

F1.3 Stage 2 Assessment



Report on Site Selection



Epping Forest District Council

Drawing No.
EFDC-S2-0020-Rev1

Date: September 2016

Scale: 1:25,000 @A3

Content
Employment Sites for Stage 2 Assessment in Chigwell

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

Legend

- Stage 2 Sites
- Parish Boundary



Site Suitability Assessment

Site Reference: SR-0190
Parish: Chigwell
Settlement:
Size (ha): 7.3
Address: Land at Luxborough Lane, Chigwell, Essex, IG7 5AA

Primary use: Employment
SLAA notes: Site part of the former Luxborough Lane Water Treatment Works (8.5ha no longer used and available for development)

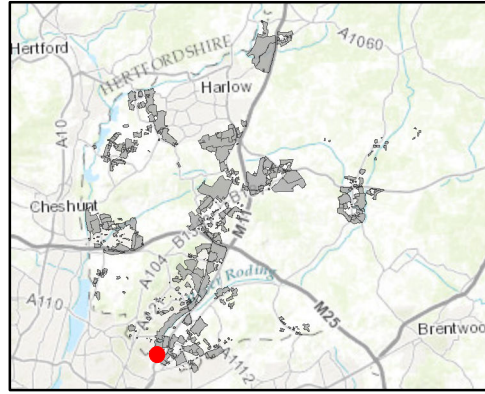
SLAA yield: 34,000 sqm commercial
SLAA source for baseline yield: 8.5ha developable area assumed 0.4 plot ratio or 30dph

SLAA site constraints: Highway access to site is significantly constrained, which may significantly restrict capacity. Circa 10% of the site has potential landfill contamination which reduces capacity of employment.

Site selection adjustment: None

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

Comm. (sq.m.): 30600



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Drawing No **SR-0190** Issue **P1**
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Criteria	Score	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	Employment site located between 400m and 2km from the Special Area of Conservation. No impact beyond potential strategic air quality impact.
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 SSSI's.	
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 the whole of a BAP priority habitat with no main features and a small area of Wood Pasture and Parkland habitat. The site is likely to directly affect the habitats, and effects may be mitigable.
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 87% of the site is in Flood Zone 1 with the remaining 13% in Flood Zone 2, of which less than 1% is in Flood Zone 3a. The higher Flood Risk Zones are located in the north-western corner of the site and can be avoided through site layout.
1.8a Impact on heritage assets	(+)	No effect likely on historic assets 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	(-)	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 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		Not applicable.	
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		Not applicable.	
3.4 Distance to local amenities		Not applicable.	
3.7 Distance to nearest GP surgery		Not applicable.	
3.8 Access to Strategic Road Network	0	The site is 1-3km from the Strategic Road Network.	
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 not within or adjacent to an existing settlement.
4.2 Impact on agricultural land	(-)	Development 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	(-)	The 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.	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	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	Site access is from a private road and would need substantial upgrading to achieve substantial development.
6.5 Contamination constraints	(--)	Potential contamination on site, which is not likely to be able to be mitigated.	Part of site on Landfill and rest on former sewage works which may preclude development due to gas risks from sewage sludge.
6.6 Traffic impact		Not applicable.	Not applicable.

Site Suitability Assessment

Site Reference: SR-0366
Parish: Chigwell
Settlement:
Size (ha): 15.95
Address: West Hatch High school Playing Fields and adjacent land

Primary use: Employment
SLAA notes: School playing fields and vacant scrub land adjacent.

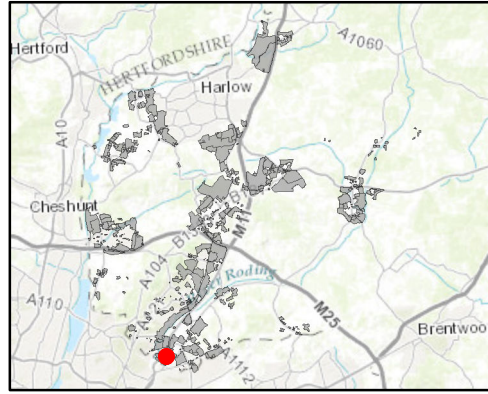
SLAA yield: 64,280 sqm employment
SLAA source for baseline yield: Assumption based on plot ratio of 0.4 for employment



SLAA site constraints: Gas pipeline runs through site, reducing potential capacity by 25%. Excluding this quarter of the site another 25% has potential landfill contamination. Capacity reduced accordingly.

Site selection adjustment: None

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

Comm. (sq.m.): 32140



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Drawing No **SR-0366** Issue **P1**
 

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the site for the proposed use do not undermine conservation objectives (alone or in combination with other sites). Employment site located between 400m and 2km from the Special Area of Conservation. No impact beyond potential strategic air quality impact.
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 SSSI's.
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 encompasses the majority of a BAP priority habitat with no main features, multiple Deciduous Woodland habitats, and a small area of Wood Pasture and Parkland habitat. The site is likely to directly impact, which may not be mitigable.
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	(+)	No effect likely on historic assets 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	(-)	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 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		Not applicable.
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		Not applicable.
3.4 Distance to local amenities		Not applicable.
3.7 Distance to nearest GP surgery		Not applicable.
3.8 Access to Strategic Road Network	(+)	The site is within 1km of the Strategic Road Network.
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 (Chigwell).
4.2 Impact on agricultural land	(--)	Development 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	(-)	The 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 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 9% of the site is in HSE inner consultation zone. Due to the size of the site mitigation is possible. Sensitivity level 2 assuming more than 100 employment occupants. HSE guidance advise against development for 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)	(-)	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	0	Access to the site can be created within landholding adjacent to the highway. Access could be achieved off of Luxborough Lane and High Road.
6.5 Contamination constraints	(--)	Potential contamination on site, which is not likely to be able to be mitigated. Part of site subject to landfills are unsuitable for development. Potential contamination associated with gas compound that could be mitigated. No potential contamination has been identified for parts of site on sports fields.
6.6 Traffic impact		Not applicable. Not applicable.

Site Suitability Assessment

Site Reference: SR-0551
Parish: Chigwell
Settlement:
Size (ha): 1.54
Address: Olympic Compound Site - Plots A.B & C Land North Of Roding Lane
Primary use: Employment
SLAA notes: Site accessed off the motorway. Building for the police and open land beside.

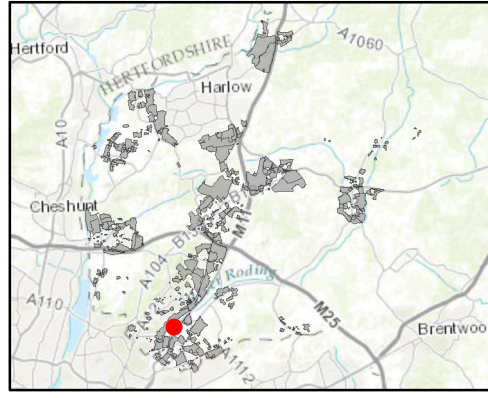
SLAA yield: 6,160 sqm employment
SLAA source for baseline yield: Assumption based on plot ratio of 0.4

SLAA 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.

Comm. (sq.m.): 6160



Client
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 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Drawing No **SR-0551** Issue **P1**
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the site for the proposed use do not undermine conservation objectives (alone or in combination with other sites). Employment site located between 400m and 2km from the Special Area of Conservation. No impact beyond potential strategic air quality impact.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of the development proposed it is likely to be possible to mitigate the effects of the proposed development. Due to the development type (over 1,000sq.m. of non-residential), 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 Deciduous Woodland habitat. The site is 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. The site is within the 250m buffer for Roding Valley Meadows 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	(+)	No effect likely on historic assets 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	(-)	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 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		Not applicable.
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		Not applicable.
3.6 Distance to local amenities		Not applicable.
3.7 Distance to nearest GP surgery		Not applicable.
3.8 Access to Strategic Road Network	(+)	The site is within 1km of the Strategic Road Network.
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement. Split site (50% greenfield and brownfield). Site is not within or adjacent to an existing settlement.
4.2 Impact on agricultural land	(--)	Development 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	The 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 located adjacent the M11 Motorway, and provides opportunity for employment intensification. The proposed 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	(-)	Gas or oil pipelines may constrain part of the site but there is potential for mitigation. Approximately 18% of the site falls in the HSE middle zone. The pipeline runs through the middle of the site but there is potential for mitigation through layout design. HSE guidance is 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.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (Military Uses / Electricity Sub Station / Made Ground). Potential adverse impact that could be mitigated.
6.6 Traffic impact		Not applicable. Not applicable.

Site Suitability Assessment

Site Reference: SR-0558
Parish: Chigwell
Settlement:
Size (ha): 4.36
Address: Land adjacent West Hatch Academy
Primary use: Employment
SLAA notes: Thames Water site, cannot gain access.

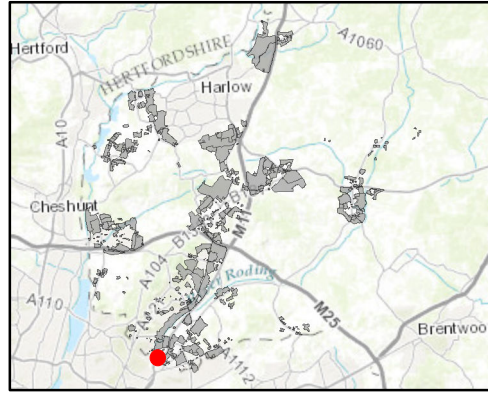
SLAA yield: 17,440 sqm employment
SLAA source for baseline yield: Assumption based on plot ratio of 0.4

SLAA site constraints: None

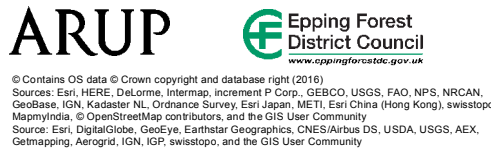
Site selection adjustment: None

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

Comm. (sq.m.): 17440



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Drawing No **SR-0558** Issue **P1**



Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the site for the proposed use do not undermine conservation objectives (alone or in combination with other sites). Employment site located between 400m and 2km from the Special Area of Conservation. No impact beyond potential strategic air quality impact.
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 SSSI's.
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 Wood Pasture and Parkland habitat, and 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 2 and exception test not required. Some 26% of the site is in Flood Zone 2 with the remainder in Flood Zone 1. Less than 3% of the site is also located in Flood Zone 3a and 3b. The higher Flood Risk Zones are located on the site boundary and can be avoided through site layout.
1.8a Impact on heritage assets	(+)	No effect likely on historic assets 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	(-)	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 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		Not applicable.
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		Not applicable.
3.6 Distance to local amenities		Not applicable.
3.7 Distance to nearest GP surgery		Not applicable.
3.8 Access to Strategic Road Network	(+)	The site is within 1km of the Strategic Road Network.
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 (Woodford).
4.2 Impact on agricultural land	(-)	Development 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	(-)	The 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	(-)	Development could detract from the existing settlement character. Site is on the edge of the existing settlement and the proposed density is higher than the neighbouring developments. Therefore, development is likely to affect 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	(-)	There is no means of access to the site and no likely prospect of achieving access. Access cannot be provided to the site.
6.5 Contamination constraints	(-)	Potential contamination on site, which is not likely to be able to be mitigated. Site unsuitable for development. May be feasible to install adequate level of gas protection in managed commercial buildings to protect against gases from landfill site.
6.6 Traffic impact		Not applicable. Not applicable.

Site Suitability Assessment

Site Reference: SR-0560
Parish: Chigwell
Settlement:
Size (ha): 1.34
Address: Chigwell Civic Amenity Site, Luxborough Lane

Primary use: Employment
SLAA notes: Recycling centre.

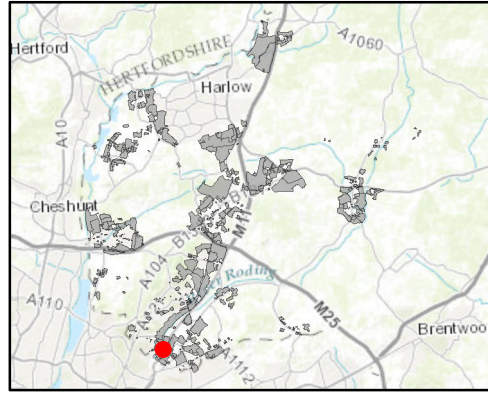
SLAA yield: 5,360 sqm employment
SLAA source for baseline yield: Assumption based on plot ratio of 0.4

SLAA site constraints: None

Site selection adjustment: None

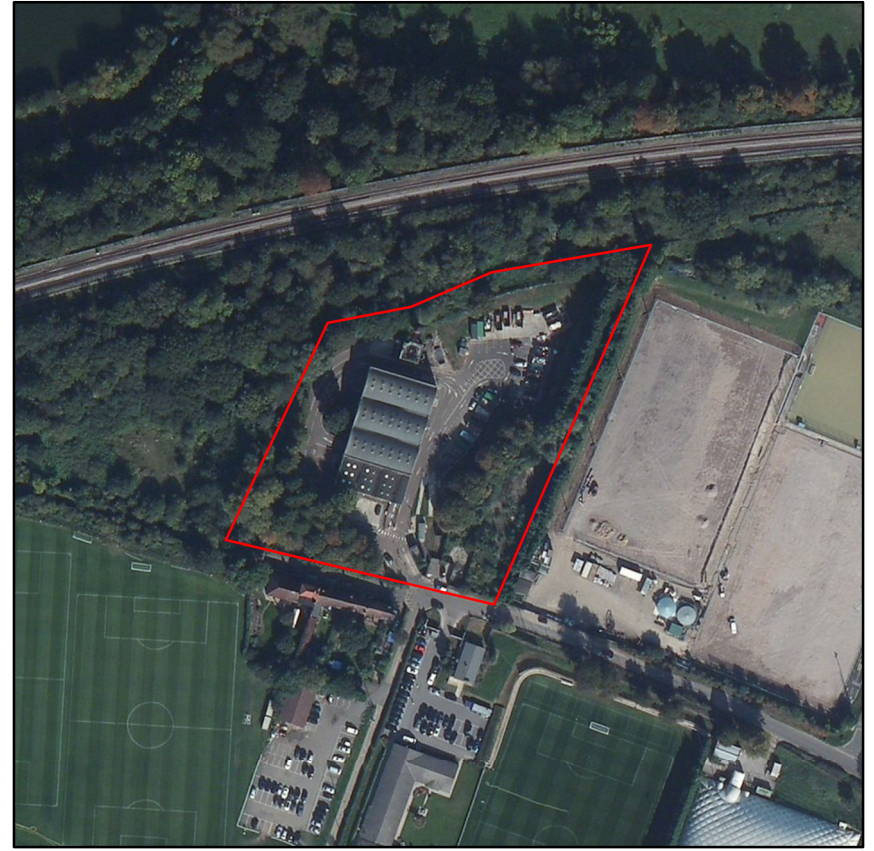
Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Comm. (sq.m.): 5360

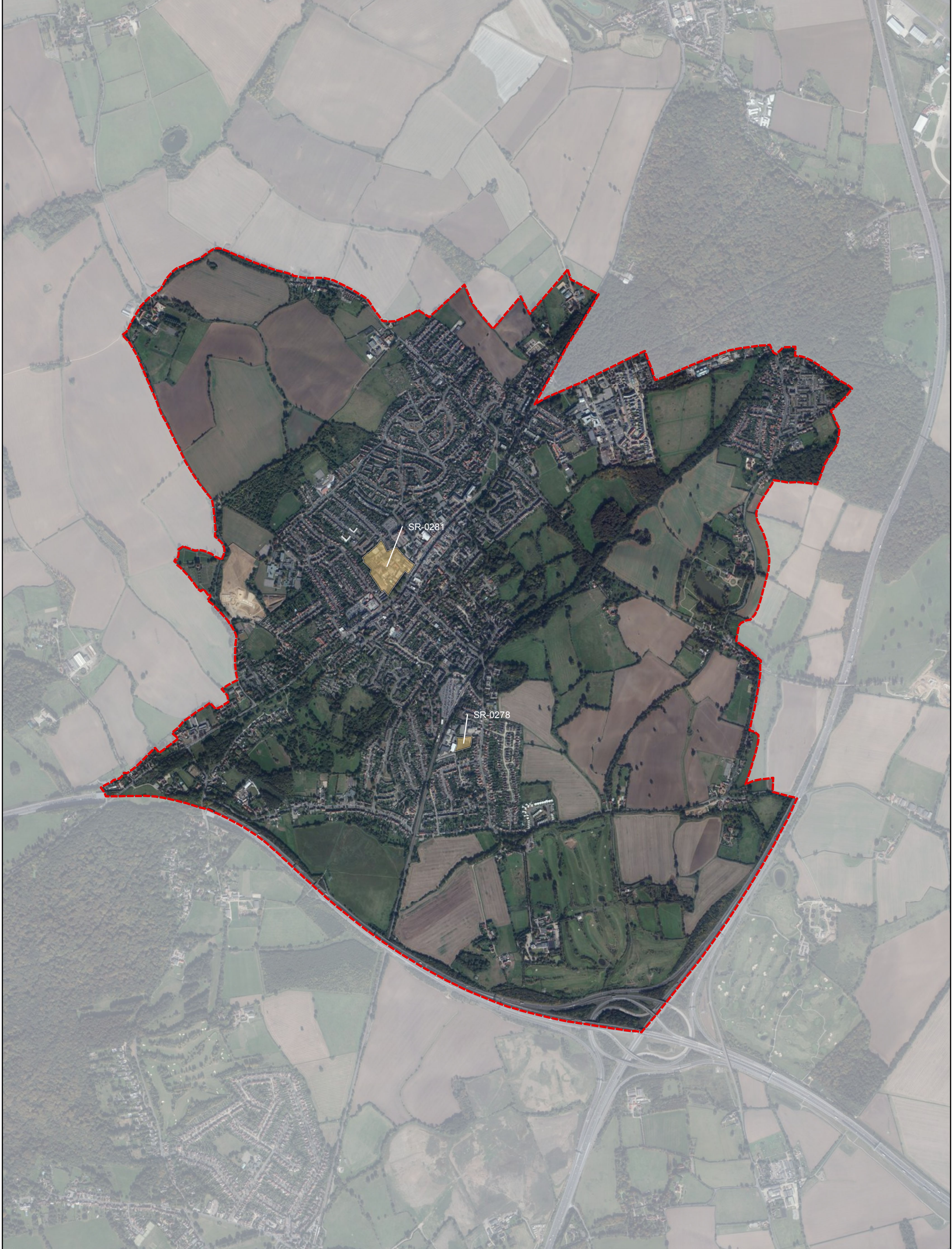


Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Drawing No **SR-0560** Issue **P1**
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the site for the proposed use do not undermine conservation objectives (alone or in combination with other sites). Employment site located between 400m and 2km from the Special Area of Conservation. No impact beyond potential strategic air quality impact.
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 SSSI's.
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 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.
1.7 Flood risk	(+)	Site within Flood Zone 2 and exception test not required.
1.8a Impact on heritage assets	(+)	No effect likely on historic assets 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 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		Not applicable.
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		Not applicable.
3.6 Distance to local amenities		Not applicable.
3.7 Distance to nearest GP surgery		Not applicable.
3.8 Access to Strategic Road Network	(+)	The site is within 1km of the Strategic Road Network.
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, 500m from existing settlements (Chigwell and Buckhurst Hill).
4.2 Impact on agricultural land	(-)	Development 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	The 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. Site is an existing recycling centre. 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 is not likely to be able to be mitigated. Site unsuitable for development. May be feasible to install adequate level of gas protection in managed commercial buildings to protect against gases from landfill site.
6.6 Traffic impact		Not applicable.



SR-0281

SR-0278

Report on Site Selection



Drawing No. EFDC-S2-0021-Rev1

Date: September 2016

Scale: 1:15,000 @A3

Content

Employment Sites for Stage 2 Assessment in Epping

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

Legend

- Stage 2 Sites
- Parish Boundary



Site Suitability Assessment

Site Reference: SR-0278
Parish: Epping
Settlement:
Size (ha): 0.38
Address: Bower Hill Industrial Estate

Primary use: Employment
SLAA notes: None

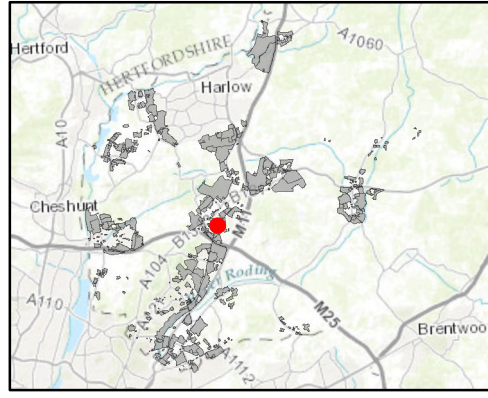
SLAA yield: 1,520 sqm commercial
SLAA source for baseline yield: Assumption based on plot ratio of 0.4

SLAA site constraints: None

Site selection adjustment: None

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

Comm. (sq.m.): 1520



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Drawing No **SR-0278** Issue **P1**
ARUP Epping Forest District Council
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0 Effects of allocating the site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	Employment site located between 400m and 2km from the Special Area of Conservation. No impact beyond potential strategic air quality impact.
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 SSSI's.	
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	(+) No effect likely on historic assets due to distance from 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	Not applicable.	
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	Not applicable.	
3.4 Distance to local amenities	Not applicable.	
3.7 Distance to nearest GP surgery	Not applicable.	
3.8 Access to Strategic Road Network	0 The site is 1-3km from the Strategic Road Network.	
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 (Epping).
4.2 Impact on agricultural land	0 Development 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 The 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 on a brownfield site. Re-development could enhance 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	(+) Suitable access to site already exists.	
6.5 Contamination constraints	(-) Potential contamination on site, which could be mitigated.	Potential contamination (Gas Works / Industrial). Potential adverse impact that could be mitigated.
6.6 Traffic impact	Not applicable.	Not applicable.

Site Suitability Assessment

Site Reference: SR-0281
Parish: Epping
Settlement:
Size (ha): 3.01
Address: St Johns Road Area, Epping Town Centre

Primary use: Employment
SLAA notes: None

SLAA yield: 50 dwellings

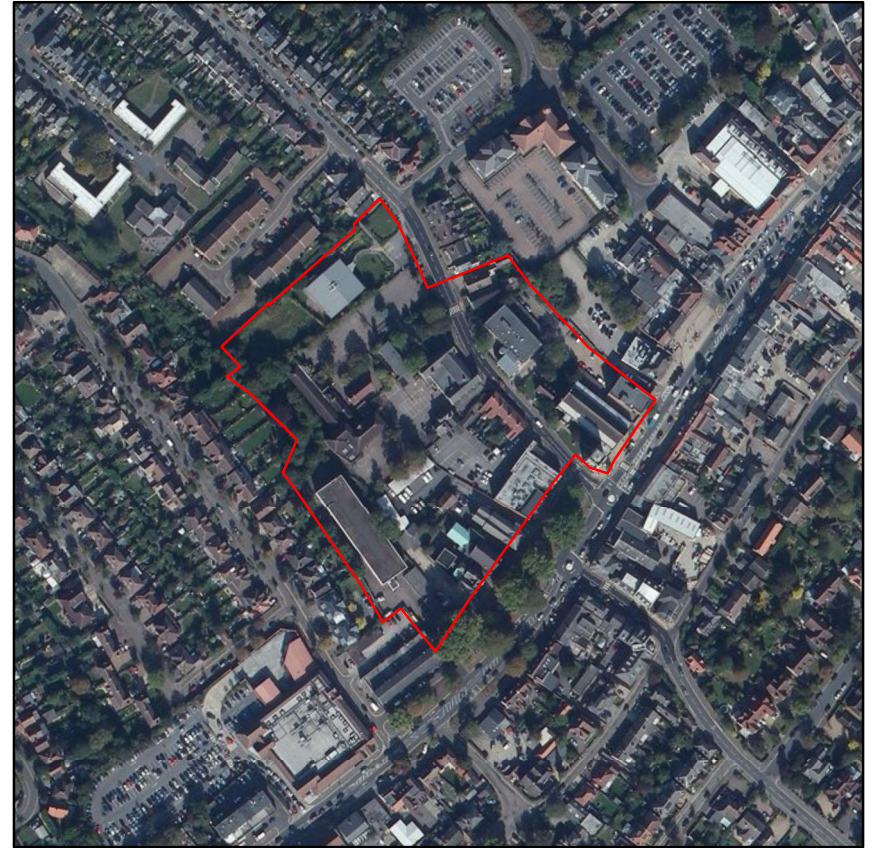
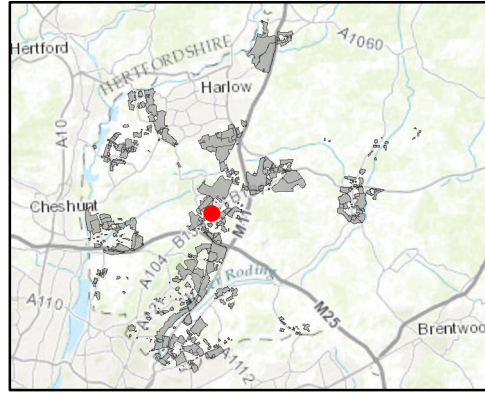
SLAA source for baseline yield: notional - but would be guided by development brief currently being prepared/consulted on

SLAA site constraints: None

Site selection adjustment: None

Community feedback: None

Comm. (sq.m.): 0



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

Drawing Status

Issue
 Drawing No **SR-0281** Issue **P1**

ARUP **Epping Forest District Council**
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 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating the 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 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 SSSI's. Below IRZ consultation threshold
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	(-)	Proposed site 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	(+)	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		Not applicable.
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		Not applicable.
3.6 Distance to local amenities		Not applicable.
3.7 Distance to nearest GP surgery		Not applicable.
3.8 Access to Strategic Road Network	0	The site is 1-3km from the Strategic Road Network.
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 (Epping).
4.2 Impact on agricultural land	0	Development 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	The 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 of mixed-use character including a mix of heritage and modern buildings. Development Brief identifies the site as major opportunity, and that any development will be expected to reflect the historic 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. There are protected trees on and adjacent to the site, but the percentage of the site area affected is limited, and they would not be a significant constraint.
6.4 Access to site	(+)	Suitable access to site already exists. Access to constituent development plots off of St Johns Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (3000m2 infilled gravel pit / Depot / Builders Yard). Potential adverse impact that could be mitigated.
6.6 Traffic impact		Not applicable. Not applicable.



SR-0394

Report on Site Selection





Drawing No. EFDC-S2-0022-Rev1

Date: September 2016

Scale: 1:25,000 @A3

Content
Employment Sites for Stage 2 Assessment in High Ongar

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

- Legend**
-  Stage 2 Sites
 -  Parish Boundary



Site Suitability Assessment

Site Reference: SR-0394
Parish: High Ongar
Settlement:
Size (ha): 14.62
Address: Land to East of High Ongar including Nash Hall Industrial Estate, High Ongar
Primary use: Employment
SLAA notes: Existing small industrial/commercial estate and adjacent vacant/open land and agricultural fields.

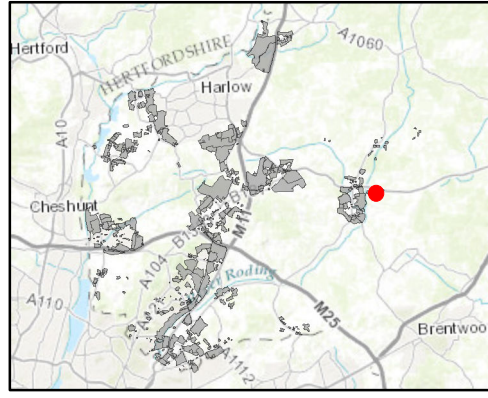
SLAA yield: 307 dwellings and 17,500 sqm commercial
SLAA source for baseline yield: Assumption based on 70:30 housing to employment at 30 dph and plot ratio of 0.4

SLAA 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.

Comm. (sq.m.): 17500



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Drawing No **SR-0394** Issue **P1**
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the 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 SSSI's.
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	(-)	Proposed site 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		Not applicable.
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		Not applicable.
3.6 Distance to local amenities		Not applicable.
3.7 Distance to nearest GP surgery		Not applicable.
3.8 Access to Strategic Road Network	(+)	The site is within 1km of the Strategic Road Network.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development 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	The 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		Not applicable.



Report on Site Selection



Epping Forest District Council

Drawing No.
EFDC-S2-0023-Rev1

Date: September 2016

Scale: 1:22,500 @A3

Content

Employment Sites for Stage 2 Assessment in Loughton

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

Legend

- Stage 2 Sites
- Parish Boundary



Site Suitability Assessment

Site Reference: SR-0279
Parish: Loughton
Settlement:
Size (ha): 4.09
Address: Oakwood Hill Industrial Estate (East)

Primary use: Employment
SLAA notes: Vehicle yard and vacant land

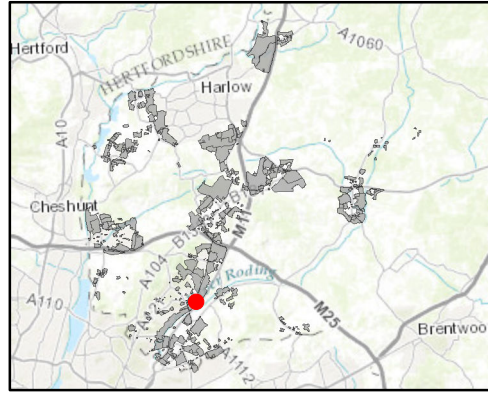
SLAA yield: 15,480 sqm commercial
SLAA source for baseline yield: Assumption based on plot ratio of 0.4

SLAA site constraints: Developable area of site reduced by 1.2 due to Flood Risk

Site selection adjustment: None

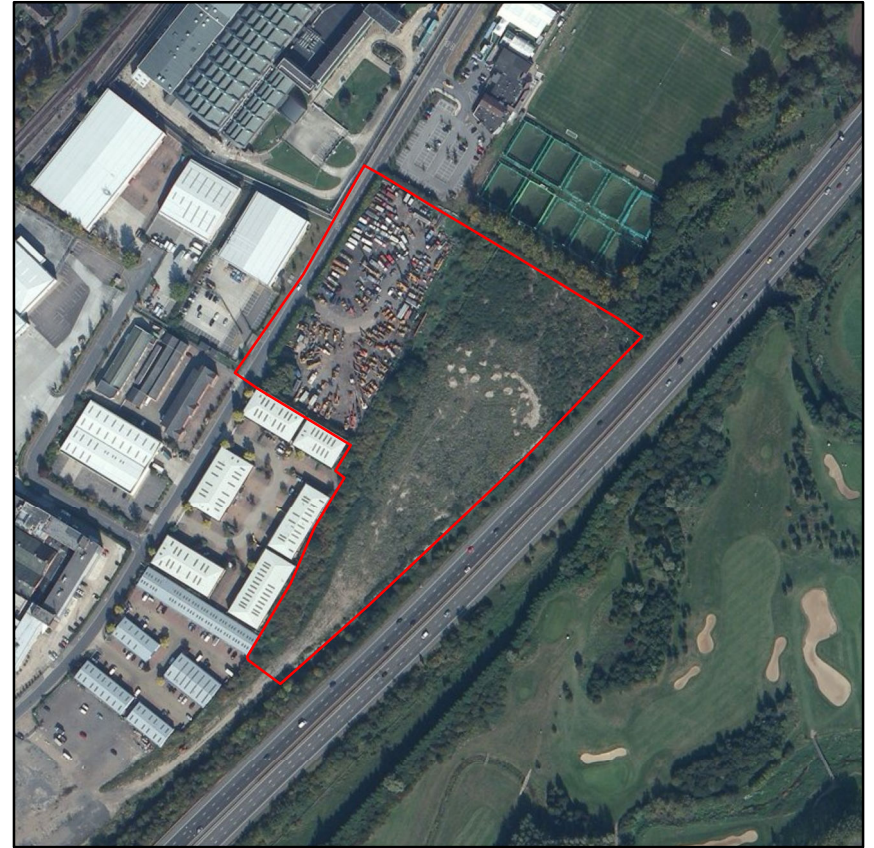
Community feedback: Feedback was received on LOU-5 which is within or near to this site. Refer to Appendix B1.4 for further details.

Comm. (sq.m.): 7740



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Drawing No **SR-0279** Issue **P1**
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Criteria	Score	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	Employment site partially located between 400m and 2km from the Special Area of Conservation. No impact beyond potential strategic air quality impact.
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 SSSI's.	
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 portion of a BAP priority habitat with no main features. The site is likely directly 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	0	Site within Flood Zone 3a and exception test not likely to be required.	Flood risk for the 7% portion of the site within Flood Zone 3a could be mitigated during site layout.
1.8a Impact on heritage assets	(+)	No effect likely on historic assets 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	(-)	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 M11 and therefore mitigation measures are likely to be required.
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 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		Not applicable.	
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		Not applicable.	
3.4 Distance to local amenities		Not applicable.	
3.7 Distance to nearest GP surgery		Not applicable.	
3.8 Access to Strategic Road Network	(+)	The site is within 1km of the Strategic Road Network.	
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 (Loughton).
4.2 Impact on agricultural land	(-)	Development 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	(-)	The 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	0	Development is unlikely to have an effect on settlement character.	Site is located adjacent to Oakwood Hill Industrial Estate, and proposed for employment use. Development is not likely to affect 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 (Land raise). Potential adverse impact that could be mitigated.
6.6 Traffic impact		Not applicable.	Not applicable.

Site Suitability Assessment

Site Reference: SR-0325
Parish: Loughton
Settlement:
Size (ha): 9.39
Address: Loughton, Langston Road North

Primary use: Employment
SLAA notes: Broad area north-east of Langston Road for Extension to Oakwood Hills Industrial Estate

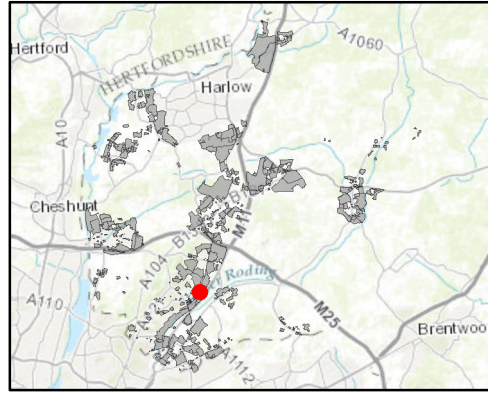
SLAA yield: 37,547 sqm
SLAA source for baseline yield: Assumption based on plot ratio of 0.4 for employment

SLAA site constraints: None

Site selection adjustment: Assessed for employment use. Commercial square metre baseline of plot ratio 0.4.

Community feedback: Feedback was received on LOU-2 which is within or near to this site. Refer to Appendix B1.4 for further details.

Comm. (sq.m.): 37547



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Drawing No **SR-0325** Issue **P1**
ARUP **Epping Forest District Council**
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the site for the proposed use do not undermine conservation objectives (alone or in combination with other sites). Employment site partially located between 400m and 2km from the Special Area of Conservation. No impact beyond potential strategic air quality impact.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of the development proposed it is likely to be possible to mitigate the effects of the proposed development. Due to the development type (over 10,000sq.m. of non-residential), 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	(--)	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 within the 250m buffer for Broadfield Shaw Ancient Woodland. The site may directly affect all 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 around half of a BAP priority habitat and is adjacent to an additional BAP priority habitat. It has one species recorded within it. The site is likely to directly impact the on-site habitat and species, but this may be mitigable.
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 Broadfield Shaw Grassland LWS and Broadfield Shaw LWS. The site is unlikely to affect the features and species of these LWS.
1.7 Flood risk	(+)	Site within Flood Zone 2 and exception test not required. Flood Zones 3a and 3b, located in the south-eastern portion of the site, covers 2% of the site. Flood risk zone 2 covers a further 5%. Higher Flood Risk Zones can be avoided through site layout.
1.8a Impact on heritage assets	0	Proposed site 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	(-)	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 the main road.
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		Not applicable.
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		Not applicable.
3.6 Distance to local amenities		Not applicable.
3.7 Distance to nearest GP surgery		Not applicable.
3.8 Access to Strategic Road Network	0	The site is 1-3km from the Strategic Road Network.
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 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	(-)	The 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 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	0	Development is unlikely to have an effect on settlement character. Site is located adjacent to Oakwood Hill Industrial Estate and proposed for employment use. Development is not likely to affect 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. Would require extension to Langston Road through third party land.
6.5 Contamination constraints	0	No contamination issues identified on site to date. No potential contamination identified.
6.6 Traffic impact		Not applicable. Not applicable.

Site Suitability Assessment

Site Reference: SR-0355A
Parish: Loughton
Settlement:
Size (ha): 27.28
Address: Oakwood Hill/Langston Road Industrial Estate

Primary use: Employment
SLAA notes: Industrial Estate/Business Park.

SLAA yield: 10,000 sqm

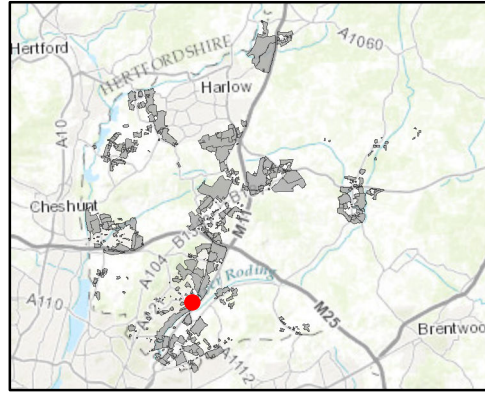
SLAA source for baseline yield: Assumption based on selective regeneration and modernisation of dwellings

SLAA site constraints: None

Site selection adjustment: Multi-parcel site, which has been split out. Assumed that 10,000 sqm can be provided on each part of the site.

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

Comm. (sq.m.): 10000



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 Job Title
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 Drawing Status
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Criteria	Score	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	Employment site partially located between 400m and 2km from the Special Area of Conservation. No impact beyond potential strategic air quality impact.
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 SSSI's.	The site proposes a development type that is not considered a risk to SSSI features.
1.3a Impact on Ancient Woodland	(-)	Site is adjacent to or contains Ancient Woodland but possible effects can be mitigated.	The site is partly within the 250m buffer for Broadfield Shaw Ancient Woodland. The site may directly affect a small area of the buffer land, but impacts may be mitigated against through considered masterplanning.
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 a portion of a BAP priority habitat with no main features. The site may directly 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 Roding Valley Meadows LWS, Lady Patience Meadow LWS, Broadfield Shaw Grassland LWS and Broadfield Shaw LWS. The site is unlikely to affect the features and species of these LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	Majority of the site is in Flood Zone 1. Higher Flood Risk Zones 2, 3a and 3b affect 6% of the site. The higher Flood Risk Zones on the boundary of the site can be avoided through site layout.
1.8a Impact on heritage assets	(+)	No effect likely on historic assets 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	(-)	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 M11 and therefore mitigation measures are likely to be required.
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 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		Not applicable.	
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		Not applicable.	
3.6 Distance to local amenities		Not applicable.	
3.7 Distance to nearest GP surgery		Not applicable.	
3.8 Access to Strategic Road Network	(+)	The site is within 1km of the Strategic Road Network.	
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 (Loughton).
4.2 Impact on agricultural land	(--)	Development 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.	Circa 0% of public open space is located in the site area. Development is unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	(-)	The 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	0	Development is unlikely to have an effect on settlement character.	Site is located within an existing industrial estate. Intensification 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.	Access from Barrington Green and Langston Road
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Industrial). Potential adverse impact that could be mitigated.
6.6 Traffic impact		Not applicable.	Not applicable.

Site Suitability Assessment

Site Reference: SR-0355B
Parish: Loughton
Settlement:
Size (ha): 5.95
Address: Oakwood Hill/Langston Road Industrial Estate

Primary use: Employment
SLAA notes: Industrial Estate/Business Park.

SLAA yield: 10,000 sqm

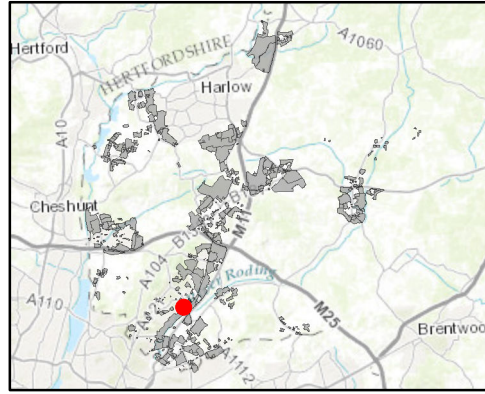
SLAA source for baseline yield: Assumption based on selective regeneration and modernisation of dwellings

SLAA site constraints: The scale of additional commercial floorspace at this site will be identified through other Epping Forest District Council evidence on employment.

Site selection adjustment: Multi-parcel site, which has been split out. Assumed that 10,000 sqm can be provided on each part of the site.

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

Comm. (sq.m.): 10000



Client
Epping Forest District Council
 Job Title
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Criteria	Score	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	Employment site partially located between 400m and 2km from the Special Area of Conservation. No impact beyond potential strategic air quality impact.
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 SSSI's.	
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 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 adjacent to the Roding Valley Meadows 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	(+)	No effect likely on historic assets due to distance from 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 A1168 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	(+)	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		Not applicable.	
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		Not applicable.	
3.6 Distance to local amenities		Not applicable.	
3.7 Distance to nearest GP surgery		Not applicable.	
3.8 Access to Strategic Road Network	(+)	The site is within 1km of the Strategic Road Network.	
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 (Loughton).
4.2 Impact on agricultural land	0	Development 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	(-)	The 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 character. 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 located within an existing industrial estate. Existing site is extensively developed and may require more dense development in order to accommodate the proposals. This may adversely affect the 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.	Access from Oakwood Hill and Oakwood Hill Industrial Estate.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Industrial). Potential adverse impact that could be mitigated.
6.6 Traffic impact		Not applicable.	Not applicable.



Report on Site Selection



Drawing No.
EFDC-S2-0024-Rev1



Date: September 2016

Scale: 1:27,500 @A3

Content
Employment Sites for Stage 2 Assessment in Nazeing

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

Legend

-  Stage 2 Sites
-  Parish Boundary



Site Suitability Assessment

Site Reference: SR-0151
Parish: Nazeing
Settlement:
Size (ha): 1.69
Address: Land at Birchwood Industrial Estate, Hoe Lane, Nazeing, EN9 2RJ

Primary use: Employment
SLAA notes: Existing yard behind industrial estate

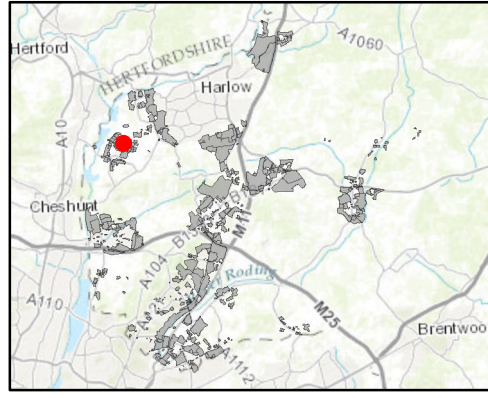
SLAA yield: 6,680 sqm commercial floorspace
SLAA source for baseline yield: Assumption based on plot ratio of 0.4

SLAA site constraints: None

Site selection adjustment: None

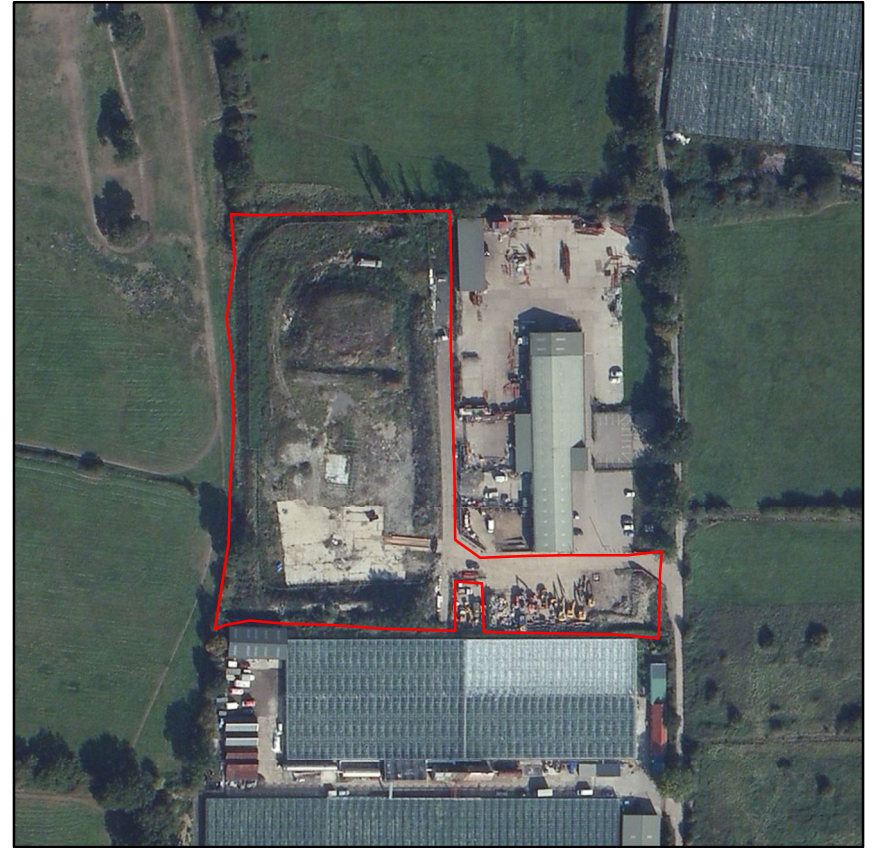
Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Comm. (sq.m.): 6680



Client
Epping Forest District Council
 Job Title
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 Drawing Status
Issue
 Drawing No **SR-0151** Issue **P1**
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Criteria	Score	Qualitative Assessment	
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the 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 SSSI's.	
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	(+)	No effect likely on historic assets due to distance from 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		Not applicable.	
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		Not applicable.	
3.6 Distance to local amenities		Not applicable.	
3.7 Distance to nearest GP surgery		Not applicable.	
3.8 Access to Strategic Road Network	(-)	The site is 3-10km from the Strategic Road Network.	
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, 800m from an existing settlement (Lower Nazeing).
4.2 Impact on agricultural land	(-)	Development 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	(-)	The 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.	Site is a vacant yard among employment areas. Therefore, the proposed employment development 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)	(-)	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 road from Hoe Lane.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Horticultural Nursery / Industrial / Waste Site). Potential adverse impact that could be mitigated.
6.6 Traffic impact		Not applicable.	Not applicable.

Site Suitability Assessment

Site Reference: SR-0276
Parish: Nazeing
Settlement:
Size (ha): 0.59
Address: Birchwood Industrial Estate, Hoe Lane, Nazeing

Primary use: Employment
SLAA notes: Industrial dwellings identified in Employment Land Review for long term modernisation

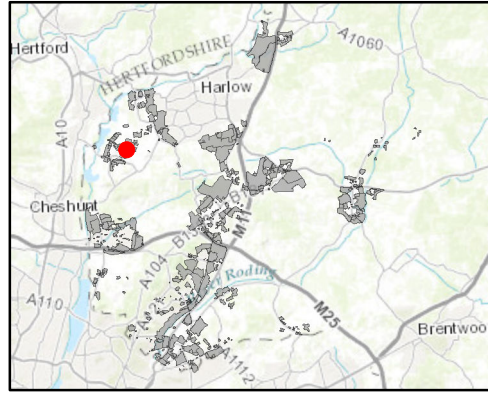
SLAA yield: 2280 sqm
SLAA source for baseline yield: Assumption based on plot ratio 0.4 - not net additional space but modernisation

SLAA site constraints: None

Site selection adjustment: None

Community feedback: Feedback was received on NAZ-1 which is within or near to this site. Refer to Appendix B1.4 for further details.

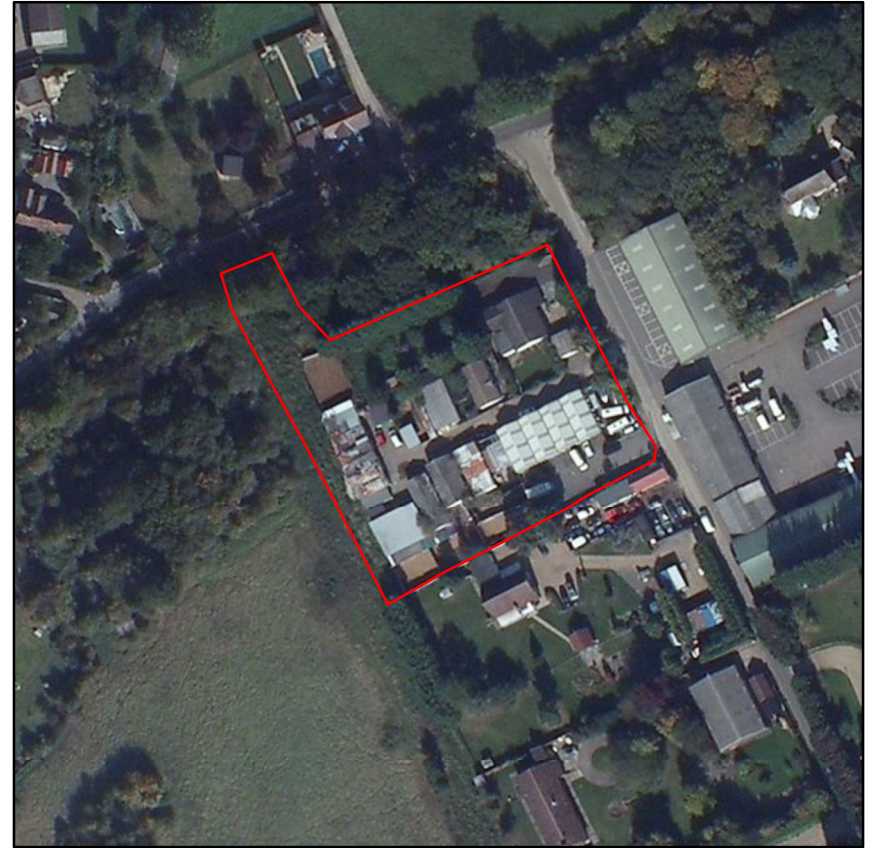
Comm. (sq.m.): 2280



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 Job Title
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 Drawing Status
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 Drawing No **SR-0276** Issue **P1**



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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the 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 SSSI's.
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. Majority of the site is in Flood Zone 1. Higher Flood Risk Zones 2, 3a and 3b covering 6% are located along the northern site boundary and can be avoided through site layout.
1.8a Impact on heritage assets	(-)	Proposed site 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	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		Not applicable.
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		Not applicable.
3.6 Distance to local amenities		Not applicable.
3.7 Distance to nearest GP surgery		Not applicable.
3.8 Access to Strategic Road Network	(-)	The site is 3-10km from the Strategic Road Network.
4.1 Brownfield and Greenfield Land	0	Majority of the site is previously developed land that is neither within nor adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development 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	(-)	The 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)	(-)	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		Not applicable.

Site Suitability Assessment

Site Reference: SR-0580
Parish: Nazeing
Settlement:
Size (ha): 4.94
Address: 42 Land at Hoe Lane, Nazeing, EN9 2RG

Primary use: Employment
SLAA notes: Open green field.

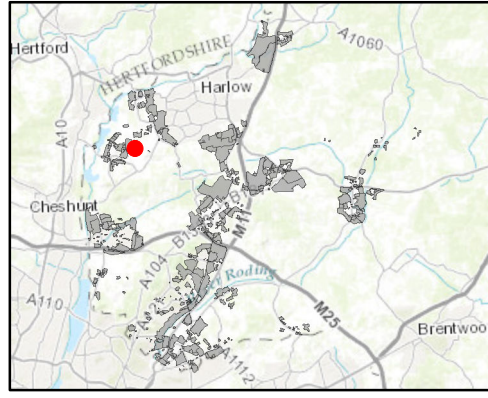
SLAA yield: 19,760 sqm employment
SLAA source for baseline yield: Assumption based on plot ratio of 0.4

SLAA site constraints: 10% reduction in capacity to take allow a buffer to overhead power lines.

Site selection adjustment: None

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

Comm. (sq.m.): 17784



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Drawing No **SR-0580** Issue **P1**
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the 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 SSSI's.
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	(-)	Proposed site 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	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	(-)	Site more than a 1000m from a bus stop.
3.3 Distance to employment locations		Not applicable.
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		Not applicable.
3.6 Distance to local amenities		Not applicable.
3.7 Distance to nearest GP surgery		Not applicable.
3.8 Access to Strategic Road Network	(-)	The site is 3-10km from the Strategic Road Network.
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 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	(-)	The 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	(-)	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		Not applicable.

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.

100% greenfield site, adjacent to an existing settlement (Lower Nazeing).

Proposed employment development is adjacent to existing employment uses and is not likely to effect the character of the area, subject to sensitive design reflecting the location of the site within a Conservation Area.

Off track style road. Would require an upgrade.

Potential contamination (Shooting Ground). Potential adverse impact that could be mitigated.



Report on Site Selection



Drawing No.
EFDC-S2-0025-Rev1

Date: September 2016

Scale: 1:27,500 @A3

Content

Employment Sites for Stage 2 Assessment in North Weald Bassett

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

Legend

- Stage 2 Sites
- Parish Boundary



Site Suitability Assessment

Site Reference: SR-0006
Parish: North Weald Bassett
Settlement:
Size (ha): 2.36
Address: Dorrington Farm, Rye Hill Road, Harlow, Essex, CM18 7JF

Primary use: Employment
SLAA notes: Existing farm building, warehouse and adjacent field.

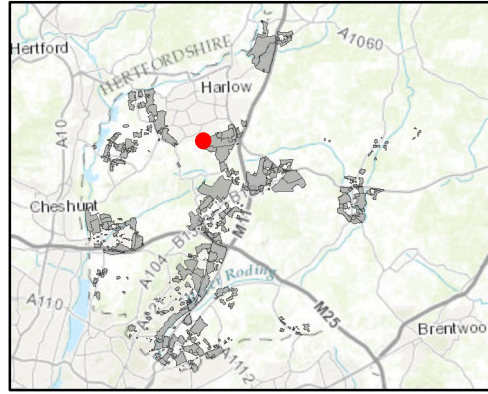
SLAA yield: 9,400 sqm commercial
SLAA source for baseline yield: Plot Ratio of 0.4 for Employment

SLAA site constraints: None

Site selection adjustment: None

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

Comm. (sq.m.): 9400



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Drawing No **SR-0006** Issue **P1**
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 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, Swisstopo, and the GIS User Community



Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the 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 the 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	(+)	No effect likely on historic assets 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 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		Not applicable.
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		Not applicable.
3.4 Distance to local amenities		Not applicable.
3.7 Distance to nearest GP surgery		Not applicable.
3.8 Access to Strategic Road Network	(-)	The site is 3-10km from the Strategic Road Network.
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 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	(--)	The site falls within an area of high landscape sensitivity - 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		Not applicable.

Site Suitability Assessment

Site Reference: SR-0066
Parish: North Weald Bassett
Settlement:
Size (ha): 7.14
Address: Harlow Park Nursery, London Road, North Weald Bassett

Primary use: Employment
SLAA notes: Agricultural and Contractor's compound

SLAA yield: 28,760 sqm employment (B2) floorspace

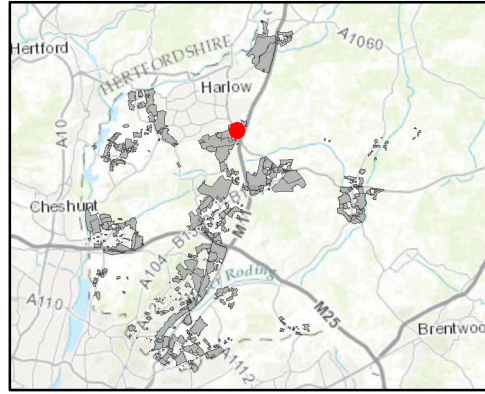
SLAA source for baseline yield: Assumption based on plot ratio of 0.4

SLAA site constraints: None

Site selection adjustment: None

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

Comm. (sq.m.): 28760



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Drawing No **SR-0066** Issue **P1**
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the 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 SSSI's.
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	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	(+)	No effect likely on historic assets 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	(-)	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	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations		Not applicable.
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		Not applicable.
3.6 Distance to local amenities		Not applicable.
3.7 Distance to nearest GP surgery		Not applicable.
3.8 Access to Strategic Road Network	(+)	The site is within 1km of the Strategic Road Network.
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 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	(-)	The site falls within an area of high landscape sensitivity - 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	(-)	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		Not applicable.

Site Suitability Assessment

Site Reference: SR-0092
Parish: North Weald Bassett
Settlement:
Size (ha): 17.93
Address: Latton Park, London Road, Harlow

Primary use: Employment
SLAA notes: Agricultural fields

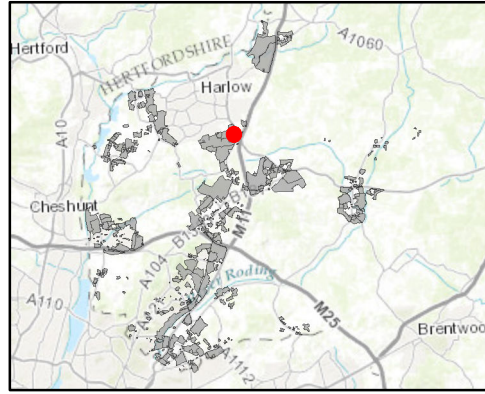
SLAA yield: 71,240 sqm employment
SLAA source for baseline yield: Assumption based on plot ratio of 0.4

SLAA site constraints: None

Site selection adjustment: None

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

Comm. (sq.m.): 71240



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Drawing No **SR-0092** Issue **P1**
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Criteria	Score	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the 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 SSSI's.	
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 within the 250m buffer for Mark Bushes/Latton Park Ancient Woodland. The site may directly affect a portion of the Ancient Woodland buffer zone. 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	(-)	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 5 Ancient trees directly affected by the site. The trees are concentrated at the edges of the site. Impacts to the Ancient trees may be mitigated due to the low density and by considered masterplanning or transposition.
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 two BAP priority habitats, and within three buffer zones. The site may indirectly affect the BAP priority habitats. There may be effects but mitigation can be implemented.
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 Mark Bushes Complex 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	(+)	No effect likely on historic assets 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	(-)	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.	Almost the entirety of the site is located in a moderate sensitivity Green Belt parcel. Subject to the provision of robust planting along the site boundaries, the site would have 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		Not applicable.	
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		Not applicable.	
3.4 Distance to local amenities		Not applicable.	
3.7 Distance to nearest GP surgery		Not applicable.	
3.8 Access to Strategic Road Network	(+)	The site is within 1km of the Strategic Road Network.	
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 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	(--)	The site falls within an area of high landscape sensitivity - 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	(-)	Development could detract from the existing settlement character.	Site is identified as a potential regeneration area. Site is adjacent to Ancient Woodlands constituting area of high character sensitivity and would require mitigation through design and layout.
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	0	Access to the site can be created within landholding adjacent to the highway.	Site access achievable from A414.
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		Not applicable.	Not applicable.

Site Suitability Assessment

Site Reference: SR-0119
Parish: North Weald Bassett
Settlement:
Size (ha): 154.14
Address: North Weald Airfield, Merlin Way, North Weald Essex, CM16 6AA

Primary use: Employment
SLAA notes: North Weald Airfield

SLAA yield: 42,000 business, and 735 dwellings

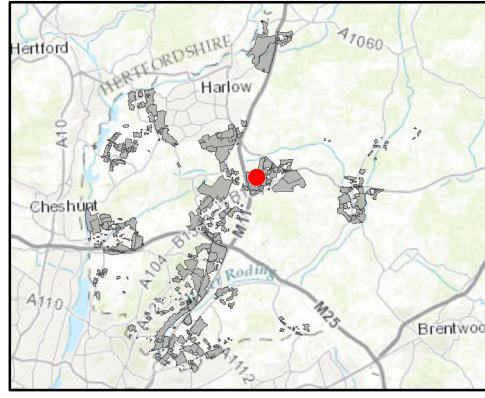
SLAA source for baseline yield: Assumption based on East Side of main runway releasing 35ha for development (as per Halcrow EFDC Aviation Intensification Study) c.70:30 housing to employment land. 30 dph housing and 0.4 plot ratio for employment.

SLAA site constraints: None

Site selection adjustment: None

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

Comm. (sq.m.): 42000



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
 Issue
 Drawing No **SR-0119** Issue **P1**
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the 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 the 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	(-)	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	0	Proposed site located within the setting of a heritage asset and effects can be mitigated.
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.
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		Not applicable.
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		Not applicable.
3.6 Distance to local amenities		Not applicable.
3.7 Distance to nearest GP surgery		Not applicable.
3.8 Access to Strategic Road Network	0	The site is 1-3km from the Strategic Road Network.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development 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	0	The 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		Not applicable.

Site Suitability Assessment

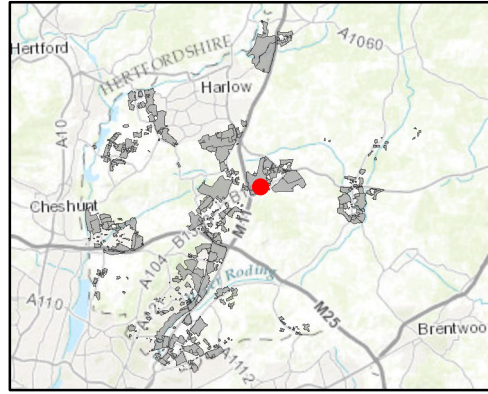
Site Reference: SR-0274
Parish: North Weald Bassett
Settlement:
Size (ha): 6.49
Address: Hurricane Way Industrial Estate, North Weald Bassett



Primary use: Employment
SLAA notes: Industrial Estate Inc. 0.76 vacant plot on East part of site

SLAA yield: 3,000 sqm commercial
SLAA source for baseline yield: Assumption based on plot ratio of 0.4 to vacant area
SLAA site constraints: None
Site selection adjustment: None

Community feedback: Feedback was received on NWB-1 which is within or near to this site. Refer to Appendix B1.4 for further details.

Comm. (sq.m.): 3000



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Drawing No **SR-0274** Issue **P1**
 

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the 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 SSSI's.
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 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	(+)	No effect likely on historic assets due to distance from 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 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		Not applicable.
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		Not applicable.
3.6 Distance to local amenities		Not applicable.
3.7 Distance to nearest GP surgery		Not applicable.
3.8 Access to Strategic Road Network	0	The site is 1-3km from the Strategic Road Network.
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 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	The 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		Not applicable.

Site Suitability Assessment

Site Reference: SR-0275
Parish: North Weald Bassett
Settlement:
Size (ha): 1
Address: High Road, North Weald, Industrial Estate, CM16 6EG

Primary use: Employment
SLAA notes: None

SLAA yield: 2,400 sqm commercial

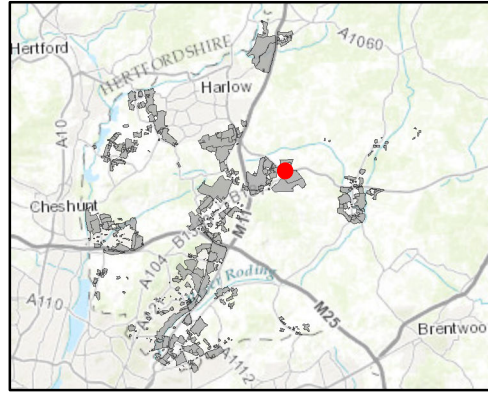
SLAA source for baseline yield: Assumption based on development of open areas of estate for employment dwellings



SLAA 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.

Comm. (sq.m.): 2400



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Drawing No **SR-0275** Issue **P1**
 

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the 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 SSSI's.
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	(+)	No effect likely on historic assets 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	(-)	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	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations		Not applicable.
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		Not applicable.
3.6 Distance to local amenities		Not applicable.
3.7 Distance to nearest GP surgery		Not applicable.
3.8 Access to Strategic Road Network	(+)	The site is within 1km of the Strategic Road Network.
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	(--)	Development 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	(--)	The site falls within an area of high landscape sensitivity - 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	(-)	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	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact		Not applicable.

Site Suitability Assessment

Site Reference: SR-0409
Parish: North Weald Bassett
Settlement:
Size (ha): 7.18
Address: Land at J7 of M11

Primary use: Employment
SLAA notes: Agricultural field

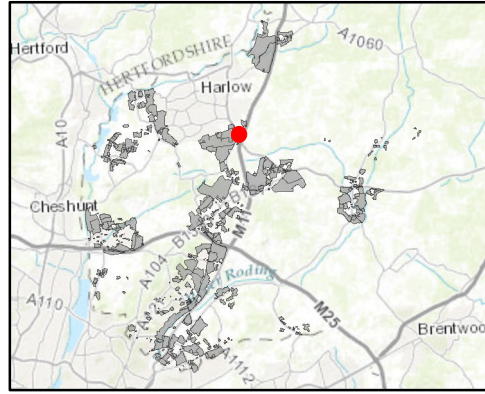
SLAA yield: 28,680 sqm commercial
SLAA source for baseline yield: Assumption based on plot ratio of 0.4

SLAA 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.

Comm. (sq.m.): 28680



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Drawing No **SR-0409** Issue **P1**
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the 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 SSSI's.
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	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	(+)	No effect likely on historic assets 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	(-)	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	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations		Not applicable.
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		Not applicable.
3.6 Distance to local amenities		Not applicable.
3.7 Distance to nearest GP surgery		Not applicable.
3.8 Access to Strategic Road Network	(+)	The site is within 1km of the Strategic Road Network.
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 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	(-)	The site falls within an area of high landscape sensitivity - 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	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		Not applicable.

Site Suitability Assessment

Site Reference: SR-0412
Parish: North Weald Bassett
Settlement:
Size (ha): 2
Address: Woodside Business Estate, Thornwood

Primary use: Employment
SLAA notes: Existing low density business estate

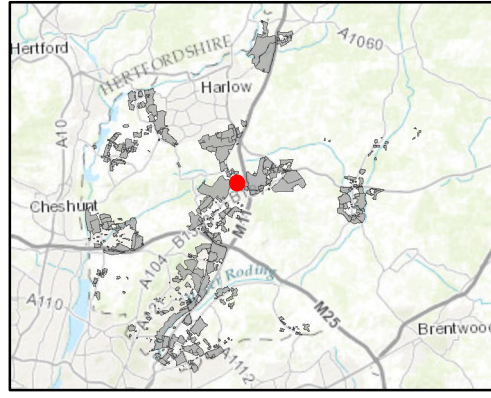
SLAA yield: 8,000 sqm commercial
SLAA source for baseline yield: Assumption based on plot ratio of 0.4

SLAA site constraints: Regeneration of existing trading estate

Site selection adjustment: None

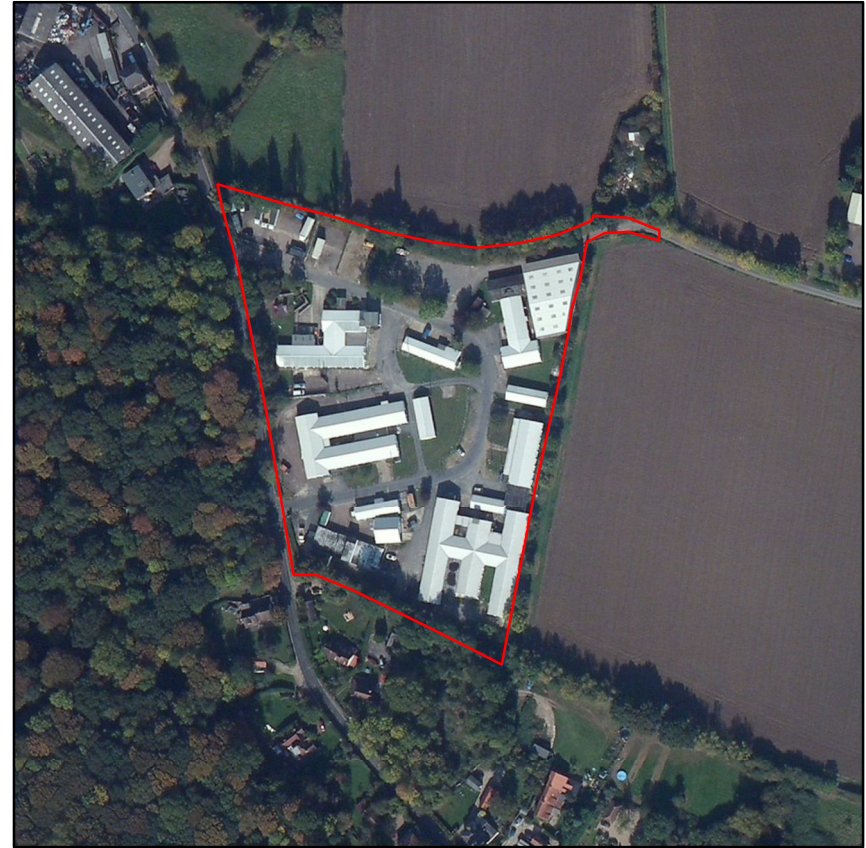
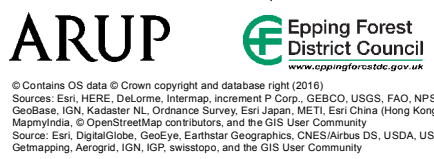
Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Comm. (sq.m.): 8000



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan

Drawing Status
 Issue
 Drawing No **SR-0412** Issue **P1**



Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the 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 the 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	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	Proposed site located within the setting of a heritage asset and effects can be mitigated.
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		Not applicable.
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		Not applicable.
3.4 Distance to local amenities		Not applicable.
3.7 Distance to nearest GP surgery		Not applicable.
3.8 Access to Strategic Road Network	0	The site is 1-3km from the Strategic Road Network.
4.1 Brownfield and Greenfield Land	0	Majority of the site is previously developed land that is neither within nor adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development 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	(-)	The 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	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact		Not applicable.

Site Suitability Assessment

Site Reference: SR-0415
Parish: North Weald Bassett
Settlement:
Size (ha): 3.75
Address: Weald Hall Farm Industrial Estate

Primary use: Employment
SLAA notes: Existing Industrial Estate

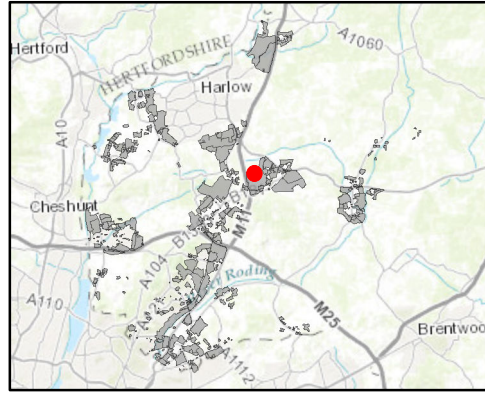
SLAA yield: 3,000
SLAA source for baseline yield: Regeneration of existing trading estate - development of any vacant plots

SLAA site constraints: None

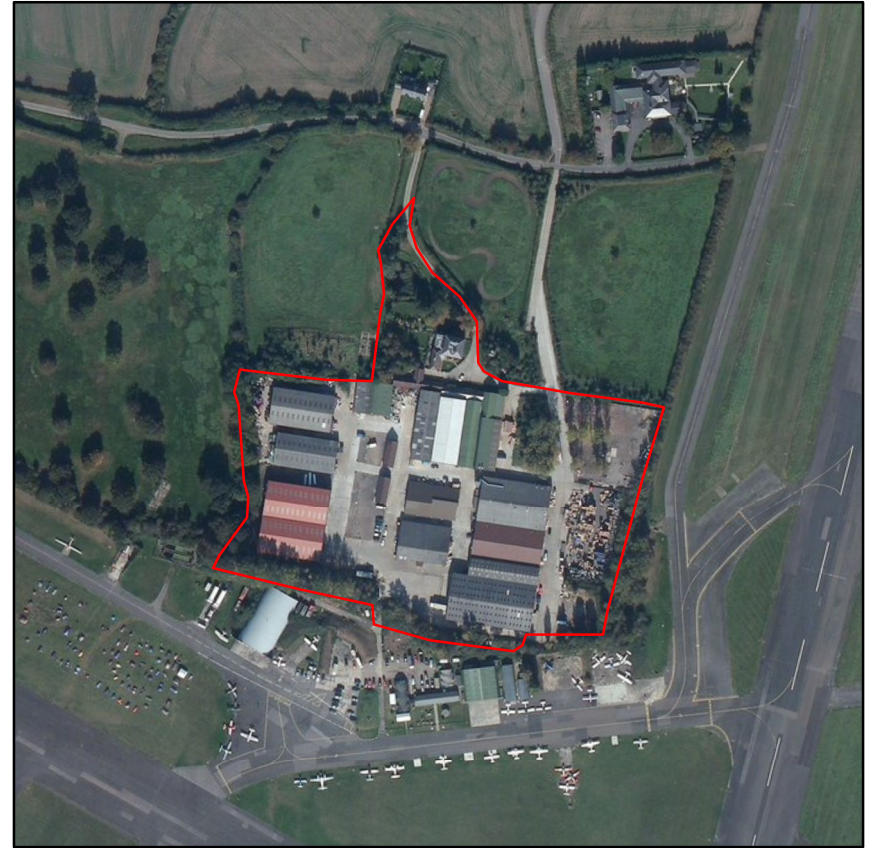
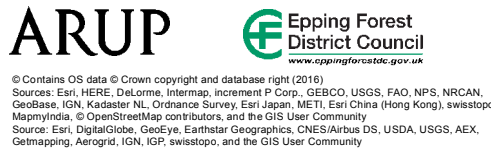
Site selection adjustment: None

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

Comm. (sq.m.): 3000



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Drawing No **SR-0415** Issue **P1**



Criteria	Score	Qualitative Assessment	
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the 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 SSSI's.	
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	(++)	Opportunity to enhance significance of the historical asset/ further reveal its significance / enhance the setting.	
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 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		Not applicable.	
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		Not applicable.	
3.4 Distance to local amenities		Not applicable.	
3.7 Distance to nearest GP surgery		Not applicable.	
3.8 Access to Strategic Road Network	(+)	The site is within 1km of the Strategic Road Network.	
4.1 Brownfield and Greenfield Land	0	Majority of the site is previously developed land that is neither within nor adjacent to a settlement.	90% brownfield site not within or adjacent to an existing settlement.
4.2 Impact on agricultural land	(--)	Development 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	The 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.	Intensification of existing employment uses at Weald Hall Farm not likely to impact historic assets at the farm, or the character of the airfield or the settlement.
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.	Adjacent to main roads.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Farmyard / Industrial Estate / In filled Ponds / Electricity Sub Station). Potential adverse impact that could be mitigated.
6.6 Traffic impact		Not applicable.	Not applicable.

Site Suitability Assessment

Site Reference: SR-0418
Parish: North Weald Bassett
Settlement:
Size (ha): 8.32
Address: Chase Farm and Redricks Nursery and North Weald Nursery

Primary use: Employment
SLAA notes: Existing Industrial Estate, Nursery and Agricultural Field

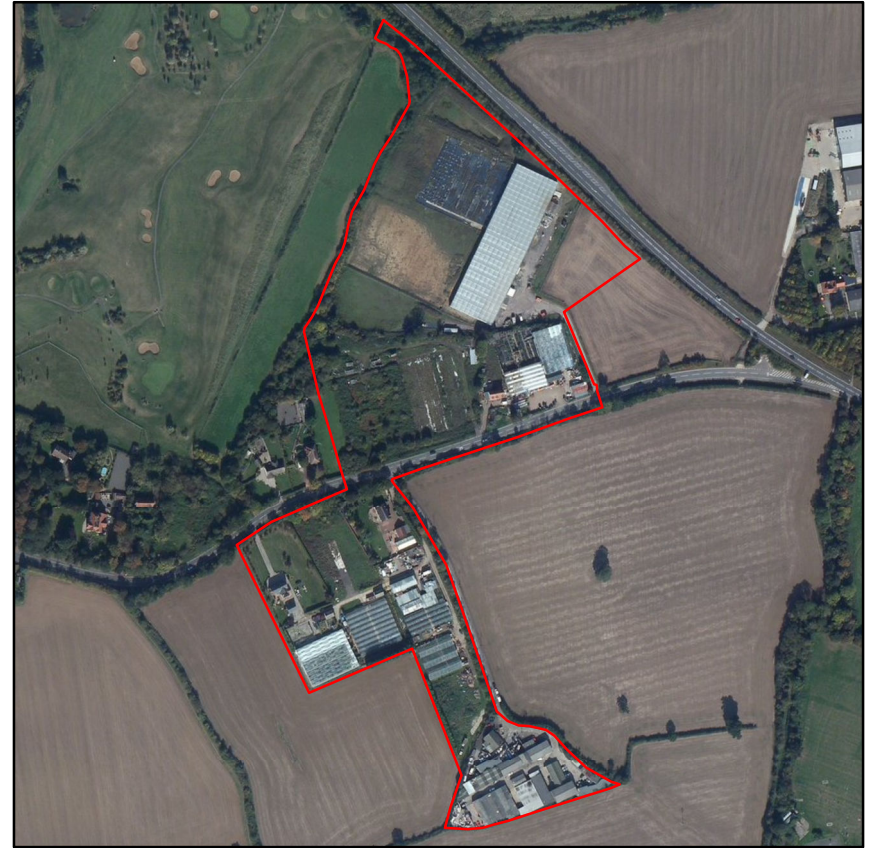
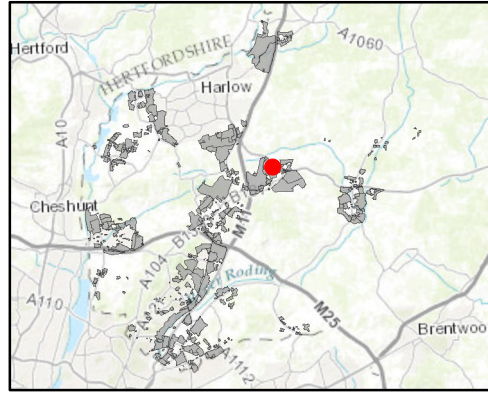
SLAA yield: 16,640 sqm commercial and 125 dwellings
SLAA source for baseline yield: Assumption based on 50:50 housing to employment at 30 dph and 0.4 plot ratio for employment

SLAA site constraints: None


Site selection adjustment: None

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

Comm. (sq.m.): 16640



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Drawing No **SR-0418** Issue **P1**

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

Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the 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 SSSI's.
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 4 Ancient trees directly affected by the site. The trees are located at the edges of the site and may be affected by development. Impacts may be mitigated by considered masterplanning or transposition.
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 BAP priority habitat with no main feature 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 of St. Andrew's Churchyard, North Weald 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	(+)	No effect likely on historic assets due to distance from 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. Parts of the site are very close to the A614 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	(-)	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		Not applicable.
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		Not applicable.
3.6 Distance to local amenities		Not applicable.
3.7 Distance to nearest GP surgery		Not applicable.
3.8 Access to Strategic Road Network	(+)	The site is within 1km of the Strategic Road Network.
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 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	(-)	The 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. Existing glasshouses in area of predominantly rural, dispersed settlement along Vicarage Lane near to historic church. Proposed floorspace is not considered in keeping with the surrounding area and could negatively 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. Access is suitable.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (Military Gun Site / Industrial Estate / Horticultural Nursery / Piggeries / In filled Pond and landfill within 250m). Potential adverse impact that could be mitigated.
6.6 Traffic impact		Not applicable. Not applicable.

Site Suitability Assessment

Site Reference: SR-0570
Parish: North Weald Bassett
Settlement:
Size (ha): 0.73
Address: Land adjoining dwelling 1, Horseshoe Farm, London road, Harlow, CM17 9LH
Primary use: Employment
SLAA notes: Appears to be a quarry site.

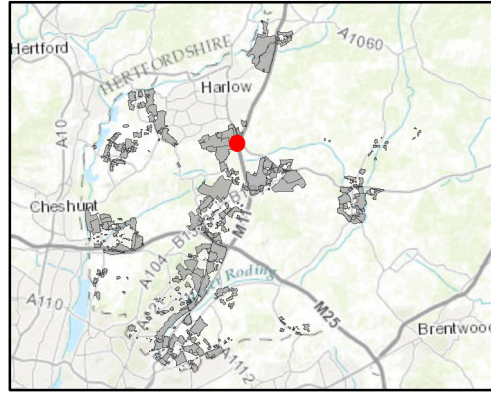
SLAA yield: 722sqm
SLAA source for baseline yield: Indicated in Pre-Application Form

SLAA site constraints: Circa 20% of the site is covered by the buffer zone for a high pressure gas pipeline. As such the yield has been reduced accordingly.

Site selection adjustment: None

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

Comm. (sq.m.): 578



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Drawing No **SR-0570** Issue **P1**
ARUP Epping Forest District Council
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the 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 SSSI's.
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	(+)	No effect likely on historic assets due to distance from 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, and it is unlikely that the risk could be mitigated.
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		Not applicable.
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		Not applicable.
3.6 Distance to local amenities		Not applicable.
3.7 Distance to nearest GP surgery		Not applicable.
3.8 Access to Strategic Road Network	(+)	The site is within 1km of the Strategic Road Network.
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 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	(--)	The site falls within an area of high landscape sensitivity - 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	(-)	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	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact		Not applicable.



SR-0173

Report on Site Selection



Drawing No. EFDC-S2-0026-Rev1

Date: September 2016

Scale: 1:22,500 @A3

Content
Employment Sites for Stage 2 Assessment in Chipping Ongar

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

- Legend**
- Stage 2 Sites
 - Parish Boundary



Site Suitability Assessment

Site Reference: SR-0173
Parish: Chipping Ongar
Settlement:
Size (ha): 9.47
Address: Fyfield Research and Business Park, Fyfield Road, Chipping Ongar, CM5 0GZ
Primary use: Employment
SLAA notes: Existing use a research and business park.

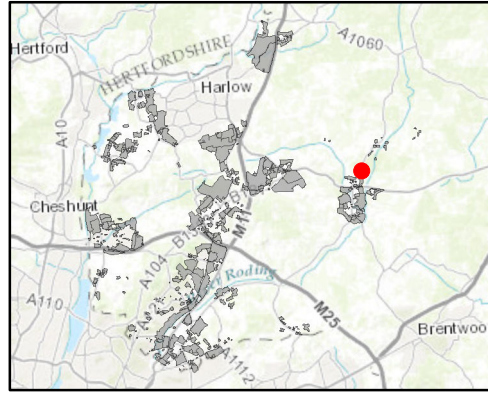
SLAA yield: 17,000 sqm commercial
SLAA source for baseline yield: Composite of previous refused planning applications (Refused primarily due to impact on Green Belt)

SLAA site constraints: None

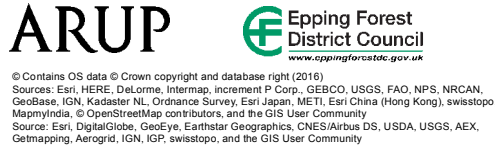
Site selection adjustment: None

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

Comm. (sq.m.): 17000



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Drawing No **SR-0173** Issue **P1**



Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the 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 SSSI's.
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	(+)	No effect likely on historic assets 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	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations		Not applicable.
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		Not applicable.
3.4 Distance to local amenities		Not applicable.
3.7 Distance to nearest GP surgery		Not applicable.
3.8 Access to Strategic Road Network	0	The site is 1-3km from the Strategic Road Network.
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 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	(--)	The site falls within an area of high landscape sensitivity - 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	(-)	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	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact		Not applicable.

The site is partially within a portion of a Deciduous Woodland habitat, and adjacent to a BAP priority habitat with no main features. The site may directly affect the habitat, but mitigation can be implemented to address this.

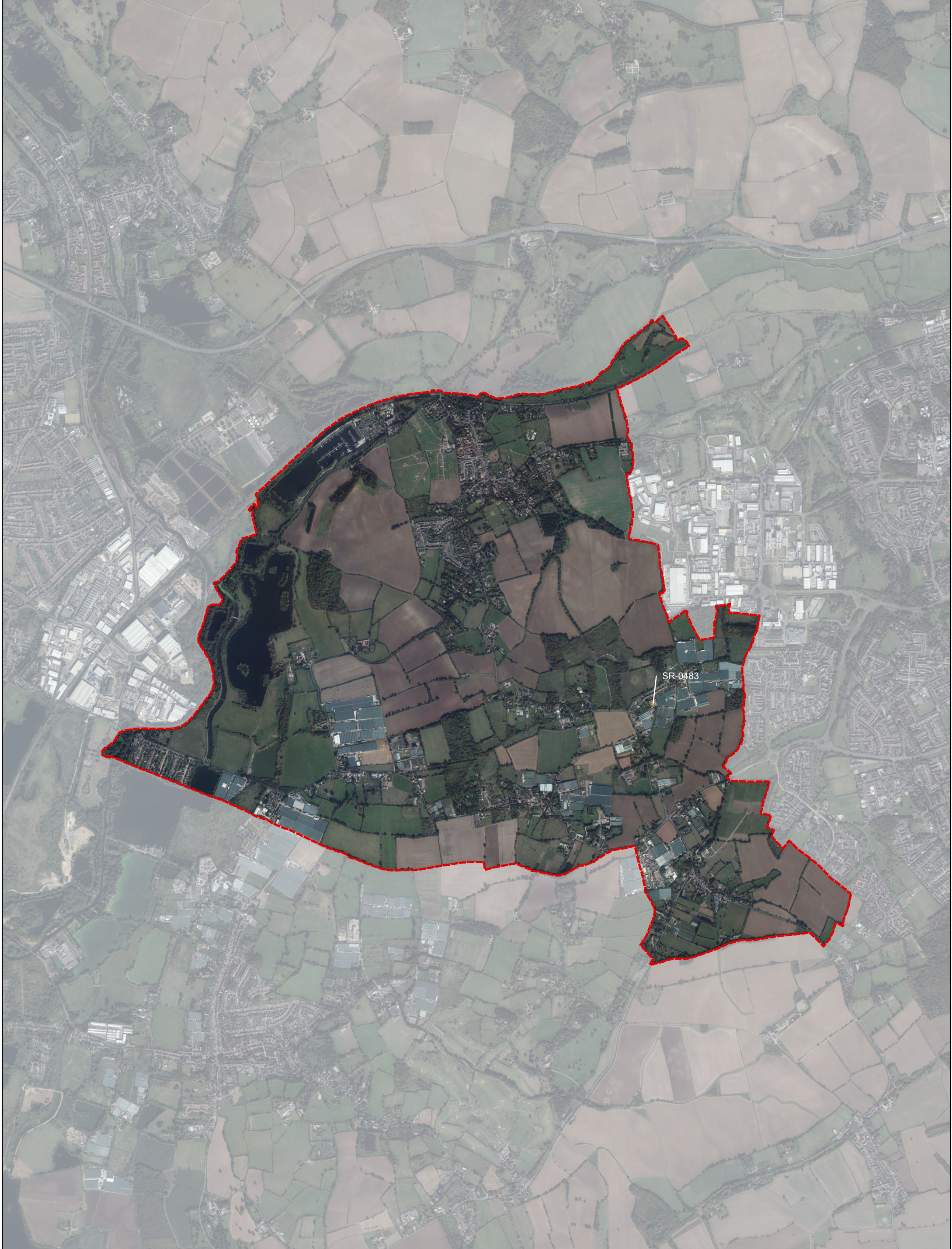
Split site (50% greenfield and brownfield). Site is not within or adjacent to an existing settlement.

No public open space is located in the site area. Development will not involve the loss of public open space.

Site is located in an existing business park. Proposed employment intensification is not likely have an impact on the character of the area.

Junction with B184 would need to be improved.

Potential contamination (Farmyard / Agricultural Research / Industrial / infilled Ponds). Potential adverse impact that could be mitigated.



**Report on
Site Selection**



Epping Forest
District Council

Drawing No.
EFDC-S2-0027-Rev1

Date: September 2016

Scale: 1:22,500 @A3

Content

Employment Sites for Stage 2 Assessment in
Roydon

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

Legend

- Stage 2 Sites
- Parish Boundary



Site Suitability Assessment

Site Reference: SR-0483
Parish: Roydon
Settlement:
Size (ha): 0.21
Address: Southfield Nursery, Old House Lane, Roydon, CM195DH

Primary use: Employment
SLAA notes: Vacant plot in an existing nursery development, to the rear of residential gardens.

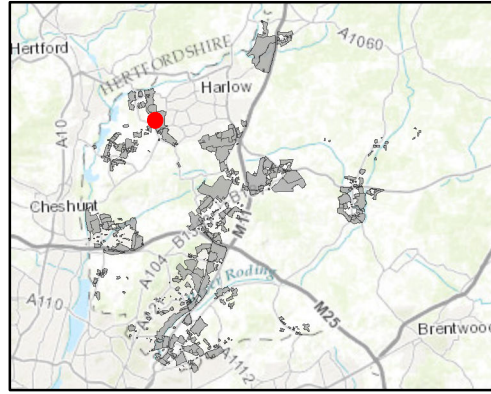
SLAA yield: 840sqm of employment.
SLAA source for baseline yield: Assumption based on 0.4 plot ratio for employment.

SLAA site constraints: None

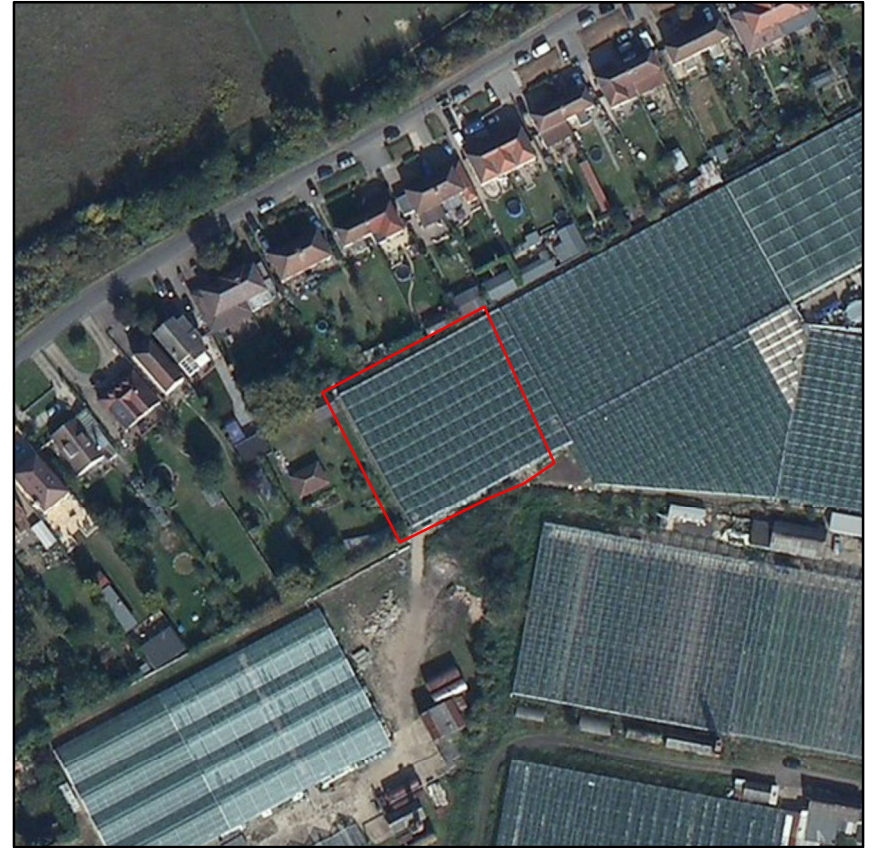
Site selection adjustment: None

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

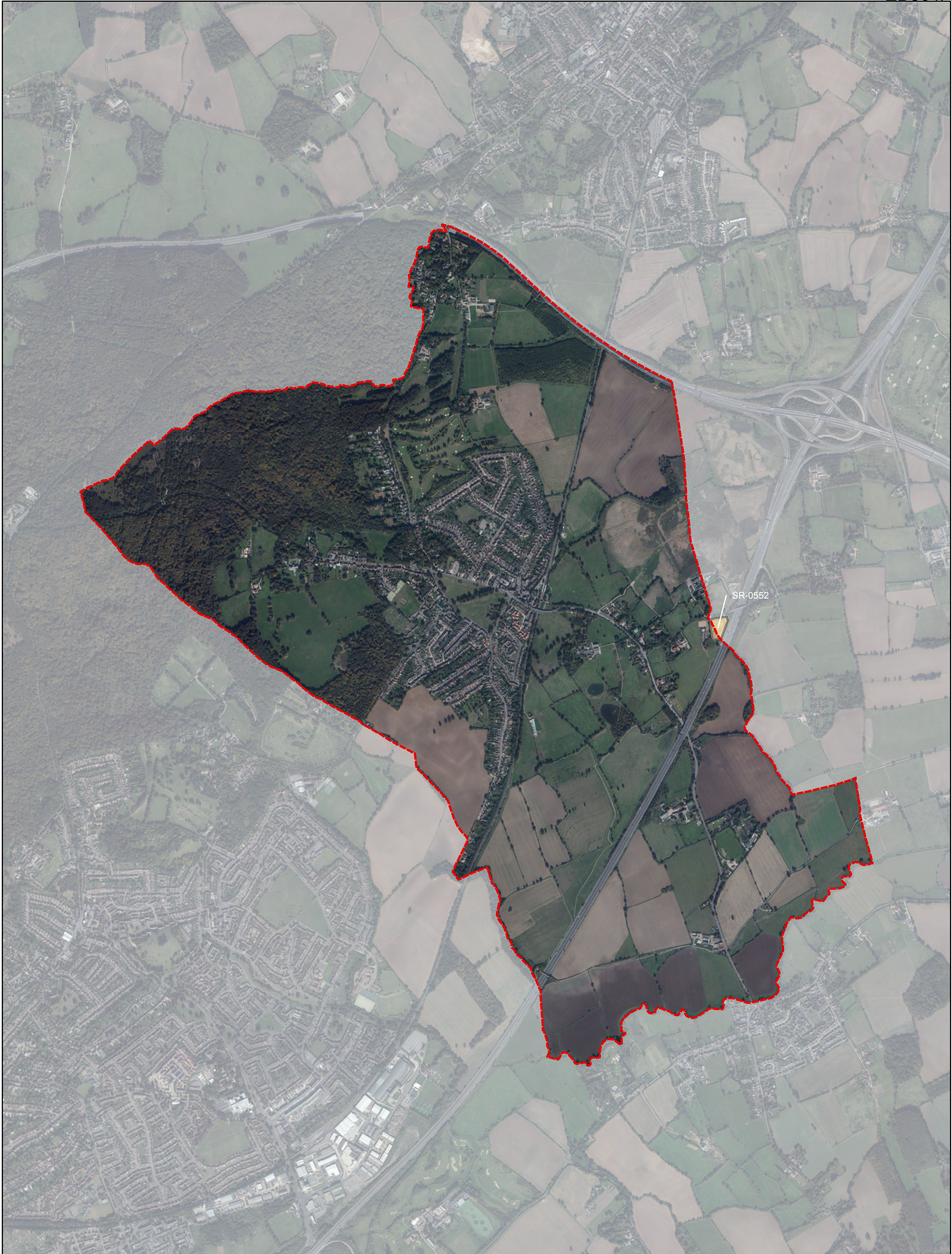
Comm. (sq.m.): 840



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Drawing No **SR-0483** Issue **P1**
ARUP Epping Forest District Council
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 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, Swisstopo, and the GIS User Community



Criteria	Score	Qualitative Assessment	
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the 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 SSSI's.	
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 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 Brickfields Wood 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	Proposed site located within the setting of a heritage asset and effects can be mitigated.	
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	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		Not applicable.	
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		Not applicable.	
3.6 Distance to local amenities		Not applicable.	
3.7 Distance to nearest GP surgery		Not applicable.	
3.8 Access to Strategic Road Network	(-)	The site is 3-10km from the Strategic Road Network.	
4.1 Brownfield and Greenfield Land	(+)	Majority of the site is greenfield land within a settlement.	100% greenfield site, within an existing settlement (Harlow).
4.2 Impact on agricultural land	(-)	Development 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	(-)	The 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 may improve settlement character through redevelopment of a run down site or improvement in townscape.	Site is a vacant land. The proposed employment development 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	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	Through an existing nursery site off Epping Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (sewage works/nursery). Potential adverse impact, but could be mitigated.
6.6 Traffic impact		Not applicable.	Not applicable.



SR-0552

Report on Site Selection



Drawing No. EFDC-S2-0028-Rev1

Date: September 2016

Scale: 1:17,500 @A3

Content

Employment Sites for Stage 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.

Legend

- Stage 2 Sites
- Parish Boundary



Site Suitability Assessment

Site Reference: SR-0552
Parish: Theydon Bois
Settlement:
Size (ha): 0.82
Address: Blunts Farm Motorway Maintenance Compound, Coopersale Lane

Primary use: Employment
SLAA notes: Warehouse buildings, appear to be used by the Highways Agency.

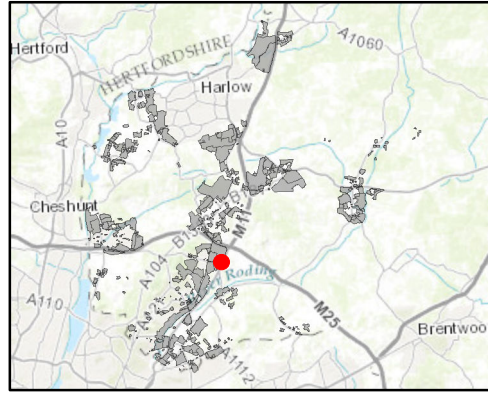
SLAA yield: 3,280 sqm employment
SLAA source for baseline yield: Assumption based on plot ratio of 0.4

SLAA 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.

Comm. (sq.m.): 3280



Client
Epping Forest District Council

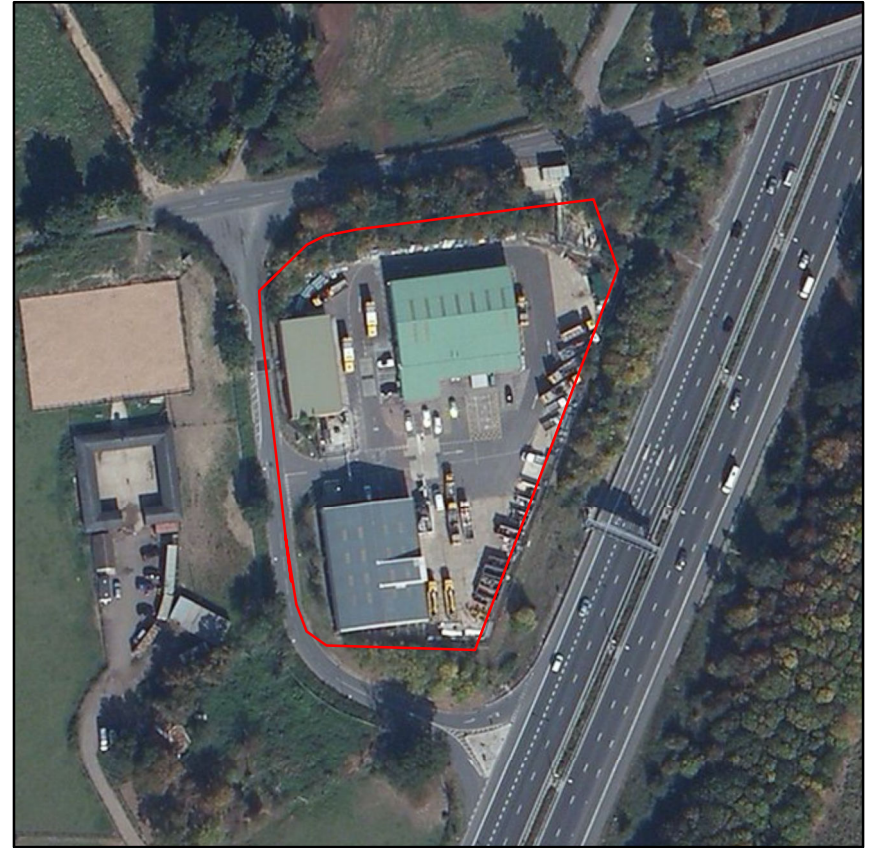
Job Title
Epping Forest District Local Plan

Drawing Status

Issue
 Drawing No **SR-0552** Issue **P1**

ARUP

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



Criteria	Score	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	Employment site located between 400m and 2km from the Special Area of Conservation. No impact beyond potential strategic air quality impact.
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 SSSI's.	
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 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	(+)	No effect likely on historic assets due to distance from 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.	The proposed use is not a sensitive receptor. However, the site is close to the motorway and mitigation may 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	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations		Not applicable.	
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		Not applicable.	
3.4 Distance to local amenities		Not applicable.	
3.7 Distance to nearest GP surgery		Not applicable.	
3.8 Access to Strategic Road Network	(+)	The site is within 1km of the Strategic Road Network.	
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, 1,000m from an existing settlement (Theydon Bois).
4.2 Impact on agricultural land	(--)	Development 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	(-)	The 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 affect the wider landscape zone. 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 located adjacent the M11 Motorway, and provides opportunity for employment intensification. The proposed 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 for contamination on whole of site (Depot). Potential adverse impact, but could be mitigated.
6.6 Traffic impact		Not applicable.	Not applicable.



Report on Site Selection



Epping Forest District Council



Drawing No.
EFDC-S2-0029-Rev1

Date: September 2016

Scale: 1:30,000 @A3

Content
Employment Sites for Stage 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.

Legend
 Stage 2 Sites
 Parish Boundary



Site Suitability Assessment

Site Reference: SR-0375
Parish: Waltham Abbey
Settlement:
Size (ha): 4.17
Address: Galley Hill Road Industrial Estate

Primary use: Employment
SLAA notes: Existing industrial estate with range of vehicle/motor repair activities. Northern part is scrub land.

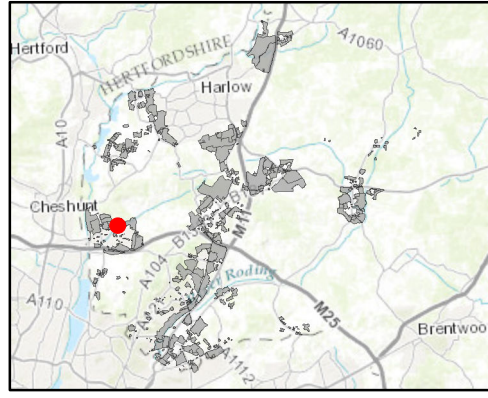
SLAA yield: 17,760 sqm commercial
SLAA source for baseline yield: Assumption based on plot ratio of 0.4 for employment

SLAA site constraints: None

Site selection adjustment: None

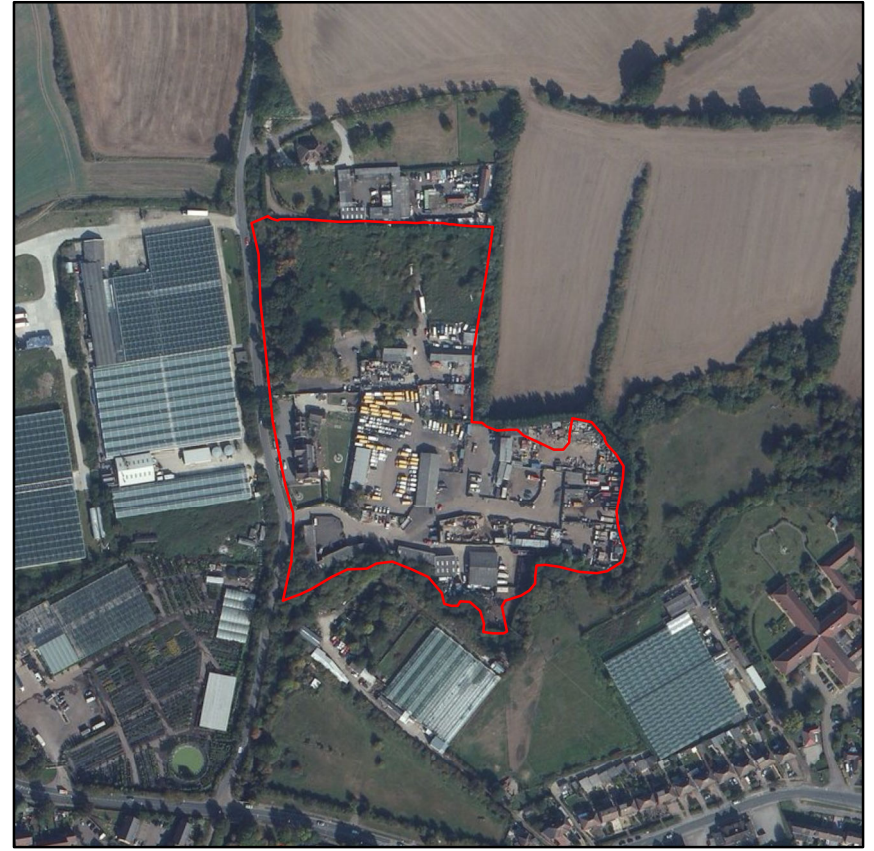
Community feedback: Feedback was received on WAL-E which is within or near to this site. Refer to Appendix B1.4 for further details.

Comm. (sq.m.): 17760



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
 Issue
 Drawing No **SR-0375** Issue **P1**
ARUP Epping Forest District Council
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 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the 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 the development proposed it is likely to be possible to mitigate the effects of the proposed development. Due to the development type (over 10,000sq.m. of non-residential), 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 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 2 and exception test not required. Approximately 38% of the site is located within Flood Zone 2 with circa 2% in Flood Zones 3a and 3b. The location of the Flood Risk Zone is confined to the southern portion of the site. Flood risk could be mitigated through site layout.
1.8a Impact on heritage assets	(+)	No effect likely on historic assets 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	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		Not applicable.
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		Not applicable.
3.6 Distance to local amenities		Not applicable.
3.7 Distance to nearest GP surgery		Not applicable.
3.8 Access to Strategic Road Network	0	The site is 1-3km from the Strategic Road Network.
4.1 Brownfield and Greenfield Land	0	Majority of the site is previously developed land that is neither within nor adjacent to a settlement. 90% brownfield site, adjacent to an existing settlement (Waltham Abbey).
4.2 Impact on agricultural land	(-)	Development 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	(-)	The 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. Site is identified as a potential regeneration area. It is located on a brownfield site within existing development including car servicing and car scrap. 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 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 (Scrapyard / Horticultural Nursery / Industrial Works). Potential adverse impact that could be mitigated.
6.6 Traffic impact		Not applicable. Not applicable.

Site Suitability Assessment

Site Reference: SR-0376
Parish: Waltham Abbey
Settlement:
Size (ha): 2.7
Address: Abbeyview Nursery, Parklands
Primary use: Employment
SLAA notes: Existing nursery and Glasshouses

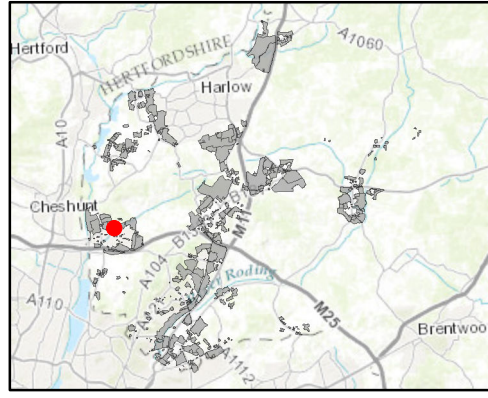
SLAA yield: 10,880 sqm commercial
SLAA source for baseline yield: Assumption based plot ratio of 0.4 for employment

SLAA 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.

Comm. (sq.m.): 10880



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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the site for the proposed use do not undermine conservation objectives (alone or in combination with other sites). Given the distance from Lee Valley Special Protect Area and proposed employment use for the site, there is unlikely to be an effect.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of the development proposed it is likely to be possible to mitigate the effects of the proposed development. Due to the development type (over 10,000sq.m. of non-residential), 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. 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 2 and exception test not required.
1.8a Impact on heritage assets	(+)	No effect likely on historic assets 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	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		Not applicable.
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		Not applicable.
3.6 Distance to local amenities		Not applicable.
3.7 Distance to nearest GP surgery		Not applicable.
3.8 Access to Strategic Road Network	0	The site is 1-3km from the Strategic Road Network.
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 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	(-)	The 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 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 edge of the existing settlement and the proposed development is at a higher density 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	(+)	Suitable access to site already exists. Existing access off Parklands.
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		Not applicable. Not applicable.

Site Suitability Assessment

Site Reference: SR-0382B
Parish: Waltham Abbey
Settlement:
Size (ha): 9.9
Address: Brooker Road Industrial Estate and Town Mead Sports Complex, Waltham Abbey
Primary use: Employment
SLAA notes: Existing Brooker Road Industrial Estate and Town Mead Playing Fields Complex.

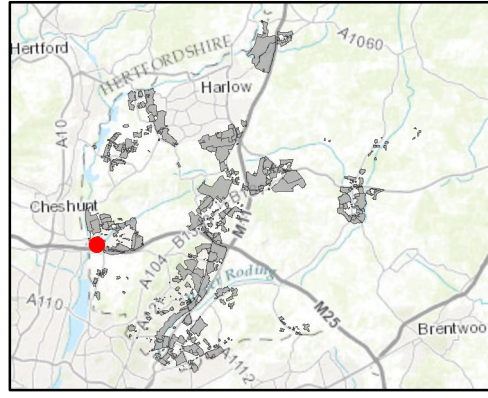
SLAA yield: 10,000 sqm commercial
SLAA source for baseline yield: Assumed Intensification of existing Industrial Estate

SLAA site constraints: Flood risk area/Playing Fields assumed not developable. Eastern part of site could be redeveloped for managed employment use due to contamination. Not considered that redevelopment would increase yield, therefore there is no net increase on this site.

Site selection adjustment: Following review of SLAA Site Constraints, it is assumed that Baseline yield could be delivered through Intensification of existing industrial estate.

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

Comm. (sq.m.): 10000



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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the site for the proposed use do not undermine conservation objectives (alone or in combination with other sites). Given the distance from Lee Valley Special Protect Area and proposed employment use for the site, there is unlikely to be an effect.
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 SSSI's. The site proposes a development type that is not considered a risk to SSSI features.
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 within 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. Some 93% of the site is in Flood Zone 1. Within this the higher Flood Risk Zones 2 and 3a total 7% of the site and are located on the north and western boundary of the site. These areas can be avoided through site layout.
1.8a Impact on heritage assets	(+)	No effect likely on historic assets due to distance from 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 very 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	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations		Not applicable.
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		Not applicable.
3.6 Distance to local amenities		Not applicable.
3.7 Distance to nearest GP surgery		Not applicable.
3.8 Access to Strategic Road Network	(+)	The site is within 1km of the Strategic Road Network.
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 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	The 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. Intensification of the existing employment uses 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. Access from Cartersfield Road and Brooker Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (Household Waste / Sewage Sludge / Industrial / Landfill Site within 250m). Potential adverse impact could be mitigated.
6.6 Traffic impact		Not applicable. Not applicable.

Site Suitability Assessment

Site Reference: SR-0571
Parish: Waltham Abbey
Settlement:
Size (ha): 1.78
Address: Tesco Stores Limited, Denney Avenue, Sewardstone Road

Primary use: Employment
SLAA notes: Tesco car park.

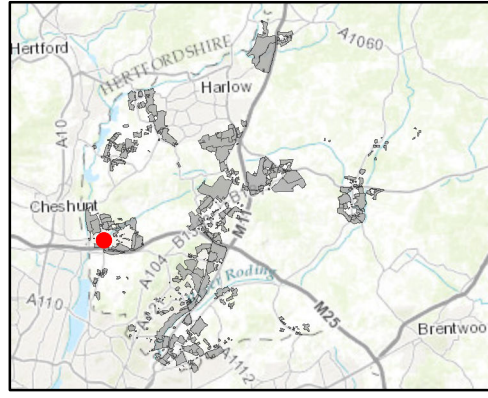
SLAA yield: 3300 sqm
SLAA source for baseline yield: Indicated in Pre-Application Form

SLAA 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.

Comm. (sq.m.): 3300



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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the 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 SSSI's.
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	Proposed site 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 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		Not applicable.
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		Not applicable.
3.6 Distance to local amenities		Not applicable.
3.7 Distance to nearest GP surgery		Not applicable.
3.8 Access to Strategic Road Network	(+)	The site is within 1km of the Strategic Road Network.
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 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	The 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		Not applicable.