

# Site Suitability Assessment

**Site Reference:** SR-0026A  
**Parish:** Theydon Bois  
**Settlement:**  
**Size (ha):** 30.33  
**Address:** Land adjacent to Theydon Bois bound by M25, M11, Coopersale Lane, Abridge Road and Central Line  
**Primary use:** Housing  
**SLAA notes:** Agricultural and vacant land.

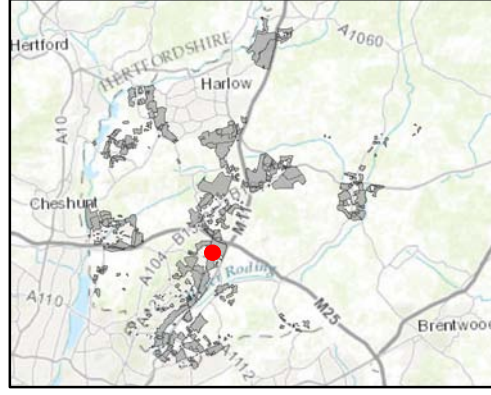
**SLAA yield:** 960 dwellings  
 2,000 sqm employment  
**SLAA source for baseline yield:** 960 sqm for Sites (32 ha at 30 dph 0.5ha employment and 0.5ha retail)  
 Site size is 30.33ha, assessed at 40% remainder (29.23ha)

**SLAA site constraints:** Circa 80% of the site is covered by the updated SR-0026a and b (NLP ref 18, 180 dwellings and 19, 306 dwellings). The yield is reduced to avoid double counting. The density of site NLP ref 18 is quite low so 80% of this sites current capacity is omitted.

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

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

**Dwellings:** 960



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Drawing No **SR-0026A** Issue **P1**  
**ARUP** Epping Forest District Council  
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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 and employment development partially located between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure and air quality likely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to 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 dispersed throughout 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. Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is partially within a Deciduous Woodland buffer zone. The site may indirectly affect the BAP priority habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site. The site is within the 250m buffer for Blunts Farm Wood LWS and Blunts Farm LWS. The site is unlikely to affect the features and species of these LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	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 very low, low or medium.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement. 100% greenfield site, adjacent to an existing settlement (Theydon Bois).
4.2 Impact on agricultural land	(--)	Development would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	(+)	Development could provide an opportunity to improve links to adjacent existing public open space or provide access to open space which is currently private. No public open space is located in the site area. Development will not involve the loss of public open space. An existing site masterplan identifies opportunities to provide new public open spaces in the development proposal.
5.1 Landscape sensitivity	(-)	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 key characteristics of the wider landscape character zone extend across the whole site. The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on the wider landscape character.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character. Site is identified as a potential regeneration area. Proposed masterplan for site responds to landscape setting, and is separated from settlement by railway line. Proposed amount of development and its layout is unlikely to impact settlement character.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site. Less than 1% of the site is affected by the BPA oil pipeline in the north-eastern corner of the site. Due to the size and location of the affected area this results in a negligible impact and is not considered a constraint to development of the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site. The protected trees on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development
6.4 Access to site	(+)	Suitable access to site already exists. Access is sufficient.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (Sewage Field and Land raise). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time, or site below the site size threshold where it would be expected to affect congestion.

# Site Suitability Assessment

**Site Reference:** SR-0026B  
**Parish:** Theydon Bois  
**Settlement:**  
**Size (ha):** 12.95  
**Address:** Land East of Central Line/North of Abridge Road (Including The Old Foresters Site), Theydon Bois  
**Primary use:** Housing  
**SLAA notes:** None

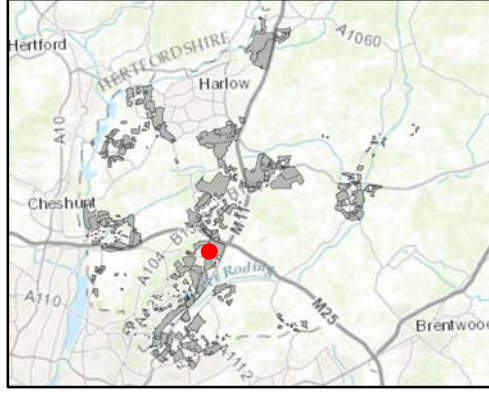
**SLAA yield:** 180 - 300 dwellings  
**SLAA source for baseline yield:** Indicated in Call for Sites (equivalent to 14-23 dph)



**SLAA site constraints:** Circa 5% reduction in site capacity because of the presence of TPO's. Circa 50% of the site is also covered by SR0800, as such a reduction in yield is applied to avoid double counting. However dwelling density is quite low so the dwelling quantity stated

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

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

**Dwellings:** 200



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Drawing No: **SR-0026B** Issue: **P1**  
   
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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.
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.
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 very low, low or medium.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development 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 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	0	Area around the site expected to be uncongested at peak time, or site below the site size threshold where it would be expected to affect congestion.

# Site Suitability Assessment

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

**Primary use:** Housing  
**SLAA notes:** Grazing land.

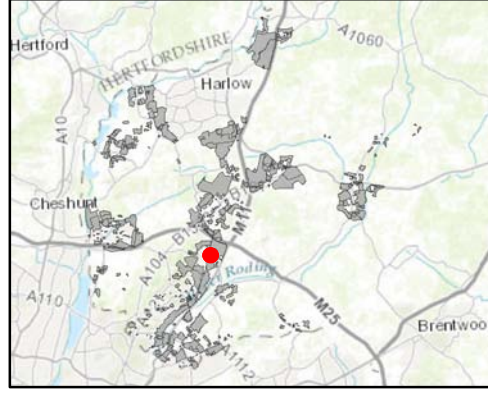
**SLAA yield:** 322 dwellings  
**SLAA source for baseline yield:** Assumption based on 30 dph

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

**Site selection adjustment:** None

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

**Dwellings:** 306



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
 Issue  
 Drawing No **SR-0026C** Issue **P1**  
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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.
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.
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 very low, low or medium.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to local amenities	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development 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 medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.
6.5 Contamination constraints	0	No contamination issues identified on site to date.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time, or site below the site size threshold where it would be expected to affect congestion.

# Site Suitability Assessment

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

**Primary use:** Housing  
**SLAA notes:** Agricultural/Greenfield plot

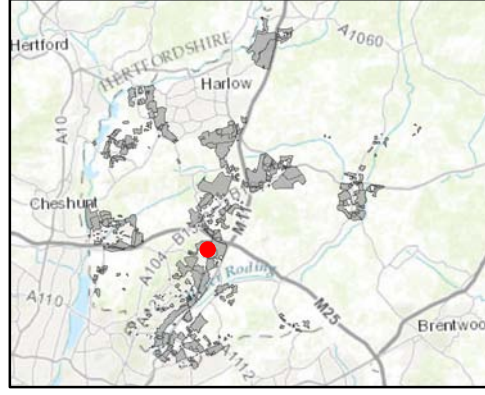
**SLAA yield:** 28 dwellings  
**SLAA source for baseline yield:** Assumption based on 30 dph

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

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

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

**Dwellings:** 28



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
 Issue  
 Drawing No **SR-0070** Issue **P1**  
**ARUP** **Epping Forest District Council**  
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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.
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 very low, low or medium.
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.
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	0	No contamination issues identified on site to date.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.

# Site Suitability Assessment

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

**Primary use:** Housing  
**SLAA notes:** Horse paddocks

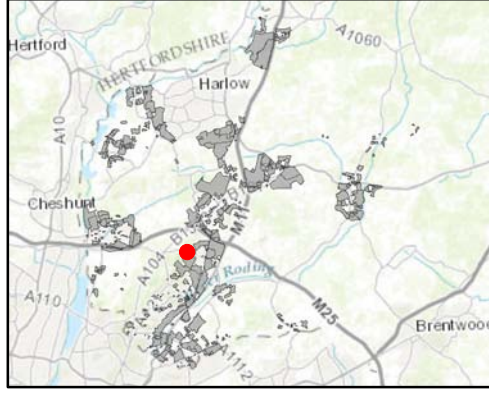
**SLAA yield:** 68 dwellings  
**SLAA source for baseline yield:** Assumption based on 30 dph

**SLAA site constraints:** None

**Site selection adjustment:** None

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

**Dwellings:** 68



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Drawing No **SR-0080** Issue **P1**  
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(--)	Effects of allocating the site for the proposed use is likely to have a significant effect. Site abuts Epping Forest Special Area of Conservation. Risk of urbanisation (e.g. from fly tipping, fires, invasive species etc.) and runoff.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of the development proposed it is likely to be possible to mitigate the effects of the proposed development. Due to the development type (all planning applications, except householder), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	(--)	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 wholly within the 250m buffer land for Epping-Ambresbury Ancient Woodland. The site may directly affect a small area of the Ancient Woodland. The site is likely to cause direct loss which cannot be mitigated within the site.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	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 within the 250m buffer for the Theydon Bois Deer Park Wests 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	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement. 95% greenfield site, adjacent to an existing settlement (Theydon Bois).
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	(+)	Development could provide an opportunity to improve links to adjacent existing public open space or provide access to open space which is currently private. A negligible part of the site contains public open space. The proposals could be configured to avoid loss of public open space. Site adjacent to existing public open space and could provide opportunities to improve access to Epping Forest Buffer Land
5.1 Landscape sensitivity	(--)	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. Site is identified as a potential regeneration area. It is located in low density area on edge of Epping Forest. Amount of development could negatively impact the character of this part of the settlement, however layout and design could mitigate impact.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade. Access from narrow lane - could be improved.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (farm). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time, or site below the site size threshold where it would be expected to affect congestion.

# Site Suitability Assessment

**Site Reference:** SR-0228i  
**Parish:** Theydon Bois  
**Settlement:**  
**Size (ha):** 0.36  
**Address:** Theydon Bois LU Car Park, Land and commercial yard adjacent to station off Coppice Row, CM16 7  
**Primary use:** Housing  
**SLAA notes:** None

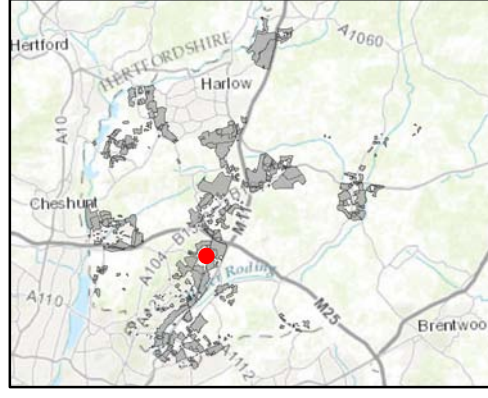
**SLAA yield:** 43 dwellings  
**SLAA source for baseline yield:** Indicated in Call for Sites

**SLAA site constraints:** None

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

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

**Dwellings:** 26



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status

Issue  
 Drawing No **SR-0228i** Issue **P1**



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 and employment development partially located between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure and air quality likely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to 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. Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is partially within a Deciduous Woodland buffer zone. The site may indirectly affect the BAP priority habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	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	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement. 100% brownfield site, within an existing settlement (Theydon Bois).
4.2 Impact on agricultural land	0	Development 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	(-)	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 landscape character area.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run down site or improvement in townscape. Site is a car park at London Underground Station. Redevelopment could enhance the character of the station arrival area.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists. Access from Station Approach and Slade End.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (Railway Goods / Coal Yard / Made Ground). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time, or site below the site size threshold where it would be expected to affect congestion.

# Site Suitability Assessment

**Site Reference:** SR-0228ii  
**Parish:** Theydon Bois  
**Settlement:**  
**Size (ha):** 0.23  
**Address:** Theydon Bois LU Car Park, Land and commercial yard adjacent to station off Coppice Row, CM16 7  
**Primary use:** Housing  
**SLAA notes:** None

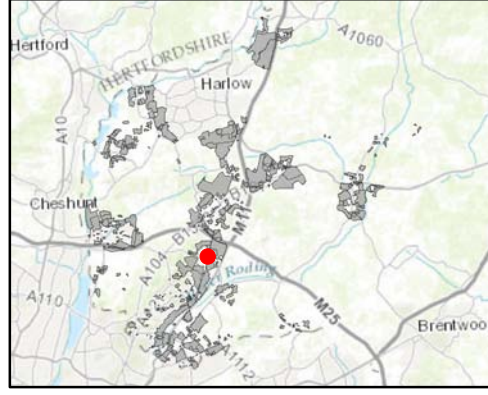
**SLAA yield:** 43 dwellings  
**SLAA source for baseline yield:** Indicated in Call for Sites



**SLAA site constraints:** None

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

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

**Dwellings:** 17



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Drawing No **SR-0228ii** 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	(-)	Effects of allocating the site for the proposed use are not likely to be significant alone but should be checked for in-combination effects.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to 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 very low, low or medium.
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development 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)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact		Site below the size threshold where it would be expected to affect congestion (e.g. employment site or housing site with capacity of <25 dwellings).



# Site Suitability Assessment

**Site Reference:** SR-0295  
**Parish:** Theydon Bois  
**Settlement:**  
**Size (ha):** 0.29  
**Address:** Land on the south-east side of Theydon Park Road, Theydon Bois.  
**Primary use:** Housing  
**SLAA notes:** Empty Plot in Theydon Bois Chalet Estate

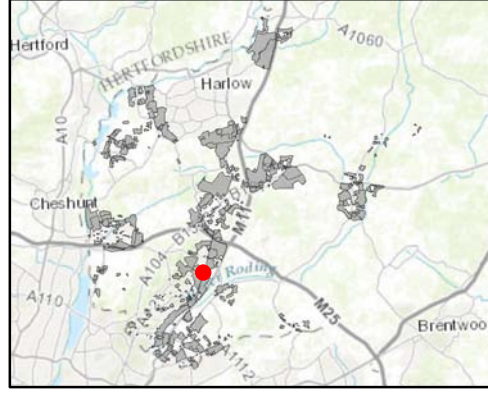
**SLAA yield:** 9 dwellings  
**SLAA source for baseline yield:** Assumption based on 30 dph

**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.

**Dwellings:** 9



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status

Issue  
 Drawing No **SR-0295** 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	(-)	Effects of allocating the site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Potential for recreational pressure effects in combination on Epping Forest Special Area of Conservation.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to 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 a BAP priority habitat with no main features buffer zone. The site may indirectly affect the BAP priority habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	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 high or very high.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement. 100% greenfield site not within or adjacent to an existing settlement.
4.2 Impact on agricultural land	(--)	Development 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 could detract from the existing settlement character. Site is identified as a potential regeneration area. Site could constitute infill within street of existing housing. Proposed density of development is higher than neighbouring area, and could impact character; lower density could be more appropriate.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade. Access is suitable (but from a private road).
6.5 Contamination constraints	0	No contamination issues identified on site to date. No potential contamination identified.
6.6 Traffic impact		Site below the size threshold where it would be expected to affect congestion (e.g. employment site or housing site with capacity of <25 dwellings).

# Site Suitability Assessment

**Site Reference:** SR-0327A  
**Parish:** Theydon Bois  
**Settlement:**  
**Size (ha):** 35.58  
**Address:** Theydon Bois Golf Course and Land to East  
**Primary use:** Housing  
**SLAA notes:** Theydon Bois Golf Course and agricultural fields to east

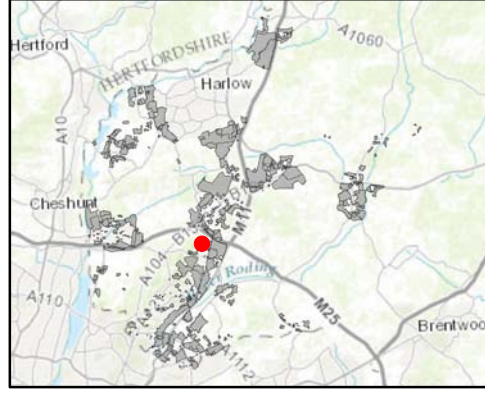
**SLAA yield:** None  
**SLAA source for baseline yield:** Assumption based on 30 dph

**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.

**Dwellings:** 1068



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Drawing No **SR-0327A** Issue **P1**  
**ARUP** Epping Forest District Council  
 www.eppingforestcouncil.gov.uk

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 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Geomatics, 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 is likely to have a significant effect. Large housing site within 1km of Epping Forest Special Area of Conservation. Recreational pressure effect is possible and may require bespoke mitigation.
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 (all planning applications, except householder), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	(-)	Site is adjacent to or contains Ancient Woodland but possible effects can be mitigated.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated. There are 3 Ancient tree directly affected by the site. The trees are located in the north 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	(--)	Site is likely to result in harm to Epping Forest Buffer Land which cannot be mitigated. 86% of the site lies directly within Epping Forest Buffer Land, which would pose a major constraint to development.
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated. The site encompasses a Deciduous Woodland habitat, is adjacent to an area of BAP priority habitat with no main features; and within 3 buffers. The site is likely to directly 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 adjacent to the Piercing Hill Wood LWS and within the 250m buffer for the St. Mary's Churchyard, Theydon Bois 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	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement. 90% greenfield site, adjacent to 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. The key characteristics of the wider landscape character zone extend across the whole site. The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on the wider landscape character.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character. Site is located within Buffer Land on the edge of settlement. The amount of development would likely have a negative impact on the predominantly rural character, dispersed low density development along Piercing Hill, and the setting of the Forest.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists. Existing access off Piercing Hill and Little Gregories Lane.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination identified (Farmyard, Stables, Made Ground and In filled Ponds/pit). Potential adverse impact that could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.

# Site Suitability Assessment

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

**Primary use:** Housing  
**SLAA notes:** Agricultural fields

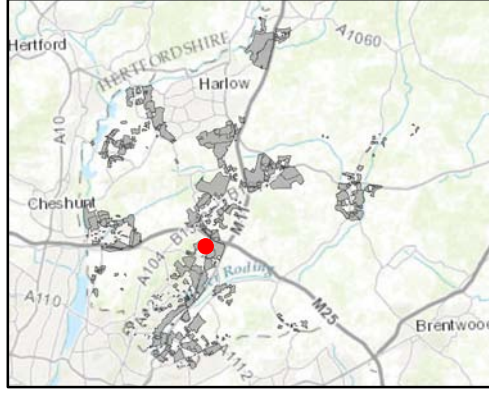
**SLAA yield:** 171 dwellings  
**SLAA source for baseline yield:** Assumption based on 30 dph

**SLAA site constraints:** None

**Site selection adjustment:** Based on 30 dph.

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

**Dwellings:** 172



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Drawing No **SR-0327B** 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 and employment development partially located between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure and air quality likely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to 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	(-)	The effects of the site on Epping Forest Buffer Land can be mitigated. Site directly abuts Epping Forest Buffer Land (to the north), but provides limited connection to the wider countryside. Development would not harm the Buffer Land with effects mitigated by sympathetic boundary treatment along northern edge.
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 very low, low or medium.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement. 100% greenfield site, adjacent to an existing settlement (Theydon Bois).
4.2 Impact on agricultural land	(--)	Development 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 key characteristics of the wider landscape character zone extend across the whole site. The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on adjacent landscape character area.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character. Site is identified as a potential regeneration area adjacent to settlement edge and railway. Density of development is higher than neighbouring areas, however unlikely to impact settlement character.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
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. Significant issues with access, currently via public footpath only - would need to be developed alongside SR-0070 for suitable access.
6.5 Contamination constraints	0	No contamination issues identified on site to date. No potential contamination identified.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time, or site below the site size threshold where it would be expected to affect congestion.

# Site Suitability Assessment

**Site Reference:** SR-0328A  
**Parish:** Theydon Bois  
**Settlement:**  
**Size (ha):** 47.25  
**Address:** Theydon Bois, South Area  
**Primary use:** Housing  
**SLAA notes:** Broad Area South of Theydon Bois

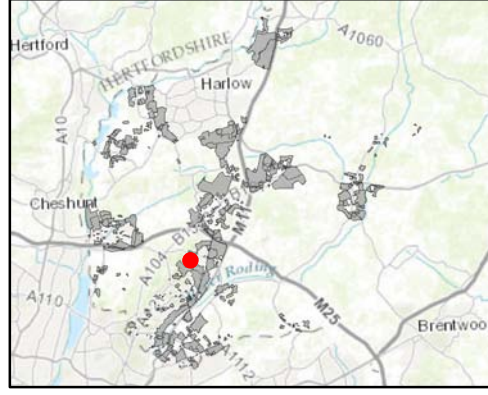
**SLAA yield:** 2258 dwellings  
**SLAA source for baseline yield:** Assumption based on 30 dph

**SLAA site constraints:** Local Wildlife Site covers c.40% of site reducing capacity.

**Site selection adjustment:** Based on 30 dph, reduced by 80% due to Epping Forest Buffer Land.

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

**Dwellings:** 284



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
 Issue  
 Drawing No **SR-0328A** Issue **P1**  
**ARUP** Epping Forest District Council  
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(--)	Effects of allocating the site for the proposed use is likely to have a significant effect. Site abuts Epping Forest Special Area of Conservation. Risk of urbanisation (e.g. from fly tipping, fires, invasive species etc.) and runoff.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of the development proposed it is likely to be possible to mitigate the effects of the proposed development. Due to the development type (all planning applications, except householder), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	(--)	Site is adjacent to or contains Ancient Woodland. The proposals would likely result in direct loss or harm to Ancient Woodland or cannot be mitigated. The site is almost wholly in the Gaunts/Redoak Ancient Woodland and buffer land. 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	(--)	Site contains a higher density of Ancient and/or Veteran trees, or are configured in such a way that direct loss or harm is likely. There are 24 Ancient trees directly affected by the site. The trees are dispersed throughout the site, and development may directly affect all of the trees. The position of the dispersed trees is such that direct harm is likely.
1.4 Impact on Epping Forest Buffer Land	(-)	The effects of the site on Epping Forest Buffer Land can be mitigated. 84% of site is Epping Forest Buffer Land, which would significantly limit site configuration, though revised yield accounts for constraint. Development possible in north-eastern part of site subject to appropriate mitigation (e.g. boundary treatment).
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated. The site encompasses a Deciduous Woodland habitat, and a portion of a BAP priority habitat with no main features. The site is likely to directly impact the habitats, but mitigation may be able to address this.
1.6 Impact on Local Wildlife Sites	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated. Site encompasses Theydon Bois Deer Park West and East LWS and may directly affect these LWS, but effects can be mitigated. Site adjacent to Birch Hall Pastures LWS and within 250m of St. Mary's Churchyard Theydon Bois LWS but is unlikely to affect them.
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 very low, low or medium. Aside from the Buffer Land constraint, which is Green Belt, if the small remaining part of the site adjacent to the edge of Theydon Bois was released it would have limited harm to the purposes of the wider Green Belt.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement. 95% greenfield site, adjacent to an existing settlement (Theydon Bois).
4.2 Impact on agricultural land	(--)	Development 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. The local wildlife site constraint has been accounted for in the yield, and a negligible part of the site contains public open space. Site adjacent to existing open space and could provide opportunities to improve access to Epping Forest Buffer Land.
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 is likely to substantially harm the existing settlement character. Site is identified as a potential regeneration area mostly covered by Epping Forest Buffer Land and Ancient Woodland, which contribute to the forest setting of the settlement. Development could substantially harm local character.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site. The protected trees on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development
6.4 Access to site	(+)	Suitable access to site already exists. Access from Loughton Lane.
6.5 Contamination constraints	0	No contamination issues identified on site to date. No potential contamination identified.
6.6 Traffic impact	(--)	Moderate peak time congestion expected within the vicinity of the site.

# Site Suitability Assessment

**Site Reference:** SR-0328B  
**Parish:** Theydon Bois  
**Settlement:**  
**Size (ha):** 28  
**Address:** Theydon Bois, South Area

**Primary use:** Housing  
**SLAA notes:** Broad Area South of Theydon Bois

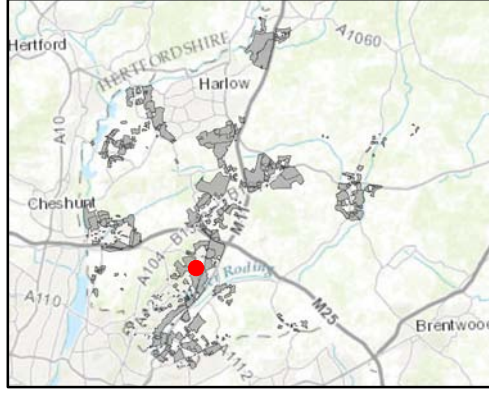
**SLAA yield:** 2258 dwellings  
**SLAA source for baseline yield:** Assumption based on 30 dph

**SLAA site constraints:** Local Wildlife Site covers c.40% of site reducing capacity.

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

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

**Dwellings:** 840



Client  
**Epping Forest District Council**

Job Title  
**Epping Forest District Local Plan**

Drawing Status

Issue  
 Drawing No **SR-0328B** Issue **P1**

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(--)	Effects of allocating the site for the proposed use is likely to have a significant effect. Large housing site within 1km of Epping Forest Special Area of Conservation. Recreational pressure effect is possible and may require bespoke mitigation.
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 Gaunts/Redoak Ancient Woodland. The site may directly affect a portion of the buffer land, but impacts may be mitigated against through considered masterplanning or compensation Woodland planting.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated. There are 3 Ancient trees directly affected by the site. The trees are dispersed in the west 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	(-)	The effects of the site on Epping Forest Buffer Land can be mitigated. Site separated from Buffer Land to north-east by a road, but forms part of rural setting and connection to the wider countryside. Given substantial potential dwelling yield, mitigation may be possible through sympathetic masterplanning/layout design.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is partially within the buffer zones for Deciduous Woodland and BAP priority habitat with no main features. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site. The site is adjacent to the Theydon Bois Deer Park East LWS. The site is unlikely to affect the features and species of the 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, covering 7%, are located in the western portion 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	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement. 95% greenfield site, adjacent to an existing settlement (Theydon Bois).
4.2 Impact on agricultural land	(--)	Development would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space. A negligible part of the site contains public open space. The proposals could be configured to avoid 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 identified as opportunity area, and could constitute substantial urban extension to the south in an area identified as of high historic environment sensitivity to change. Impact on settlement character could be mitigated through design and layout
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. Subject to care in layout to take into account the Tree Preservation Order trees
6.4 Access to site	(+)	Suitable access to site already exists. Access from Theydon Park Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (Electric Substation / In filled Pond). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time, or site below the site size threshold where it would be expected to affect congestion.

# Site Suitability Assessment

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

**Primary use:** Housing  
**SLAA notes:** None

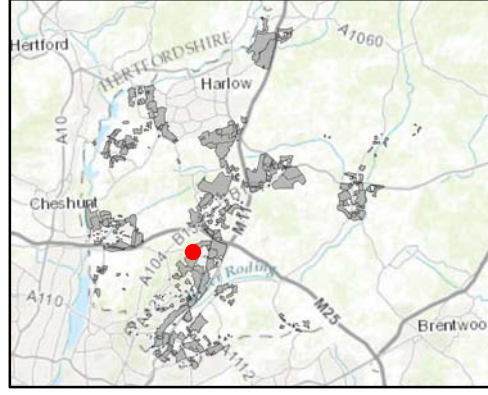
**SLAA yield:** None  
**SLAA source for baseline yield:** Assumption based on 30 dph

**SLAA site constraints:** None

**Site selection adjustment:** None

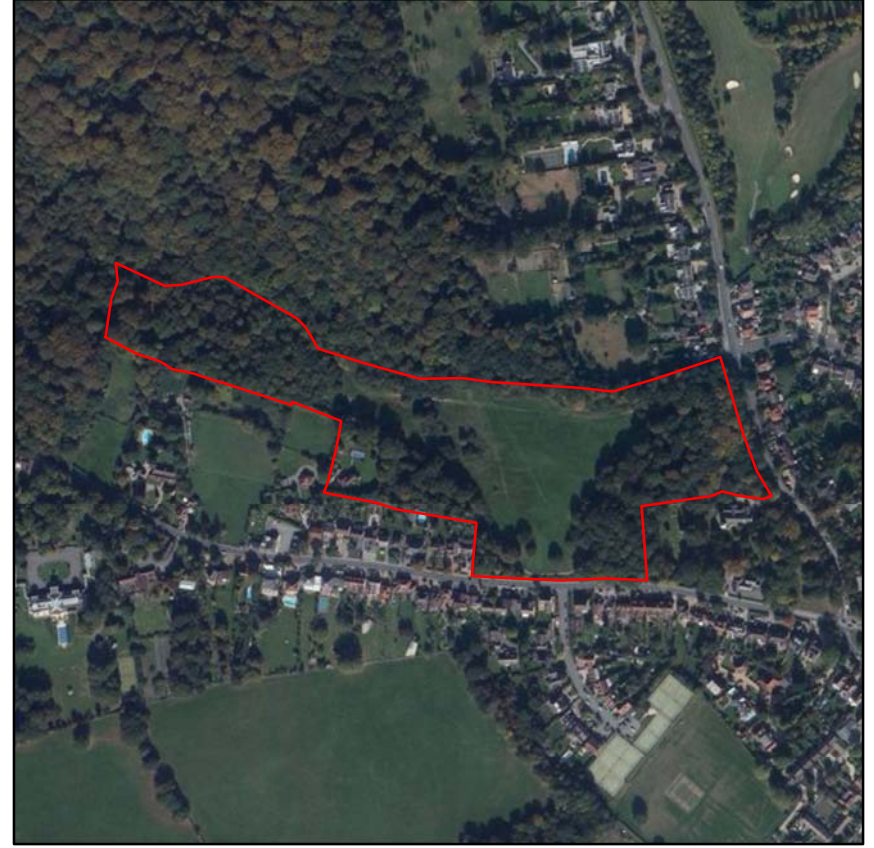
**Community feedback:** The Council did not consult on a growth location which covers or is near to this site.

**Dwellings:** 218



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
 Issue  
 Drawing No **SR-0341** Issue **P1**  
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(--)	Effects of allocating the site for the proposed use is likely to have a significant effect. Site abuts Epping Forest Special Area of Conservation. Risk of urbanisation (e.g. from fly tipping, fires, invasive species etc.) and runoff.
1.2 Impact on Nationally Protected sites	(--)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is unlikely to be possible to mitigate the effects of the proposed development. The site directly affects the Epping Forest SSSI and is likely to pose a risk to the features of the SSSI. Consultation with Natural England is required. Furthermore, the effects on the features of the SSSI are unlikely to be possible to mitigate.
1.3a Impact on Ancient Woodland	(--)	Site is adjacent to or contains Ancient Woodland. The proposals would likely result in direct loss or harm to Ancient Woodland or cannot be mitigated.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated. The site encompasses a small area of a Deciduous Woodland and a Wood Pasture and Parkland habitat. The site is likely to directly impact the habitats, and this impact 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. The site is adjacent to the St. Mary's Churchyard, Theydon Bois LWS and is within the 250m buffer for the Theydon Bois Deer Park Wests LWS. The site is unlikely to affect the features and species of either LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	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. The site is partially enclosed by existing development and is of a sufficiently small scale that it may be released with limited harm to the purposes of the wider Green Belt.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement. 95% greenfield site, adjacent to an existing settlement (Theydon Bois).
4.2 Impact on agricultural land	(--)	Development would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	(--)	Development may involve the loss of public open space with no opportunities for on-site off-setting or mitigation. The public open space is largely located in the site area. Development would result in loss of public open space (public open spaces covers 97% of the site), with few opportunities for site re-orientation or re-provision.
5.1 Landscape sensitivity	(--)	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 is likely to substantially harm the existing settlement character. Site within Epping Forest, and includes Theydon Plain open space, which, alongside Grade II listed church, contributes to the historic character of Theydon Bois. Development could cause substantial harm to the character.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site. The protected trees on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development
6.4 Access to site	(+)	Suitable access to site already exists. Existing access off Coppice Row and Piercing Hill.
6.5 Contamination constraints	0	No contamination issues identified on site to date. No potential contamination identified.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.

# Site Suitability Assessment

**Site Reference:** SR-0342  
**Parish:** Theydon Bois  
**Settlement:**  
**Size (ha):** 36.39  
**Address:** Thrifts Hall Farm  
**Primary use:** Housing  
**SLAA notes:** Agricultural fields and farm buildings

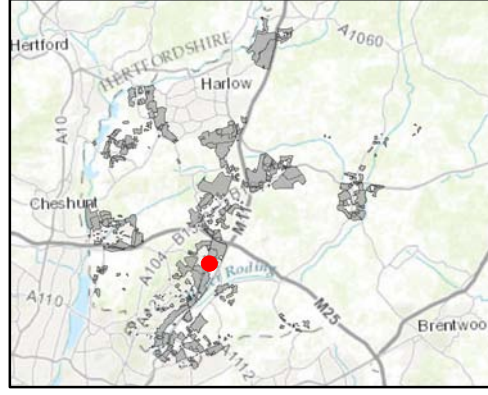
**SLAA yield:** 1078 dwellings  
**SLAA source for baseline yield:** Assumption based on 30 dph



**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.

**Dwellings:** 1078



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Drawing No **SR-0342** Issue **P1**  
   
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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 and employment development partially located between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure and air quality likely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to 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 8 Ancient trees directly affected by the site. The trees are largely in the north 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. Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated. The site encompasses the whole of multiple Deciduous Woodland habitats and is adjacent to a BAP priority habitat with no main features. The site is likely to directly impact the habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	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 very low, low or medium.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement. 100% greenfield site, adjacent to an existing settlement (Theydon Bois).
4.2 Impact on agricultural land	(--)	Development would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	(+)	Development could provide an opportunity to improve links to adjacent existing public open space or provide access to open space which is currently private. A negligible part of the site contains public open space. The proposals could be configured to avoid loss of public open space. Site adjacent to existing public open space and could provide opportunities to improve access to Epping Forest Buffer Land
5.1 Landscape sensitivity	(-)	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 identified as a potential regeneration area in an area of historic field patterns. The proposed development could impact on the settlement character along Abridge Road. However, this could be mitigated through layout and design.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site. The protected trees on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development
6.4 Access to site	(+)	Suitable access to site already exists. Access is suitable.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination over parts of site (Farmyards / In filled Ponds). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time, or site below the site size threshold where it would be expected to affect congestion.

# Site Suitability Assessment

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

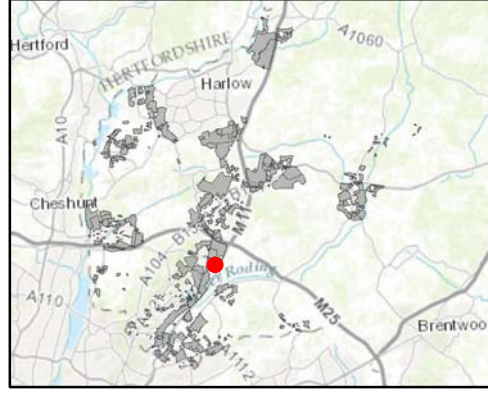
**SLAA yield:** 15-20 dwellings  
**SLAA source for baseline yield:** Indicated in Call for Sites (equivalent to 5-6 dph)

**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.

**Dwellings:** 20



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Drawing No **SR-0477** Issue **P1**  
**ARUP** **Epping Forest District Council**  
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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 and employment development partially located between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure and air quality likely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to 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 with the relevant and BAP priority habitat with no main features buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	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. 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 very low, low or medium.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement. 100% greenfield site, 800m from an existing settlement (Theydon Bois).
4.2 Impact on agricultural land	(--)	Development would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	(+)	Development could provide an opportunity to improve links to adjacent existing public open space or provide access to open space which is currently private. A negligible part of the site contains public open space. The proposals could be configured to avoid loss of public open space. Site adjacent to existing public open space and could provide opportunities to improve access to public open space.
5.1 Landscape sensitivity	(-)	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. Site is identified as a potential regeneration area. Amount of development could impact the semi-rural, dispersed settlement pattern along Abridge Road. However promotional material proposals could accord with character.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade. Onto Abridge Road- but a gated agricultural access that would require improvements.
6.5 Contamination constraints	0	No contamination issues identified on site to date. No potential contamination identified.
6.6 Traffic impact		Site below the size threshold where it would be expected to affect congestion (e.g. employment site or housing site with capacity of <25 dwellings).



# Site Suitability Assessment

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

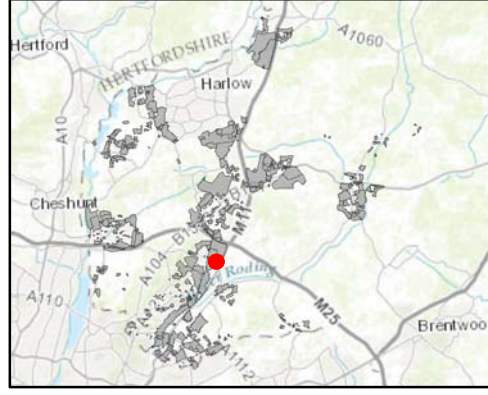
**SLAA yield:** 40 dwellings  
**SLAA source for baseline yield:** Indicated in Call for Sites (equivalent to 27 dph)

**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.

**Dwellings:** 40



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Drawing No **SR-0487** Issue **P1**  
**ARUP** **Epping Forest District Council**  
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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 and employment development partially located between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure and air quality likely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to 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 partially within the buffer zones for Deciduous Woodland and BAP priority habitat with no main features. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	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. 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 very low, low or medium.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement. 100% greenfield site, 700m from an existing settlement (Theydon Bois).
4.2 Impact on agricultural land	(--)	Development would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space. No public open space is located in the site area. Development will not involve the loss of public open space.
5.1 Landscape sensitivity	(-)	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. Site is identified as a potential regeneration area. Amount of development could impact the semi-rural, dispersed settlement pattern along Abridge Road. However promotional material proposal could accord with character.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site. The protected trees on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade. Access off Abridge Road, but a gated agricultural access that would require improvements.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination on very small part of site. Minimal adverse impact with opportunity to enhance.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time, or site below the site size threshold where it would be expected to affect congestion.

# Site Suitability Assessment

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

**Primary use:** Housing  
**SLAA notes:** Residential and amenity land with small area of hard standing.

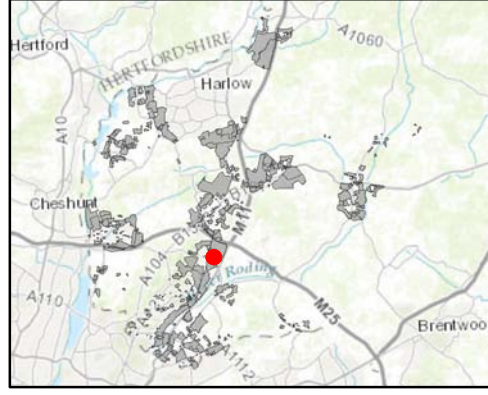
**SLAA yield:** 33 dwellings  
**SLAA source for baseline yield:** Assumption based on 30 dph

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

**Site selection adjustment:** None

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

**Dwellings:** 31



Client  
**Epping Forest District Council**

Job Title  
**Epping Forest District Local Plan**

Drawing Status

Issue  
 Drawing No: **SR-0497** Issue: **P1**

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 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Geomatics, 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 and employment development partially located between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure and air quality likely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to 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 a Deciduous Woodland buffer zone. The site may indirectly affect the BAP priority habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	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	(+)	Site is less than 1000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement. 90% greenfield site, 600m from an existing settlement (Theydon Bois).
4.2 Impact on agricultural land	(--)	Development 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 key characteristics of the adjacent assessed landscape sensitivity zone extend to this site. The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on adjacent landscape character area.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character. Site is identified as a potential regeneration area and contains Grade II listed barn associated with Parsonage Farmhouse. Proposed development is higher than the low density dispersed housing. Impact could be mitigated through sensitive design.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	(-)	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. Off Abridge Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (Farm). Potential adverse impact, but could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time, or site below the site size threshold where it would be expected to affect congestion.

# Site Suitability Assessment

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

**Primary use:** Housing  
**SLAA notes:** Dwelling and associated garden land

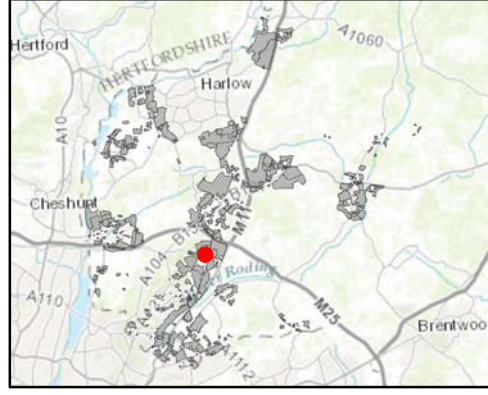
**SLAA yield:** 6  
**SLAA source for baseline yield:** Indicated in Call for Sites (equivalent to 120 dph)

**SLAA site constraints:** None Identified

**Site selection adjustment:** None

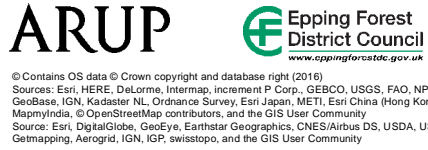
**Community feedback:** The Council did not consult on a growth location which covers or is near to this site.

**Dwellings:** 6



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

Drawing Status  
 Issue  
 Drawing No **SR-0585** Issue **P1**



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.
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	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.
4.2 Impact on agricultural land	0	Development 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 could detract from the existing settlement character.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	(--)	The site has severely limited feasibility for development as a result of the extensive presence of protected trees, either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	0	No contamination issues identified on site to date.
6.6 Traffic impact		Site below the size threshold where it would be expected to affect congestion (e.g. employment site or housing site with capacity of <25 dwellings).

# Site Suitability Assessment

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

**Primary use:** Housing  
**SLAA notes:** Open agricultural/grazing land, stream in the site.

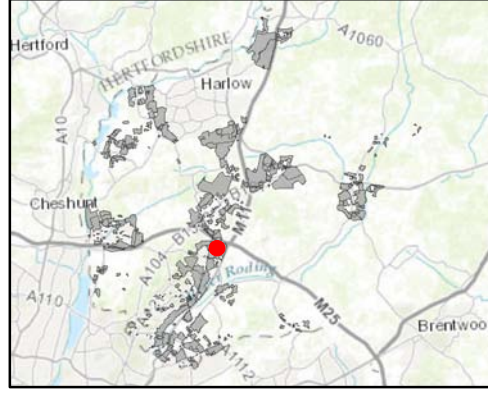
**SLAA yield:** 3002 dwellings  
**SLAA source for baseline yield:** Assumption based on 30 dph



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

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

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

**Dwellings:** 200



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Drawing No **SR-0800** 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	(-)	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 and employment development partially located between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure and air quality likely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to 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 3 Ancient tree directly affected by the site. The trees are dispersed, and may be affected by development. Impacts may be mitigated by considered masterplanning or transposition.
1.4 Impact on Epping Forest Buffer Land	(+)	Site may assist in extending the Epping Forest Buffer Land. The site abuts the Buffer Land to the north-west. Submitted concept masterplan proposes no development directly next to buffer, and may include open connection to new country park in north-east. Potential for extension of Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated. The site encompasses a Deciduous Woodland habitat, and is adjacent to an area of BAP priority habitat with no main features. The site is likely to directly affect the habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated. The site encompasses Blunts Farm LWS and Blunts Farm Wood LWS. The site may directly affect all of the features and species of both LWS. These features and species may not be retained in their entirety, but effects can be mitigated.
1.7 Flood risk	(++)	Site within Flood Zone 1. Majority of the site is in flood zone 1. Higher Flood Risk Zones 2 and 3a, covering 3%, are confined to a small area in the eastern part of the site, can be avoided through site layout and are not currently proposed for development.
1.8a Impact on heritage assets	(+)	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. Part of the site is very close to the M25/M11. However, based on the information submitted by the promoter this part of the site is not proposed for housing.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to local amenities	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement. 100% greenfield site, adjacent to an existing settlement (Theydon Bois).
4.2 Impact on agricultural land	(--)	Development would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	(+)	Development could provide an opportunity to improve links to adjacent existing public open space or provide access to open space which is currently private. No public open space is located in the site area. Development will not involve the loss of public open space. Site adjacent to existing public open space and could provide opportunities to improve access to open land.
5.1 Landscape sensitivity	(-)	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 key characteristics of the adjacent assessed landscape sensitivity zone extend to this site. The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on adjacent landscape character area.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character. Site is identified as a potential regeneration area. Proposed masterplan for site responds to landscape setting, and is separated from settlement by railway line. Proposed amount of development and its layout is unlikely to impact settlement character.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	(-)	Gas or oil pipelines may constrain part of the site but there is potential for mitigation. Some 25% of the site is affected by the BPA oil pipeline which runs through the middle of the site. Masterplan indicates that this part of the site is not currently proposed for residential development.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. Although protected trees are present on the site, it is likely that they could be incorporated into the proposed layout, subject to reasonable care, without adverse impact on the suitability of the site for development.
6.4 Access to site	(+)	Suitable access to site already exists. Off Station Hill.
6.5 Contamination constraints	0	No contamination issues identified on site to date. No potential contamination identified.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time, or site below the site size threshold where it would be expected to affect congestion.

# Site Suitability Assessment

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

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

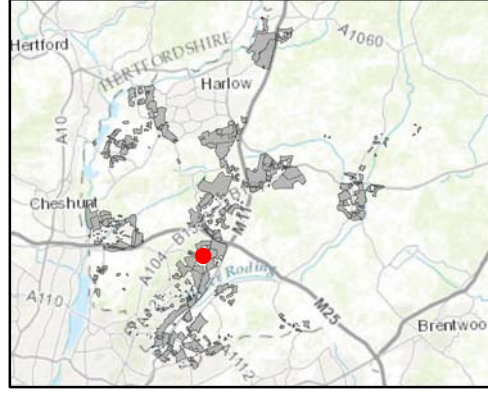
**SLAA yield:** 19  
**SLAA source for baseline yield:** Indicated in Settlement Capacity Analysis (equivalent to 154 dph)



**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.

**Dwellings:** 19



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Drawing No **SR-0849** Issue **P1**  
   
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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.
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	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	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.
4.2 Impact on agricultural land	0	Development 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)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact		Site below the size threshold where it would be expected to affect congestion (e.g. employment site or housing site with capacity of <25 dwellings).

# Site Suitability Assessment

**Site Reference:** SR-0870  
**Parish:** Theydon Bois  
**Settlement:**  
**Size (ha):** 0.7  
**Address:** Macris Nursing Home, Coopersale Lane, Theydon Bois, Epping, Essex, CM16 7NS  
**Primary use:** Housing  
**SLAA notes:** Existing care home and grounds

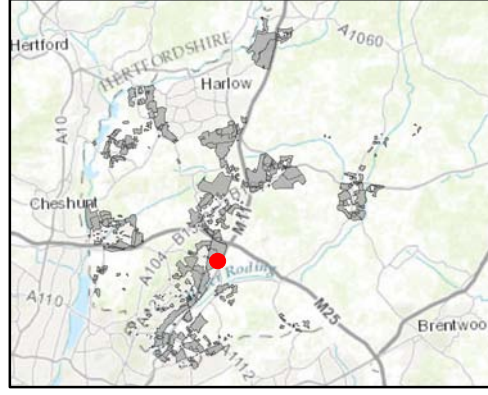
**SLAA yield:** 11  
**SLAA source for baseline yield:** Indicated in Planning Application Form (equivalent to 16)

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

**Site selection adjustment:** None

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

**Dwellings:** 11



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Drawing No **SR-0870** Issue **P1**  
**ARUP** Epping Forest District Council  
 www.eppingforestcouncil.gov.uk

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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 and employment development partially located between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure and air quality likely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to 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 partially with a BAP priority habitat with no main features buffer zone. The site may indirectly affect the BAP priority habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	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. Site is likely to be far enough away from motorway to not have a significant impact.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	0	Majority of the site is previously developed land that is neither within nor adjacent to a settlement. 100% brownfield site, 700m from an existing settlement (Theydon Bois).
4.2 Impact on agricultural land	(--)	Development 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 is likely to substantially harm the existing settlement character. Existing Care Home. Amount of development could substantially harm the low density character of the area, including the relatively large grounds.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site. The protected trees on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development
6.4 Access to site	(+)	Suitable access to site already exists. Via a protected lane. No pavement on lane.
6.5 Contamination constraints	0	No contamination issues identified on site to date. No potential contamination identified.
6.6 Traffic impact		Site below the size threshold where it would be expected to affect congestion (e.g. employment site or housing site with capacity of <25 dwellings).