha): 3.15
Address: The Breaches, Galley Hill Road, Waltham Abbey, EN9 2AQ

Primary use: Residential
Site notes: Employment uses including storage

Baseline yield: 50 dwellings

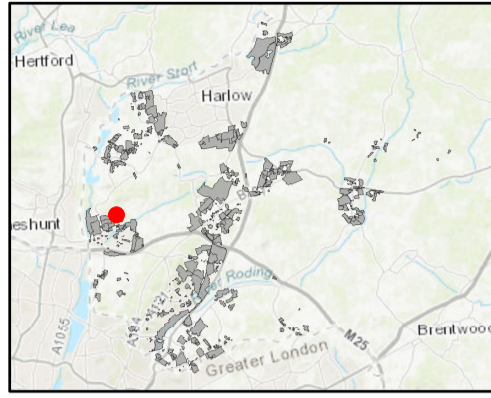
Source for baseline yield: Indicated in Call for Sites 2016-2017

Site constraints: No constraints identified.

Site selection adjustment: None

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 50



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0967	Rev 1

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 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Criteria	Score	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	Residential development between 400m and 2km from Lee Valley Special Protection Area. Evidence from the Habitats Regulation Assessment (2016) indicates that in-combination effects from urbanisation or recreational pressure are unlikely.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (over 50 residential dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	The site encompasses an area of Deciduous Woodland and is within its relevant buffer zone. The site may directly affect the BAP priority habitat but mitigation could be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.	
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	0	Majority of the site is previously developed land that is neither within nor adjacent to a settlement.	80% brownfield site, 1000m from an existing settlement (Waltham Abbey).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	A negligible part of the site contains open space. The proposals could be configured to avoid loss of open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	Proposals have the potential to influence the wider landscape character area. The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on adjacent landscape character area.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Proposed high density development likely to detract from the surrounding rural and low density character.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	Less than 1% of the site is affected by BPA Oil Pipeline. The affected area is in the northern corner and proposed layout in the concept masterplan avoids affected area.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Existing access from Galley Hill Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Military Gun Emplacements / Farm / Waste Transfer Station / Scrapyard / Sewage Works / Adjacent Landfill (Sewage Sludge). Potential adverse impact could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	

Site Suitability Assessment

Site Reference: SR-0969
Parish: Waltham Abbey
Size (ha): 9.74
Address: Metropolitan Police Cadet Training Centre, Lippitts Hill, Essex, IG10 4AL

Primary use: Residential
Site notes: Hangar and operational buildings used by the National Police air service, including 8 Grade II listed buildings and a Scheduled Monument

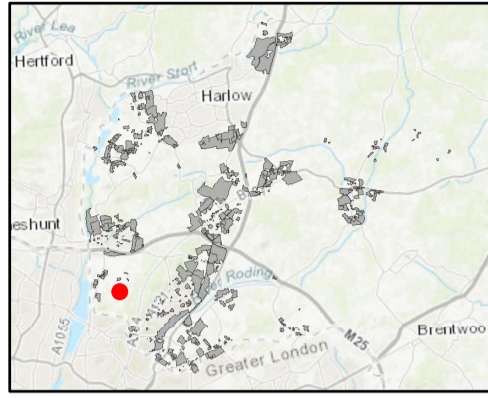
Baseline yield: 292 dwellings
Source for baseline yield: Assumption based on 30 dph

Site constraints: HSE Inner Zone runs north-west to south-east through the western part of the site (2%). Capacity adjusted proportionally to account for the constrained part of the site to remove it from the developable area.


Site selection adjustment: None

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 286



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Date
March 2018
 Drawing No
SR-0969
 Issue
Rev 1

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(--)	Effects of allocating site for the proposed use likely to be significant.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(-)	Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(-)	Site is more than 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.
4.2 Impact on agricultural land	(-)	Development of the site would result in the loss of poorer quality agricultural land (grade 4-5).
4.3 Capacity to improve access to open space	(+)	Development could provide an opportunity to improve links to adjacent existing public open space or provide access to open space which is currently private.
5.1 Landscape sensitivity	(--)	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	(-)	Gas or oil pipelines may constrain part of the site but there is potential for mitigation.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.

Site Suitability Assessment

Site Reference: SR-0985
Parish: Waltham Abbey
Size (ha): 0.52
Address: 1-12 Hillhouse, Ninefields, Waltham Abbey, Essex, EN9 3EL

Primary use: Residential
Site notes: Ground floor commercial uses with residential uses on upper floors

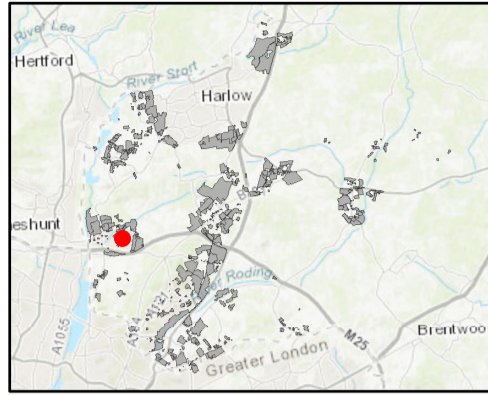
Baseline yield: 16 dwellings
Source for baseline yield: Assumption based on 30 dph

Site constraints: No constraints identified.

Site selection adjustment: None

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 16



Client
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Residential development located between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure likely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs. The proposed development does not exceed Impact Risk Zone consultation thresholds and is unlikely to result in any adverse effects.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is partly within a BAP priority habitat of no main feature buffer zone. The site may indirectly affect the BAP priority habitat, but mitigation could be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(+)	Site within Flood Zone 2 and exception test not required. Some 49% of the site in Flood Zone 2, with the remainder falling in Flood Zone 1. Flood Zone 2 is located along the southern site boundary and flood risk can be mitigated through site layout.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site. Unlikely to impact on setting of Conservation Area due to distance and built-up surroundings.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement. 100% brownfield site, within an existing settlement (Waltham Abbey).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change. The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character. Low density residential development is proposed which reflects the character of the area. Therefore, development is not likely to have an impact on the area's character
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists. Existing access from Hillhouse.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (Horticultural Nursery / Demolition Waste). Potential adverse impact could be mitigated.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion. B697

Site Suitability Assessment

Site Reference: SR-0995
Parish: Waltham Abbey
Size (ha): 0.07
Address: 69 Farm Hill Road, Waltham Abbey, Essex, EN9 1NG

Primary use: Residential
Site notes: Bungalow

Baseline yield: 8 dwellings

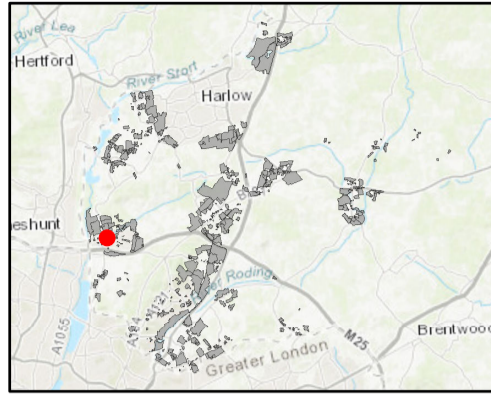
Source for baseline yield: Indicated in planning application

Site constraints: No constraints identified.

Site selection adjustment: None

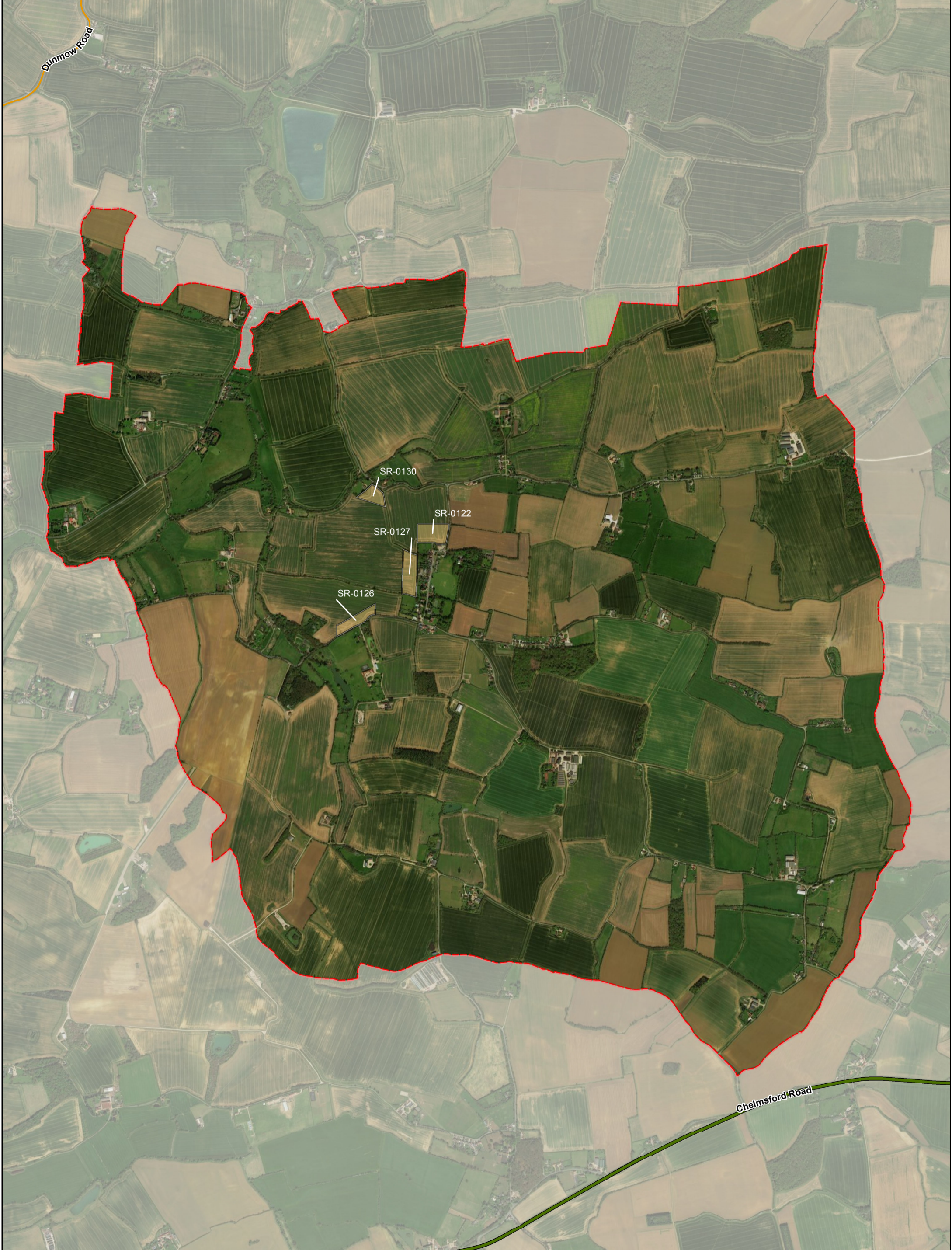
Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 8



Client
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 Job Title
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 Drawing Status | Date
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 Drawing No | Issue
SR-0995 | Rev 1
ARUP | **Epping Forest District Council**
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Criteria	Score	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	Residential development between 400m and 2km from Lee Valley Special Protection Area. Evidence from the Habitats Regulation Assessment (2016) indicates that in-combination effects from urbanisation or recreational pressure are unlikely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on settings of Scheduled Monument, Conservation Area and Listed Buildings due to distance and built-up surroundings of site.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(+)	Site is less than 1000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(+)	Majority of the site is greenfield land within a settlement.	60% greenfield site, within an existing settlement (Waltham Abbey).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Proposed intensification is of a significantly higher density than surrounding development and could detract from the character of the area. Impact could be mitigated through lower density development.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Existing access from Farm Hill Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Horticultural Nursery). Potential adverse impact could be mitigated.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.	B698



Report on Site Selection



Drawing No.

EFDC-S2-0028-Rev2

Date: March 2018

Scale: 1:17,500 @A3


Content

Residential Sites for Stage 2 and Stage 6.2 Assessment in Willingale

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community.

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Legend

 Residential sites assessed at Stage 2 and Stage 6.2

 Parish Boundary

This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.

N



Site Suitability Assessment

Site Reference: SR-0122
Parish: Willingale
Size (ha): 1.61
Address: Dreams, Beech Road, Willingale, Essex

Primary use: Residential
Site notes: Agricultural field.

Baseline yield: 5 dwellings

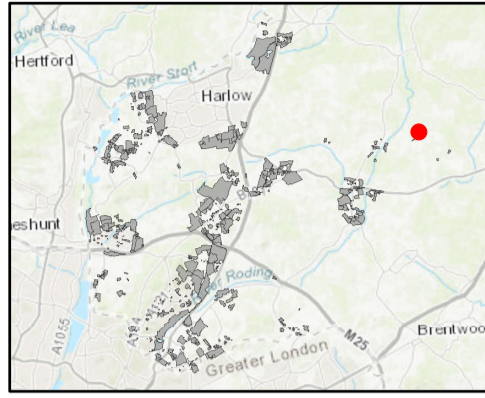
Source for baseline yield: Indicated in Call for Sites (equivalent to 3dph)

Site constraints: Higher density could be achieved using a smaller part of site along Beech Road.

Site selection adjustment: None

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 10



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

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Drawing No	Issue
SR-0122	Rev 2

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 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0 Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0 Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0 Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0 No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0 Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0 No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is wholly within a Deciduous Woodland buffer zone. The site may indirectly affect the habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer of St. Andrew's/St. Christopher's Churchyards, Willingale LWS. The site is unlikely to affect the features and species of this LWS.
1.7 Flood risk	(++) Site within Flood Zone 1.	
1.8a Impact on heritage assets	0 Site is located within the setting of a heritage asset and effects can be mitigated.	Possible impact on settings of Listed Buildings on The Street due to their position in historic linear pattern, which development could erode. Possible mitigation if historic development pattern is respected and through high quality design/materials.
1.8b Impact on archaeology	0 There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0 Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	0 Site is within Green Belt, but the level of harm caused by release of the land for development would be none.	
3.1 Distance to the nearest rail/tube station	(-) Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(-) Site more than a 1000m from a bus stop.	
3.3 Distance to employment locations	(-) Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	(-) Site is more than 4000m from the nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(-) Site is more than 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(-) Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(-) Site is more than 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network	Not applicable.	
4.1 Brownfield and Greenfield Land	(--) Majority of the site is greenfield land that is neither within nor adjacent to a settlement.	100% greenfield site not within or adjacent to an existing settlement.
4.2 Impact on agricultural land	(--) Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	(--) Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.	Key characteristics of the adjacent area to the west assessed as highly sensitive extend to this site. Development would be likely to affect adversely the wider landscape character.
5.2 Settlement character sensitivity	0 Development is unlikely to have an effect on settlement character.	Low density development is proposed which reflects the rural character of the area. Therefore, development is not likely to have an impact on the character of the area.
6.1 Topography constraints	(-) Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0 Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(-) Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	Access would need to be improved - potentially alongside SR-0174 or off Beech Road.
6.5 Contamination constraints	(-) Potential contamination on site, which could be mitigated.	Potential contamination (Sewage Sludge). Potential adverse impact that could be mitigated.
6.6 Traffic impact	Site below site size threshold where it would be expected to significantly affect congestion.	B700

Site Suitability Assessment

Site Reference: SR-0126
Parish: Willingale
Size (ha): 1.19
Address: Stonals, Wardens Hall, Willingale, Essex

Primary use: Residential
Site notes: Agricultural field.

Baseline yield: 5 dwellings

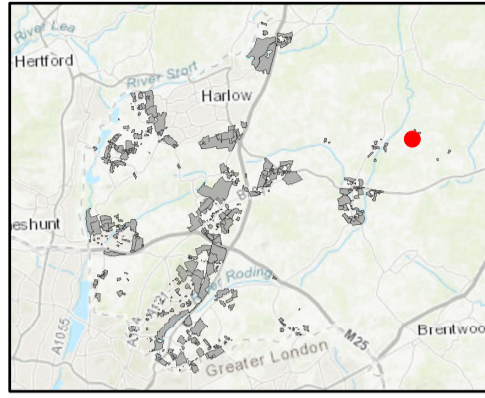
Source for baseline yield: Residential Indicated in Call for Sites

Site constraints: None

Site selection adjustment: None

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 5



Client
Epping Forest District Council
 Job Title
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 Drawing Status | Date
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 Drawing No | Issue
SR-0126 | Rev 2
ARUP | **Epping Forest District Council**
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	0	Site is within Green Belt, but the level of harm caused by release of the land for development would be none.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(-)	Site is more than 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	(--)	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	0	Access to the site can be created within landholding adjacent to the highway.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.

Site Suitability Assessment

Site Reference: SR-0127
Parish: Willingale
Size (ha): 1.72
Address: Church Field, Willingale, Essex

Primary use: Residential
Site notes: Agricultural field.

Baseline yield: 43 dwellings

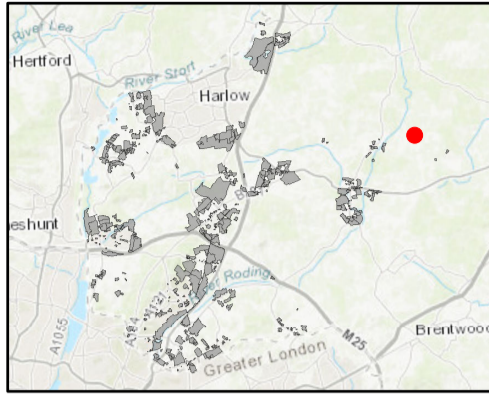
Source for baseline yield: Assumption based on 30 dph

Site constraints: None

Site selection adjustment: None

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 43



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

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SR-0127	Rev 2

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 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0 Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0 Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0 Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0 No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0 Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0 No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is partially within Deciduous Woodland and Wood Pasture and Parkland buffer zones. The site may indirectly affect the habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is adjacent to St. Andrew's/St. Christopher's Churchyards, Willingale LWS. The site is unlikely to affect the features and species of this LWS.
1.7 Flood risk	(++) Site within Flood Zone 1.	
1.8a Impact on heritage assets	(--) Site would likely result in the loss of a heritage asset or result in a significant impact that cannot be mitigated.	Harm caused to settings of GII* listed churches and other LBs on The Street as they form part of historic linear settlement. Development would erode this and remove long, open views across landscape from churches which is an important part of setting.
1.8b Impact on archaeology	0 There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0 Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	0 Site is within Green Belt, but the level of harm caused by release of the land for development would be none.	
3.1 Distance to the nearest rail/tube station	(-) Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(-) Site more than a 1000m from a bus stop.	
3.3 Distance to employment locations	(-) Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	(-) Site is more than 4000m from the nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(-) Site is more than 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(-) Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(-) Site is more than 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network	Not applicable.	
4.1 Brownfield and Greenfield Land	(--) Majority of the site is greenfield land that is neither within nor adjacent to a settlement.	100% greenfield site not within or adjacent to an existing settlement.
4.2 Impact on agricultural land	(--) Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	No public open space is located in the site area. Development will not involve the loss of public open space.
5.1 Landscape sensitivity	(--) Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.	Key characteristics of the adjacent area to the west assessed as highly sensitive extend to this site. Development would be likely to affect adversely the wider landscape character.
5.2 Settlement character sensitivity	(-) Development could detract from the existing settlement character.	The proposals are for higher density development than the neighbouring developments. Therefore, development is likely to affect the character of the area.
6.1 Topography constraints	0 No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0 Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(-) Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	Access would need to be improved through Mann's Yard.
6.5 Contamination constraints	(-) Potential contamination on site, which could be mitigated.	Potential contamination (Sewage Sludge). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0 Area around the site expected to be uncongested at peak time.	B702

Site Suitability Assessment

Site Reference: SR-0130
Parish: Willingale
Size (ha): 0.92
Address: Church Field (1ha site), Willingale, Essex

Primary use: Residential
Site notes: Agricultural field.

Baseline yield: 2 dwellings

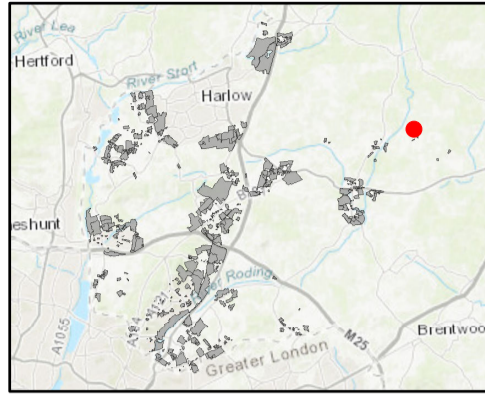
Source for baseline yield: Indicated in Call for Sites

Site constraints: Higher density could be achieved using a smaller part of site - e.g. up to 10 dwellings.

Site selection adjustment: None

Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 10



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

Drawing Status | Date
Issue | March 2018

Drawing No | Issue
SR-0130 | Rev 2

ARUP | **Epping Forest District Council**
www.eppingforestdc.gov.uk

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 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Criteria	Score	Qualitative Assessment
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1.4 Impact on Epping Forest Buffer Land	0 Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0 No effect as features and species could be retained or due to distance of BAP priority habitats from site.	
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++) Site within Flood Zone 1.	
1.8a Impact on heritage assets	0 Site is located within the setting of a heritage asset and effects can be mitigated.	Unlikely to impact on setting of Scheduled Monument due to distance. Impact on settings of Grade II* Dukes Farmhouse to north east and Grade II Dukes Cottage to north west. Possible mitigation through appropriate layout and high quality design/materials.
1.8b Impact on archaeology	0 There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0 Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	0 Site is within Green Belt, but the level of harm caused by release of the land for development would be none.	
3.1 Distance to the nearest rail/tube station	(-) Site is more than 4000m from the nearest rail or tube station.	
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3.8 Access to Strategic Road Network	Not applicable.	
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4.2 Impact on agricultural land	(--) Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	(--) Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.	Key characteristics of the adjacent area to the west assessed as highly sensitive extend to this site. Development would be likely to affect adversely the wider landscape character.
5.2 Settlement character sensitivity	0 Development is unlikely to have an effect on settlement character.	Low density development is proposed which reflects the rural character of the area. Therefore, development is not likely to have an impact on the character of the area, subject to sensitive design reflecting the adjacent listed buildings.
6.1 Topography constraints	(-) Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0 Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(-) Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	Existing access could be use and improved off Dukes Lane.
6.5 Contamination constraints	(-) Potential contamination on site, which could be mitigated.	Potential contamination (Large Gravel Pit and Sewage Sludge). Potential adverse impact that could be mitigated.
6.6 Traffic impact	Site below site size threshold where it would be expected to significantly affect congestion.	B703