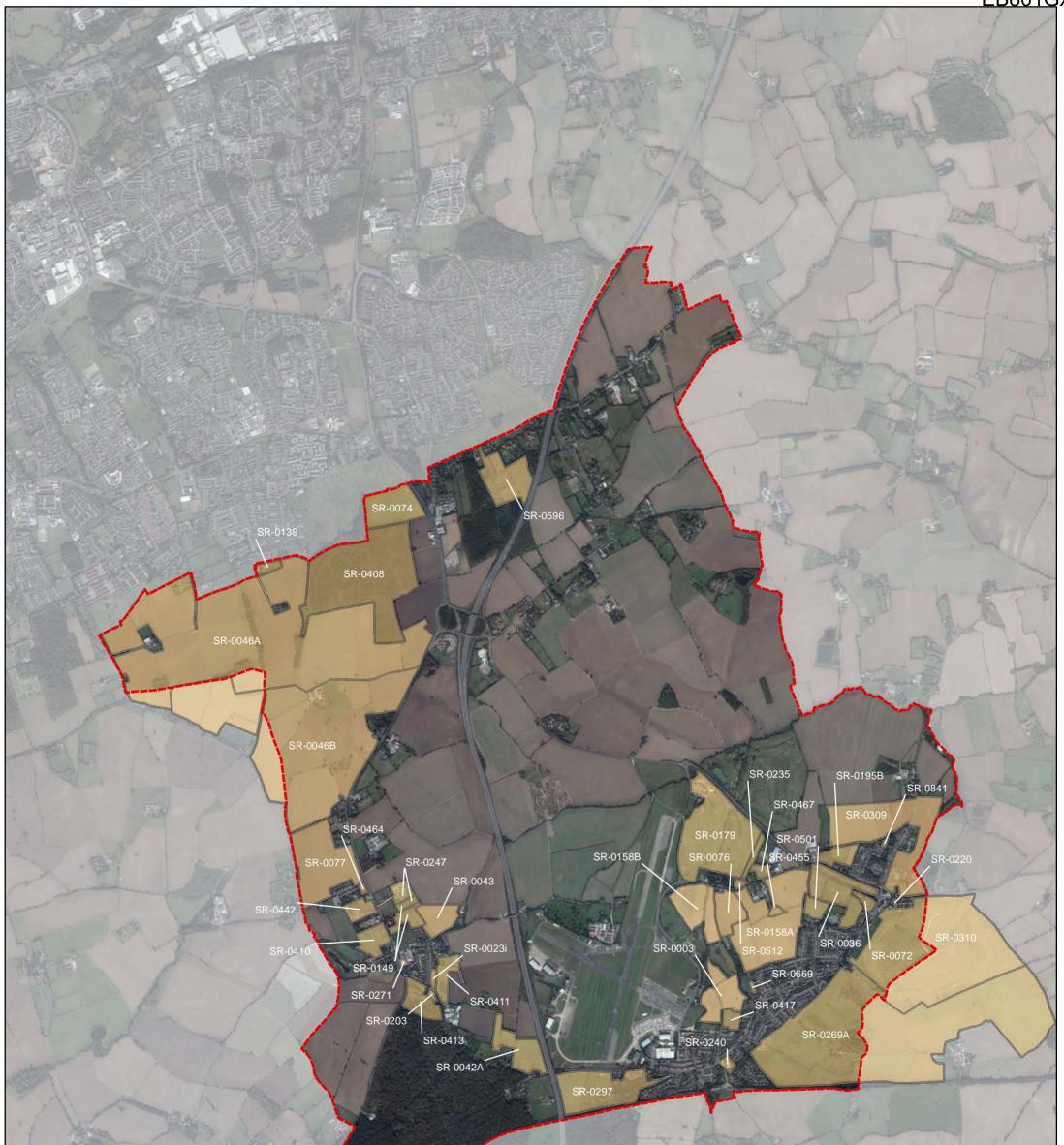
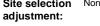
#### EB801Gxi



Report on Site Selection	Drawing No. EFDC-S2-0012-Rev1	Content Residential Sites for Stage 2 Assessment in	Legend
ARUP	Date: September 2016	North Weald Bassett Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community.	Stage 2 Sites N Parish Boundary
Epping Forest District Council	Scale: 1:27,500 @A3	USUS, AEA, Germapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community.	

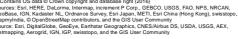
•••••••		
Site Reference: SR-0003		
Parish:	North Weald Bassett	
Settlement:		
Size (ha):	9.1	
Address:	Two fields East and West of Church Lane (North of Lancaster Road), North Weald Bassett, Essex	
Primary use:	Housing	
SLAA notes:	Agricultural land	
SLAA yield:	200-250 dwellings	
SLAA source for baseline yield:	Indicated in Call for Sites (equivalent to 22-27 dph)	
SLAA site contraints:	None	
Site selection adjustment:	None	



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

### 410 ertf Brentw Client

Epping Forest District Council					
Job Title					
Epping Forest District Loo	Epping Forest District Local Plan				
Drawing Status					
Issue					
Drawing No	Issue				
SR-0003	P1				
	Epping Forest District Council				





Dwellings: 200		Source: Exrl. DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Alrbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community	
Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSI's.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is partially within a Deciduous Woodland buffer zone. The site may indirectly affect the BAP priority habitat. There may be effects from this impact 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 a small portion of Church Lane Flood Meadow LNR LWS. The site may directly affect some of the features and species of this LWS but effects can be mitigated.
1.7 Flood risk	(++)	Site within Flood Zone 1.	Some 93% of the site is in Flood Zone 1. Higher Flood Risk Zones 2 and 3a totalling 7% are located along the eastern site boundary and can be avoided through site layout.
1.8a Impact on heritage assets	(+)	No effect likely on historic assets due to distance from site.	
1.8b Impact on archaeology	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	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 (Epping).
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 but there are opportdwellingies for on-site off-setting or mitigation.	Although woodland and semi-natural public open space aligns with the development site, opportunities for re- configuration may enable the yield of houses to be delivered without any overall 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 located near the settlement centre, in an area of low sensitivity to change, and some distance from historic church. Therefore, development is not likely to have an impact on the housing character of the area.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Good access from two roads - Siskin Way and Church Lane.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential Contamination (Military Land - petrol depot, buried mdwellingions etc. and Sewage Sludge). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time, or site below the site size threshold where it would be expected to affect congestion.	
		1	© Aruj

One Ountai	
Site Reference	: SR-0023i
Parish:	North Weald Bassett
Settlement:	
Size (ha):	0.64
Address:	Weald Place Farm, Thornwood, Epping, Essex
Primary use: SLAA notes:	Housing Land on Weald Place Farm. Northern parcel within flood zone 3 and discounted. Southern parcel on Duck Lane (0.63ha) comprising part of field
SLAA yield:	19 dwellings
SLAA source for baseline yield:	Indicated in Call for Sites using 30 dph
SLAA site contraints:	None

Site selection None adjustment:

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

# Tient

Epping Forest District Council				
Job Title				
Epping Forest Distri	Epping Forest District Local Plan			
Drawing Status	Drawing Status			
Issue				
Drawing No	Issue			
SR-0023i	P1			
ARUP	Epping Forest District Council www.cppingforcstdc.gov.uk			

iouroas: Earl, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, aceBase, IGN, Kadaster NL, Ordannoe Survey, Earl Japan, METL, Earl Chana (Hong Kong), swisstopo, lapmyindia, © OpenStreetMap contributors, and the GIS User Community urore: Earl, Digital Clobe, GecEy, Earthstar Geographics, CNES/Ahrbus DS, USDA, USGS, AEX, aetmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



IndexIndexIndexpossible.1.3a Impact on Ancient WoodlandCmSite is adjacent to or contains Ancient Woodland. The proposals would likely result in direct loss or harm in farse is wholly within the 250m buffer for Epping-Wintry Wood Ancient Woodland. The site may directly affer small area of the buffer zone. The site is likely to cause direct loss which cannot be mitigated within the site.1.3b Impact on Ancient/Veteran Trees outside of ancient Woodland or cannot be mitigated.No Ancient or Veteran trees are located within the site.1.4. Impact on Epping Forest Buffer Land0Site is unlikely to impact on Epping Forest Buffer Land.1.5. Impact on BAP Priority Species or Habitats0No effect as features and species could be retained or due to distance of BAP priority habitats from site.The site is wholly within Deciduous Woodland and Wood Pasture and Parkland buffer zones. The site is within the 250m buffer for Thornwood LNR LWS. The site is unlikely to affect the features and species could be retained or due to distance of local wildlife sites form site.1.6. Impact on Local Wildlife Sites0Site within Flood Zone 2 and exception test not required.The site is within the 250m buffer for Thornwood LNR LWS. The site is unlikely to affect the features and species could be retained or due to distance of local wildlife sites form this in Flood Zone 2 it is noted that within this only 2% is in Flood Zone 3. The larger portion1.7. Endedicity(m)Site within Flood Zone 2 and exception test not required.Although 91% of the site is in Flood Zone 2 it is noted that within this only 2% is in Flood Zone 3a. The larger portion	Dwellings: 19		Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community	
Circle and output of the second sec	Criteria		Score	Qualitative Assessment
Link and model and set of the set of a se	1.1 Impact on Internationally Protected Sites	0		
LandomMathematican and a construction of galaindication and a construction of galaindication and a construction of galaSide and a construction of galaMathematican and a construction of galaMathematican and a construction of galaChaptan dependence2.0Mathematican and a construction of galaMathematican and a construction of galaChaptan dependence2.0Mathematican and a construction of galaMathematican and a construction of galaChaptan dependence2.0Mathematican and a construction of galaMathematican and a construction of galaChaptan dependence2.0Mathematican and a construction of galaMathematican and a construction of galaChaptan dependence2.0Mathematican and a construction of galaMathematican and a construction of galaChaptan dependence2.0Mathematican and a construction of galaMathematican and a construction of galaChaptan dependence2.0Mathematican and a construction of galaMathematican and a construction of galaChaptan dependence2.0Mathematican and a construction of galaMathematican and a construction of galaChaptan dependence2.0Mathematican and a construction of galaMathematican and a construction of galaChaptan dependence2.0Mathematican and a construction of galaMathematican and a construction of galaChaptan dependence2.0Mathematican and a construction of galaMathematican and a construction of galaChaptan dependence2.0Mathematican and a construction of galaMathematican and a construction of gala<	1.2 Impact on Nationally Protected sites	(-)		risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be
Scherzer Scherzer Scherzer Scherzer 	1.3a Impact on Ancient Woodland	()		
Antional equiparticulation of the second s		0	No Ancient or Veteran trees are located within the site.	
In Mark Mark Structure         View         Inclusion of a product of a structure of a product of a structure of a	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.
District of controlVicInterfactorRest12 fair and the stand of control o	1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is wholly within Deciduous Woodland and Wood Pasture and Parkland buffer zones. The site may indirectly affect the BAP priority habitats. There may be effects from this impact but mitigation can be implemented to address this.
Drawn         Diff         Interpret of the gene based of the second of t	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 Thornwood LNR LWS. The site is unlikely to affect the features and species of this LWS.
Interact service search of the second of the back of a clock of the set of a set of the second of the set. In a sequence of the second of the set. In a sequence of the set of the second of the set. In a sequence of the set of the second of the set. In a sequence of the set of the second of the set. In a sequence of the set of the second of the set. In a sequence of the second of the set. In a sequence of the second of the set. In a sequence of the second of the set. In a sequence of the second of the set. In a sequence of the second of the set. In a sequence of the second of the set of the second of the set. In a sequence of the second of the set. In a sequence of the second of the set. In a second of the second of the set. In a second of the second of the set. In a second of the	1.7 Flood risk	(+)	Site within Flood Zone 2 and exception test not required.	Although 91% of the site is in Flood Zone 2 it is noted that within this only 2% is in Flood Zone 3a. The larger portion of the higher Flood Risk Zone (3a) is located in the north-western corner of the site and can be avoided through site lavout.
Lake by a wind by each of yeach of lease by a field of lease grant of lease gran	1.8a Impact on heritage assets	0	Proposed site located within the setting of a heritage asset and effects can be mitigated.	
1 stratistic011 stratistic0Rescription2 lick stratistic0Rescription2 lick stratistic0Rescription3 lick stratistic0 <td< td=""><td>1.8b Impact on archaeology</td><td>0</td><td></td><td></td></td<>	1.8b Impact on archaeology	0		
All dots during with all additional and and additional additiodationadditional additional additional additional additiodationa	1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
Al Detection for extended metricologies     Control       Al Detection for extended metricologies     0.0     Selementer Work metricologies de la detection	2.1 Level of harm to Green Belt	(-)		
Contract free effective de report       Contract       Contract       Contract         11 Diatants tur emplyyment loadon       00       Re stemptogeneral solicitation.       See Stemptogeneral solicitation.         12 Diatants tur emplyyment loadon       00       Re stemptogeneral solicitation.       See Stemptogeneral solicitation.         13 Diatants tur emplyyment loadon       00       Re stement 1000 min meases turns, see stepptogeneral solicitation.       See Stemptogeneral solicitation.       See Stement 2000 min meases turns, see stepptogeneral solicitation.         13 Diatants tur emplyyment loadon       00       Re stement 1000 min meases turns, see stepptogeneral solicitation.       See Stement 2000 min meases turns, see stepptogeneral solicitation.         13 Diatants tur emplyyment loadon       00       Re stement 2000 min meases turns, see stepptogeneral solicitation.       See Stement 2000 min meases turns, see stepptogeneral solicitation.         13 Diatants tur emplyyment loadon       01       Re stement 2000 min meases turns, see stepptogeneral solicitation.       See Stement 2000 min meases turns, see stepptogeneral solicitation.         14 Diatants tur emplyyment loadon       01       Re stement 2000 min meases turns, see stepptogeneral solicitation.       See Stement 2000 min meases turns, see stepptogeneral solicitation.         14 Diatants tur emplyyment loadon       01       Re stement 2000 min meases turns, see stepptogeneral solicitation.       See Stement 2000 min meases turns, see stepptogenear solicita	3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.3 Under the direct of an effective section of a sec	3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
A Definite Out in Hention       O       Information of the second of the second of the second of the neutral information second of the second of the second of the neutral information second of the second of the second of the neutral information second of the second of the second of the neutral information second of the second of the second of the neutral information second of the second of the neutral information second of the neutral information second of the second of the neutral information se	3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
a biscuster in idealization       incl       For example in inclusion       incl         3.1 biscus to in idealization       incl       Six is is interest 100m and 4000m from the neasest secondary status.       incl         3.7 biscus to in seves ICP surgery       incl       Six is interest 100m and 4000m from the neasest Be surgery.       incl         3.8 biscus to inserve ICP surgery       incl       Six is interest 100m and 4000m from the neasest Be surgery.       incl         4.8 biscus to inserve ICP surgery       incl       Six is interest 100m and 4000m from the neasest Be surgery.       incl         4.1 biscus to inserve ICP surgery       incl       Six is interest 100m and 4000m from the neasest Be surgery.       incl         4.2 lepant on sign Alura ICP surgery       incl       Montport on the inserve ICP surgery is inclus in and addition to inserve ICP surgery is inclus in and addition to inserve ICP surgery is inclus in and surgery inclus in and surgery inclus in and surgery is inclon and surgery is inclus in and surgery is in	3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
All black bit	3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.1 Description for brances of services       0       Information of the services       0         3.8 Access to Strategio Road Network       0.0       Monity of the site is greenfield land adjacent to a settlement.       00% greenfield site, adjacent to an existing settlement (hornwood).         4.1 Brownlad and Greenfield Land       0.0       Monity of the site is greenfield land adjacent to a settlement.       00% greenfield site, adjacent to an existing settlement (hornwood).         4.2 Inpact on agricultural land       0.0       Monity of the site is greenfield land adjacent to a settlement.       00% greenfield site, adjacent to an existing settlement (hornwood).         4.3 Capacity to improve access to open space.       0       Monity of the site is affect within an ere of medium inducing settlement settlement character character.       The form any drag dependent would prove affect settlement whord applicatent character character.         5.1 Landscape sensitivity       0.0       Roborent unkey to have an effect settlement character.       Relevant set character context is the water context would prove advacet.         6.2 Settlement character sensitivity       0.0       Roborent unkey to have an effect settlement character.       Relevant set character context is the water and unkley to have an impact on settlement character.         6.2 Description constraints       0.0       Roborent unkey to have and field settlement character.       Relevant set character context is the water and unkley to have an impact on settlement character.         6.2 Descriptio	3.4 Distance to local amenities	0	Site is between 1000m and 4000m from the nearest secondary school.	
SNACKBON GRANK       Image: Control Contende Contende Control Control Control Contende Control	3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
1.1 Brownied and Greenied Land       (r)       1.1 a constrained and Greenied Land       (r)       Description of the set of the set of the best of public open space.       Image: Constrained and set open space	3.8 Access to Strategic Road Network		Not applicable.	
All inpact of agricultural andImage: Control of a status of a sta	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 (Thornwood).
A.3 Capacity of improve access to open space       0       Chapter open county space       0         S.1 Landscape sensitivity       (r)       The site fails within an area of medium landscape sensitivity - character change.       The relevant site character context is the wider open county side. The form of any development without significant character change.       The relevant site character context is the wider open county side. The form of any development without significant character change.       The relevant site character context is the wider open county side. The form of any development without significant character change.         S.2 Editement character sensitivity       0       Development is unlikely to have an effect on settlement character.       Site located on edge of settlement and unlikely to have an impact on settlement character.         6.1 Topography constraints       0       No topography constraints are identified in the site.       Image: constraints on the wide and settlement character.         6.2 Distance to gas and oli pipelines       0       Gas or oli pipelines do not pose any constraint to the site.       Image: constraints on the side and on top set any 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 the side.       Access from Duck Lane and Woodside.         6.5 Contamination constraints       0       No contamination issue identified on site to date.       No poentified.	4.2 Impact on agricultural land	()	Development would involve the loss of the best and most versatile agricultural land (grades 1-3).	
S. 1 Landocade sensitivity       10       change and able to absorb development without significant character change.       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 located on edge of settlement and unlikely to have an impact on settlement character.         6.1 Topography constraints       0       No topography constraints are identified in the site.       Image: Comparise of the site of the site.       Image: Comparise of the site.         6.2 Distance to gas and oil pipelines       0       Power lines do not pose any constraint to the site.       Image: Comparise of the site.       Image: Comparise of the site.         6.3 Imact on Tree Preservation Order (TPD)       0       The intensity of site development would not be constrained by the presence of protected trees either on the site.       Access to site         6.4 Access to site       0       Suble caccess to site already exists.       Access to mon Duck Lane and Woodside.         6.5 Contamination constraints       0       No contamination issue identified on site to allect congestion (e.g. employment is er housing       No potential contamination identified.	4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.2 Settlement character sensitivity       0       International sensitivity       Internatinal sensitivity       International s	5.1 Landscape sensitivity	(-)		The relevant site character context is the wider open countryside. The form of any development would have to be sensitive to the location to avoid potential adverse impact on the wider landscape character.
C. Findegraphy ConstraintsColFindegraphy ConstraintsColFindegraphy ConstraintsFindegraphy Constraints6.2a Distance to gas and oil pipelinesColGas or oil pipelines do not pose any constraint to the site.Image: ColImage: Col6.2b Distance to power linesColPower lines do not pose a constraint to the site.Image: ColImage: Col6.3 Inpact on Tree Preservation Order (TPO)ColThe intensity of site development would not be constrained by the presence of protected trees either on or ajacent to the site.Image: Col6.4 Access to siteColSuitable access to site already exists.Access from Duck Lane and Woodside.6.5 Contamination constraintsColNo contamination issues identified on site to date.No potential contamination identified.6.5 EntraficiencedSite below the size threshold where it would be expected to affect congestion (e.g. employment site or housingSite development would be expected to affect congestion (e.g. employment site or housing	5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Site located on edge of settlement and unlikely to have an impact on settlement character.
6.24 Distance to goes and on pipelines       0       Image: And a	6.1 Topography constraints	0	No topography constraints are identified in the site.	
b.2b Distance to power lines       0       Image: contrained by the presence of protected trees either on or adjacent 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 Duck Lane and Woodside.         6.5 Contamination constraints       0       No contamination issues identified on site to date.       No potential contamination identified.	6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.3 Impact on Heer reservation Order (FPO)       adjacent to the site.         6.4 Access to site       (+)         Suitable access to site already exists.       Access from Duck Lane and Woodside.         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	6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
b.4 Access to site       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+)       (+) </td <td>6.3 Impact on Tree Preservation Order (TPO)</td> <td>0</td> <td>The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.</td> <td></td>	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.	
6.5 Contamination constraints 0 6.6 Traffic impact Site below the size threshold where it would be expected to affect congestion (e.g. employment site or housing	6.4 Access to site	(+)	Suitable access to site already exists.	Access from Duck Lane and Woodside.
	6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.
	6.6 Traffic impact			

Site Reference:	Site Reference: SR-0036			
Parish:	North Weald Bassett			
Settlement:				
Size (ha):	11.38			
Address:	Land at Blumans, North Weald (north/south of A414)			
Primary use: SLAA notes:	Housing Agricultural fields			
SLAA yield:	323 dwellings			

SLAA source Assumption based on 30 dph for baseline yield:

SLAA site None contraints:

Site selection None adjustment:

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

### Hertford Cheshual Altro

Client		
Epping Forest District Council		
Job Title		
Epping Forest Distri	ct Local Plan	
Drawing Status		
Issue		
Drawing No	Issue	
SR-0036	P1	
ARUP	Epping Forest District Council	

JSGS, FAO, NPS, NRCAN, China (Hong Kong), swisstop ity s DS, USDA, USGS, AEX,



Dwellings: <u>323</u>		Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community	
Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSI's.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.	There is 1 Ancient tree directly affected by the site. The tree is located to 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	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 Wood Pasture and Parkland and Semi Improved Grassland buffer zones. The site may indirectly affect the BAP priority habitats. There may be effects but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within 250m buffer of Tylers Green Grasslands LWS. The site is unlikely to affect the features and species of this LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	No effect likely on historic assets due to distance from site.	
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are very close to the A614 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	0	Site is within Green Belt, but the level of harm caused by release of the land for development would be none.	Almost the entirety of the site is located within a Green Belt parcel which does not meet the purposes. If the site was released it would not harm 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	(+)	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 adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (North Weald Basset).
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.	Site is an area of historic field patterns to the north of North Weald Bassett. Development in this location is not likely to have an impact on the character of the area.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	(-)	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 off main roads.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Farm / infilled ground). Potential adverse impact that could be mitigated over eastern end of site.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	
			© Arup

onto ounta	
Site Reference	: SR-0042A
Parish:	North Weald Bassett
Settlement:	
Size (ha):	8.34
Address:	Land to the rear of 11 Woodfield Terrace and The Lodge, Thornwood Common, Near Epping, Essex, CM16 6LL
Primary use:	Housing
SLAA notes:	Garage and a residential gardens.
SLAA yield:	Approx. 8 dwellings
SLAA source for baseline yield:	Indicated in Call for Sites (equivalent to 32 dph)
SLAA site contraints:	None
Site selection	None

adjustment:

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

### 4106 ertfo Brentwo Client

Epping Forest District Council			
Job Title			
Epping Forest District Local Plan			
Drawing Status			
Issue			
Drawing No	Issue		
SR-0042A	P1		
ARUP (	Epping Forest District Council		

USGS, FAO, NPS, NRCAN, China (Hong Kong), swisstop us DS, USDA, USGS, AEX,



Dwellings: 8		Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community	
Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of the development proposed it is likely to be possible to mitigate the effects of the proposed development.	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 party within the 250m buffer for Epping-Wintry Wood Ancient Woodland. The site may directly affect a small area of the buffer zone. The site is likely to cause direct loss which cannot be mitigated within the site.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is partially within Deciduous Woodland and Wood Pasture and Parkland buffer zones. The site may indirectly affect the BAP priority habitats. There may be effects from this impact but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	No effect likely on historic assets due to distance from site.	
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are very close to the M11 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.4 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, 300m from existing settlements (North Weald and Thornwood).
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 moderately assessed landscape sensitivity zone extend to this site. However there is a potential to impact the high sensitivity zone. The form and extent of any development would have to be sensitive to the location
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site would likely have a negative impact on the dispersed settlement pattern along Woodside, including impact on the setting of Listed Buildings the Toll House and Park Place. Mitigation through design may be required.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Access from Epping Road and Woodside.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Military Airfield / In filled Pond). Potential impact that 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).	
	I	1	© Arup

Site Suita	bility Assessment	C
Site Reference	: SR-0043	H.
Parish:	North Weald Bassett	
Settlement:		
Size (ha):	5.72	
Address:	Land at Weald Hall Lane, Thornwood	10
		(
Primary use:	Housing	5
SLAA notes:	Agricultural field	1
<b></b>		1
SLAA yield:	86 dwellings and 11,400 sqm commercial	CI
SLAA source for baseline	Assumption based 50:50 housing employment at 30 dph or Plot Ratio of 0.4 for Employment	E
yield:		Ja
-		E
SLAA site	None	Di
contraints:		ls
		Dr
Site selection	None	S
adjustment:		

adjustment:

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

### 4106 ertford Brentw

Epping Forest District Council			
Job Title			
Epping Forest District Local Plan			
Drawing Status			
Issue			
Drawing No	Issue		
SR-0043	P1		
ARUP	Epping Forest District Council		
© Contains OS data © Crown copyright an	d database right (2016)		

USGS, FAO, NPS, NRCAN, China (Hong Kong), swissto ERE, I the GIS L , CNES/Airbus DS, USDA, USGS, AEX, e, Ear



Criteria 1.1 Impact on Internationally Protected Sites		Score	
1.1 Impact on Internationally Protected Sites			Qualitative Assessment
	0	Effects of allocating the site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of the development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (all planning applications, except householder), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	hoore of
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.	The majority of the site is in Flood Zone 1. Higher Flood Risk Zones 2 (12%) and 3a (covering 4% within) runs along the southern boundary 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 very low, low or medium.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.4 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 (Thornwood).
4.2 Impact on agricultural land	()	Development would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0	The site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site is located on edge of settlement in an area of likely historic boundary loss. The proposals are for higher density development than the neighbouring developments. Therefore, development is likely to affect the character of the area.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Military Camp and infilled ponds). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time, or site below the site size threshold where it would be expected to affect congestion.	

Site Suita	bility Assessment	Hentord WHITLORD SHITRE 10
Parish: Settlement:	North Weald Bassett	Harlow
Size (ha): Address:	149.48 Latton Priory Farm, London Road, Harlow	Cheshuat
Primary use: SLAA notes:	Housing Residential led urban extension to Harlow on existing agricultural fields	Allo Allo
SLAA yield:	2,250 dwellings	Client
SLAA source for baseline yield:	Dwellings indicated in Call for Sites info March 2012 (equivalent to 40 dph on a 50ha developable area). 'Latton Priory Farm Development Solution' document identifies 50ha resi and 16ha strategic business (assumed plot ratio 0.4)	Epping Forest District Council Job Title Epping Forest District Local Plan
SLAA site contraints:	None	Drawing Status
Site selection adjustment:	Drawn from promotional material. Latton Priory Development on site A.	Drawing No SR-0046A P1 Epping F District C www.copungfor



### 4106 SHIRE Harl Brentwo istrict Council

Epping Forest District Council nt (2016



Dwellings:	<u>1250</u>		Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community	
	Criteria		Score	Qualitative Assessment
1.1 Impact on Inter	nationally Protected Sites	0	Effects of allocating the site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Natio	onally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of the development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (over 50 rural residential dwellings), development of the site is likely to pose a risk a consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible
1.3a Impact on Anc	sient Woodland	(-)	Site is adjacent to or contains Ancient Woodland but possible effects can be mitigated.	The site is partly within the 250m buffer for Mark Bushes/Latton Park Ancient Woodland. The site may directly affect portion of the Ancient Woodland buffer zone, but impacts may be mitigated against through consider masterplanning.
1.3b Impact on And Ancient Woodland	cient/Veteran Trees outside of	()	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 19 Ancient trees directly affected by the site. The trees are concentrated within the centre of the site, a development may directly affect a portion of the trees. The density of the dispersed trees is such that direct harm likely.
1.4 Impact on Eppir	ng 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 BAP priority habitat and includes one BAP species. Two BAP priority habitats are adjacen the site. The site may directly/indirectly impact BAP priority habitats, but mitigation can be implemented to addr this.
1.6 Impact on Loca	al Wildlife Sites	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	Site encompasses part of the Mark Bushes Complex LWS and may directly affect the LWS. LWS features and spec may not be fully retained, but effects can be mitigated. Site is adjacent to another LWS, though it is unlikely to aff features and species.
1.7 Flood risk		(++)	Site within Flood Zone 1.	
1.8a Impact on heri	itage assets	(-)	Proposed site located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.	
1.8b Impact on arch	haeology	(-)	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 qu	uality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are very close to the M11 and therefore mitigation measures are likely to be required.
2.1 Level of harm to	o 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.	The site largely falls within a moderate sensitivity Green Belt parcel that contributes to preventing sprawl of Harl Limited barrier features exist on the northern edge of the site; if it was released it may harm the purposes of the wi 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 nea	arest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to emp	ployment locations	(-)	Site is more than 2400m from an employment site/location.	
3.4 Distance to loca	al amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.	
3.5 Distance to nea	arest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.4 Distance to loca	al amenities	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nea	arest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strate	egic 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 (Harlow).
4.2 Impact on agric	cultural land	()	Development would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to imp	prove access to open space	(+)	Development could provide an opportunity to improve links to adjacent existing public open space or provide access to open space which is currently private.	A negligible part of the site contains public open space. Development will not likely involve any loss, and will prov opportunities for improved access to public open spaces. An existing masterplan proposes open space enhanceme
5.1 Landscape sen	sitivity	()	The site falls within an area of high landscape sensitivity - vulnerable to change and unable to absorb development without significant character change.	on the site. Key characteristics of the adjacent landscape sensitivity zone assessed as highly sensitive extend to the whole of t site. Development would be likely to adversely affect the wider landscape character.
5.2 Settlement char	racter sensitivity	(+)	Development may improve settlement character through redevelopment of a run down site or improvement in townscape.	Site is identified as a potential regeneration area. It is located within the settlement area and provides an opportur for intensification. Therefore redevelopment could enhance the character of the area.
6.1 Topography cor	nstraints	0	No topography constraints are identified in the site.	
6.2a Distance to ga	as and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	Only 1% of the site is in the HSE middle consultation zone located in the eastern corner. None of the site is in the in zone. Due to the location and size of the affected area this is considered negligible and not a constraint
6.2b Distance to po	ower lines	0	Power lines do not pose a constraint to the site.	development.
6.3 Impact on Tree	Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.	The protected trees on or adjacent to the site could be incorporated into the development proposed, subject to care 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 London Road, Rye Hill Road, Fern Hill Lane and a private road.
6.5 Contamination	constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Stables / Kennels / Farm / Sewage Sludge / Earthworks / In filled Ponds / In filled Mo Potential 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	

Site Suitability Assessment				
Site Reference: SR-0046B				
Parish:	North Weald Bassett			
Settlement:				
Size (ha):	104.07			
Address:	Latton Priory Farm, London Road, Harlow			
Primary use: SLAA notes:	Housing Residential led urban extension to Harlow on existing agricultural fields			
SLAA yield:	2,250 dwellings and 150,000 sqm employment			
SLAA source for baseline yield:	Dwellings indicated in Call for Sites info March 2012 (equivalent to 40 dph on a 50ha developable area). 'Latton Priory Farm Development Solution' document identifies 50ha resi and 16ha strategic business (assumed plot ratio 0.4)			
SLAA site contraints:	None - site masterplanned as 'Harlow South'			
Site selection	Latton Priory development - no development proposed for site B.			

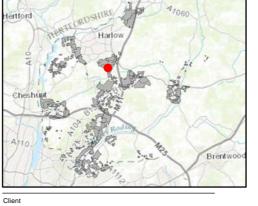
ele adjustment:

Community feedback:

Fee site.

#### Dwellings:

	c
edback was received on HAR-C which is within or near to this	S
euback was received on HAR-C which is within of hear to this	6
e. Refer to Appendix B1.4 for further details.	N
. Refer to Appendix D1.4 for future details.	S



Epping Forest District Council			
Job Title			
Epping Forest District Local Plan			
Drawing Status			
Issue			
Drawing No	Issue		
SR-0046B	P1		
ARUP	Epping Forest District Council		



y DS, USDA, USGS, AEX,



Dwellings: 0		Source: Exrl. DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community	A LAND CALL
Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSI's.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	()	Site contains 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 18 Ancient trees directly affected by the site. The trees are dispersed throughout the site, and development may directly affect a portion of the trees. The density of the dispersed trees is such that direct harm is likely.
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 Deciduous Woodland, Traditional Orchard and Bap priority habitats with no main features buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site within the 250m buffer for the Mark Bushes Complex LWS. The site is unlikely to affect the features and species of either LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(-)	Proposed site located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.	
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	The site largely falls within a moderate sensitivity Green Belt parcel but contributes strongly to preventing the sprawl of Harlow in combination with Green Belt to the north. If the site was released it may harm 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 more than 2400m from an employment site/location.	
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.4 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 (Rye Hill).
4.2 Impact on agricultural land	()	Development would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	(+)	Development could provide an opportdwellingy 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 high landscape sensitivity - vulnerable to change and unable to absorb development without significant character change.	Key characteristics of the adjacent landscape sensitivity zone assessed as highly sensitive extend to the whole of this site. Development would be likely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Promotional material does not propose development on this site, therefore no impact 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	(-)	Gas or oil pipelines may constrain part of the site but there is potential for mitigation.	Approximately 40% of the site is in HSE middle and inner consultation zones running through the middle of the site. Mitigation is possible due to the site size. Sensitivity level 3. HSE guidance advise against development for affected area.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	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 London Road and Rye Hill Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Farm / Sewage Sludge / In filled Ponds). Potential adverse impact that 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).	
	-	*	© Arup

Site Reference: SR-0072		
Parish:	North Weald Bassett	
Settlement:		
Size (ha):	1.29	
Address:	Land at Tylers Farm [271 High Road], North Weald	

Primary use:HousingSLAA notes:Existing farm buildings and land

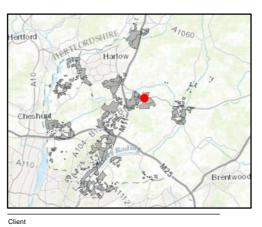
 SLAA yield:
 38 dwellings

 SLAA source for baseline yield:
 Assumption based on 30 dph

SLAA site None contraints:

Site selection None adjustment:

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



Epping Forest District Council			
Job Title			
Epping Forest District Local Plan			
Drawing Status			
Issue			
Drawing No	Issue		
SR-0072	P1		
ARUP	Epping Forest District Council www.cppingforcstdc.gov.uk		
© Contains OS data © Crown copyright ar Sources: Esri, HERE, DeLorme, Intermap	nd database right (2016) , increment P Corp., GEBCO, USGS, FAO, NPS		

Currents Go una e - unwin copyright and diatabase inju (2016) dources: Ean, HERE, DeLorme, Intermap, Incement P Corp., GEBCO, USGS, FAO, NPS, NRCAN, BeadBase, IGN, Kadaster ML, Ordnanos Survey, Earl Japan, METI, Earl Chrint (Hong Kong), swisstopo Source: Earl, Digitalicibles, Gooley, Earthatar Geographics, CHES/Inthus DS, USDA, USGS, AEX, Beimapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Dwellings: 38	Source: Earl. 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	D Effects of allocating the site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	h
1.2 Impact on Nationally Protected sites	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	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is wholly within Wood Pasture and Parkland and Semi Improved Grassland buffer zones. The site may indirectly affect the BAP priority habitats. There may be effects but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within 250m buffer of Tylers Green Grasslands LWS. The site is unlikely to affect the features and species of this LWS.
1.7 Flood risk	(++) Site within Flood Zone 1.	
1.8a Impact on heritage assets	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.	6 6
1.9 Impact of air quality	(-) Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are close to the A414 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	0 Site is within Green Belt, but the level of harm caused by release of the land for development would be none.	
3.1 Distance to the nearest rail/tube station	(-) Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+) Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+) Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0 Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0 Site is between 1000m and 4000m from the nearest infant/primary school.	
3.4 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.	Split site (50% greenfield and brownfield). Site adjacent to an existing settlement (North Weald Basset).
4.2 Impact on agricultural land	(-) Development would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	(-) The site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	
5.2 Settlement character sensitivity	(-) Development could detract from the existing settlement character.	Site located at junction of A414 and High Road, within the polyfocal settlement. The site contains Tylers Farmhouse Grade II Listed Building, and significant vegetation. Development of the site could detract from the historic character of the farm.
6.1 Topography constraints	0 No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	(-) The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.	The protected trees on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development
6.4 Access to site	(+) Suitable access to site already exists.	
6.5 Contamination constraints	(-) Potential contamination on site, which could be mitigated.	Potential contamination (Farmyard). Potential adverse impact that could be mitigated.
6.6 Traffic impact	(-) Low level congestion expected at peak times within the vicinity of the site.	
		© Arup

Site Suitability Assessment			
Parish: Settlement:	North Weald Bassett		
Size (ha):	10.5		
Address:	Land to the east of the A414, New House Farm, Harlow		
Primary use: SLAA notes:	Housing Vacant agricultural land		
SLAA yield:	310 dwellings		
SLAA source for baseline yield:	Assumption based on 50:50 housing to employment at 30 dph and 0.4 plot ratio for employment		
SLAA site contraints:	None		
Site selection adjustment:	None		
Community feedback:	Feedback was received on HAR-C which is within or near to this site. Refer to Appendix B1.4 for further details.		

Client	
Epping Forest Dis	strict Council
Job Title	
Epping Forest Dis	strict Local Plan
Drawing Status	
Drawing Status	
5	Issue

ertf

41060





<u>Dwellings: 155</u>			
Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSI's.	
1.3a Impact on Ancient Woodland	()	Site is adjacent to or contains Ancient Woodland. The proposals would likely result in direct loss or harm to Ancient Woodland or cannot be mitigated.	The site is almost wholly within the 250m buffer for Mark Bushes/Latton Park Ancient Woodland. The site may direc affect a portion of the Ancient Woodland buffer zone. The site is likely to cause direct loss which cannot be mitigate 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 partly within Deciduous Woodland, wholly within one buffer and partly within two more buffer zones. T site may directly affect a small area of Deciduous Woodland. There may be effects from this impact, but mitigation c be implemented.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is adjacent to Mark Bushes Complex LWS. The site is unlikely to affect the features and species of eith LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	No effect likely on historic assets due to distance from site.	
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are very close to the A614 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	Almost the entirety of the site is located within a high sensitivity Green Belt parcel which contributes strongly preventing the sprawl of Harlow. If the site was released it would likely harm 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 more than 2400m from an employment site/location.	
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.4 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 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.	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 high landscape sensitivity - vulnerable to change and unable to absorb development without significant character change.	Key characteristics of the adjacent landscape sensitivity zone assessed as highly sensitive extend to the whole of th site. Development would be likely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site is adjacent to Mark Bushes and Latton Park ancient woodlands, and is located to the south and east of Latt Common, constituting area of high character sensitivity. Development would require mitigation through design a layout.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	0	Access to the site can be created within landholding adjacent to the highway.	Site access achievable from A414.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (farmyard / infilled ponds). Potential adverse impact that could be mitigated.
6.6 Traffic impact	()	Moderate peak time congestion expected within the vicinity of the site.	

	bility Assessment	Hertford
Site Reference	: SR-0076	Heritord
Parish: Settlement:	North Weald Bassett	15
Size (ha):	6.04	A MA
Address:	Land south of Vicarage Lane, North Weald	Cheshuat
Primary use:	Housing	
SLAA notes:	Agricultural land	A110
SLAA yield:	181 dwellings	01
	Assumption based on E0/E0 bousing to employment at 20 dab and	Client
SLAA source for baseline	Assumption based on 50:50 housing to employment at 30 dph and 0.4 plot ratio for employment	Epping Fo
yield:		Job Title
		Epping Fo
SLAA site	None	Drawing Status
contraints:		Issue
		Drawing No
0.11	News	SR-0076
Site selection adjustment:	None	ARI
Community feedback:	Feedback was received on NWB-A which is within or near to this site. Refer to Appendix B1.4 for further details.	© Contains OS data ( Sources: Esri, HERE GeoBase, IGN, Kada MapmyIndia, © Oper Source: Esri, DigitalO Getmanning, Aerogri

Not applicable.

3.8 Access to Strategic Road Network

#### Site

Hertford	RTFORDSHI	ar	17060	
15	H	arlow		
No A			- H	1
Cheshuat	3		A P	
SU	3	Lut	X	
1- (st.	410	Rodun	2	S
A110	e la	10	MDS .	Brentwo
444	- Ales	N112	NY	The
Client		1010		
Epping For	est Distri	ct Counc	il	

Star Stra

Forest District Local Plan Issue P1 Epping Forest District Council UP



feedback: site. Refer to Appendix B1		which is within or near to this er details. Which is within or near to this er details.	
Dwellings: 91 Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSI's.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.	There is 1 Ancient tree directly affected by the site. The tree is located in the south of the site and may be affected b development. Impacts may be mitigated by considered masterplanning or transposition.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is partially within Deciduous Woodland and BAP priority habitat with no main feature buffer zones. The site may indirectly affect the BAP priority habitats. There may be effects but mitigation can be implemented to address this
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer of Church Lane Flood Meadow LNR LWS and St. Andrew's Churchyard, North Weald LWS. The site is unlikely to affect the features and species of these LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	97% of the site is in Flood Zone 1 and is unconstrained. Flood Risk Zone 2 totalling 3% is located in the south-wester corner of the site and can be avoided through site layout.
1.8a Impact on heritage assets	0	Proposed site located within the setting of a heritage asset and effects can be mitigated.	
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.	
3.3 Distance to employment locations	(+)	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.	

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.	
5.2 Settlement character sensitivity	(-)		Site fronts onto Vicarage Lane, nearby the historic church, and forms part of the historic field pattern. Any impact on settlement character could be mitigated through design and layout that respects the dispersed settlement pattern.
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 not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	
6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact		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 Suita	bility Assessment	Hertford
Parish:	North Weald Bassett	PARTEORI
	North Weald Bassett	
Settlement:		3 Route
Size (ha):	20.76	1042
Address:	Land at Thornwood Common, North Weald, Essex	Alsy C
		Cheshuat
Primary use:	Housing	
SLAA notes:	Agricultural land	1
•=		A110
		C. C.
SLAA yield:	620 dwellings	
•		Client
SLAA source	Assumption based on 50:50 housing to employment at 30 dph and 0.4 plot ratio for employment	Epping Forest Di
for baseline yield:		Job Title
yicidi		Epping Forest Di
SLAA site	None	Drawing Status
contraints:		Issue
		Drawing No
0.11	News	SR-0077
Site selection adjustment:	None	ARUP
Community feedback:	The Council did not consult on a growth location which covers or is near to this site.	© Contains OS data © Crown copyri Sources: Esri, HERE, DeLorme, Inte GeoBase, IGN, Kadaster NL, Ordna MapmyIndia, © OpenStreetMap con Source: Esri, DigitalGlobe, GeoEye, Getmanoing, Aerogrid IGN IGP sw

# Image: construction of the construc

Issue P1

Epping Forest District Council

> BCO, USGS, FAO, NPS, NRCAN, , Esri China (Hong Kong), swissto

ny s DS, USDA, USGS, AEX,

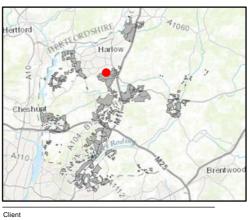


Dwellings: <u>310</u>		Source: Exrl, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community	
Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSI's.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	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 the Deciduous Woodland and Traditional Orchard buffer zones. The site may indirectly affect the two BAP priority habitats. There may be effects from this impact but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	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.	Almost the entirety of the site is located in a moderate sensitivity Green Belt parcel. Subject to the provision of robust planting along the site boundaries, the site would have limited harm to the purposes of the wider Green Belt.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.4 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.	
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Large site on the edge of Thornwood that could detrimentally impact the dispersed, low density character of the area.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (sewage sludge). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time, or site below the site size threshold where it would be expected to affect congestion.	
			© Aruț

Site Reference	: SR-0139
Parish:	North Weald Bassett
Settlement:	
Size (ha):	1.52
Address:	Riddings Lane, Hastingwood Road, Hastingwood, North Harlow, Essex, CM18 7HT
Primary use:	Housing
SLAA notes:	Vacant and derelict nursery site
SLAA yield:	50 dwellings
SLAA source for baseline yield:	Indicated in Call for Sites
SLAA site contraints:	None

Site selection None adjustment:

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



Epping Forest District Council				
Job Title				
Epping Forest District Local Plan				
Drawing Status				
Issue				
Drawing No	Issue			
SR-0139	P1			
ARUP	Epping Forest District Council			

Esri Japan, METI, d the GIS User Co

, GEBCO, USGS, FAO, NPS, NRCAN, METI, Esri China (Hong Kong), swisstop ser Community CNES/Airbus DS, USDA, USGS, AEX,



Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community		Getmapping, Aerogra, IGN, IGP, swisstopo, and the GIS User Community	
Criteria	Score		Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSI's.	
1.3a Impact on Ancient Woodland	(-)	Site is adjacent to or contains Ancient Woodland but possible effects can be mitigated.	The site is partly within the 250m buffer for Ancient Woodland. The site may directly affect a small part of the Ancient Woodland buffer zone, but impact may be mitigated against through considered compensation of Woodland planting.
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 Deciduous Woodland buffer zone. The site may indirectly affect the BAP priority habitat There may be effects from this impact but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site within the 250m buffer for the Mark Bushes Complex LWS. The site is unlikely to affect the features and species of either LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	No effect likely on historic assets due to distance from site.	
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.4 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.	100% greenfield site, adjacent to an existing settlement (Harlow).
4.2 Impact on agricultural land	()	Development would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	No public open space is located in the site area. Development will not involve the loss of public open space.
5.1 Landscape sensitivity	()	development without significant character change.	Key characteristics of the adjacent landscape sensitivity zone assessed as highly sensitive extend to the whole of this site. Development would be likely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Former garden centre site. Proposed quantum of development may not be suitable given isolated location on rura fringe. Impact could be mitigated through reduction in quantum, and design and layout.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Existing access off Ridding Lane.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Horticultural Nursery / Depot). 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.	
			© Aru

Site Reference: SR-0149		
Parish:	North Weald Bassett	
Settlement:		
Size (ha):	4.01	
Address:	Tudor House, High Road, Thornwood, with adjacent land.	

 Primary use:
 Housing

 SLAA notes:
 Dwelling house and adjacent land (fields)

SLAA yield:175 dwellingsSLAA source<br/>for baseline<br/>yield:Indicated in Call for Sites

<u>175</u>

SLAA site None contraints:

Site selection None adjustment:

Dwellings:

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

# Clert

Epping Forest District Council			
Job Title			
Epping Forest District	Local Plan		
Drawing Status			
Issue			
Drawing No	Issue		
SR-0149	P1		
ARUP	Epping Forest District Council www.cppingforestdc.gov.uk		



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN,
GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo,
MapmyIndia, © OpenStreetMap contributors, and the GIS User Community
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX,
Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of the development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (all planning applications, except householder), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is adjacent to a Deciduous Woodland buffer zone. The site may indirectly affect the BAP priority habitat. There may be effects from this impact but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer for Thornwood LNR LWS. The site is unlikely to affect the features and species of this LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	No effect likely on historic assets due to distance from site.	
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.4 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 (Thornwood).
4.2 Impact on agricultural land	()	Development would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	(-)	The site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Development of this site would comprise a significant development on the edge of Thornwood. Development may contribute to urban sprawl and is unlikely to support coherent and contained settlement growth.
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 main road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Depot, Works, infilled 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 Reference: SR-0158A			
Parish:	North Weald Bassett		
Settlement:			
Size (ha):	28.11		
Address:	Land at North Weald Bassett, South of Vicarage Lane		
Primary use: SLAA notes:	Housing Agricultural fields		
SLAA yield:	Up to 600 dwellings.		
SLAA source for baseline yield:	Based on promoter material.		
SLAA site contraints:	None		

**Site selection** Capacity updated to reflect masterplan submitted by promoter. **adjustment:** 

Community feedback:

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

### 41060 ertfo Brentwo Client Epping Forest District Council

Issue P1

Epping Forest District Council

**Epping Forest District Local Plan** 

Job Title

Drawing Status Issue Drawing No

SR-0158A

So

ARUP



Dwellings: <u>600</u>		Source: Est, DigitalClobe, GeoEye, Earthstar Geographics, CNES/Alrbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community	
Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSI's.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.	There is 1 Ancient tree directly affected by the site. The tree is located to the east of the site and may be affected by development. Impacts may be mitigated by considered masterplanning or transposition.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer of Church Lane Flood Meadow LNR LWS and St. Andrew's Churchyard, North Weald 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	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are close to the A414 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	The site is almost entirely within a medium sensitivity Green Belt parcel. If the site was released it would have limited harm to the purposes of the wider Green Belt.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(+)	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.	100% greenfield site, adjacent to an existing settlement (North Weald Bassett).
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. Development will not likely involve any loss. An existing masterplan proposes public open space enhancements on the site, beneficial in an area of identified public open space deficiency.
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 proposed for a significant level of development, and could result in coalescence of the main part of North Weald Bassett with the dispersed settlement on Vicarage Lane, and the loss of substantial areas of historic field patterns.
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.	Site located adjacent to main road.
6.5 Contamination constraints	()	Potential contamination on site, which is not likely to be able to be mitigated.	Domestic landfill present in central eastern part of the site. Subject to further investigation, it should be feasible to approve development outside a 100m buffer zone of the contaminated area.
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 Reference:	: SR-0158B
Parish:	North Weald Bassett
Settlement:	
Size (ha):	10.24
Address:	Vicarage Lane/ east/west of Church Lane (east of Merlin Way), North Weald
Primary use:	Housing
SLAA notes:	Agricultural fields
SLAA yield:	304 dwellings
•	
SLAA source for baseline yield:	Assumption based on 30 dph
SLAA site contraints:	Flood Risk would reduce capacity on site by c.1/2

Site selection None adjustment:

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

## Clent

Epping Forest District Council				
Local Plan				
Issue				
P1				
Epping Forest District Council				

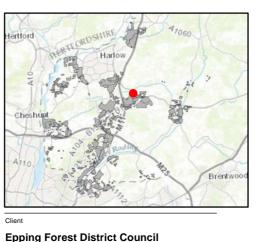
 u-contains OS data © Crown copyright and database right (2016) Sources: Esti, HERE, DeLoren, Intermap, increment P Corp., CBEOO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esti Japan, METI, Esti China (Hong Kong), swisstopo, Mapmi/dial, © OpenStreetMage contributors, and the GIS User Comunity Source: Esti, DgtatGlobe, GeeEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Geimapping, Aerogni, IGN, IGP, ewisstopo, and the GIS User Comunity



Dwellings: <u>152</u>		Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community	
Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSI's.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.	There is 1 Ancient tree directly affected by the site. The tree is located in the centre of the site and may be affected by development. Impacts may be mitigated by considered masterplanning or transposition.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is partially within Deciduous Woodland and BAP priority habitat with no main feature buffer zones. The site may indirectly affect the BAP priority habitats. There may be effects but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer of Church Lane Flood Meadow LNR LWS and St. Andrew's Churchyard, North Weald LWS. The site is unlikely to affect the features and species of these LWS.
1.7 Flood risk	(+)	Site within Flood Zone 2 and exception test not required.	Some 68% of the site is in Flood Zone 1. The location of the higher Flood Risk Zones 2 and 3a, covering circa 32% of the site area, is located along the eastern site boundary. This area can be avoided and risk flood mitigated through site layout.
1.8a Impact on heritage assets	0	Proposed site located within the setting of a heritage asset and effects can be mitigated.	
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.	
3.3 Distance to employment locations	(+)	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	(+)	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.	
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site identified in Masterplan as having potential for commercial / leisure use close to airfield. Site is located within historic dispersed settlement, close to church. Development may negatively impact settlement character, and could require mitigation.
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.	Site located adjacent to main road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Military Uses / Sewage Sludge / 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.	
			©Aru

Community feedback:

Sile Suitability Assessment			
Site Reference: SR-0179			
Parish:	North Weald Bassett		
Settlement:			
Size (ha):	30.87		
Address:	Part of North Weald Golf Club, Rayley Lane, North Weald, Essex, CM16 6AR		
Primary use:	Housing		
SLAA notes:	Golf course		
SLAA yield:	926 dwellings		
SLAA source for baseline yield:	Assumption based on 30 dph		
SLAA site contraints:	Band of Flood Risk Zone 3a and 2 across central area of site. Reducing developable area of site by circa 1/5. Site capacity also reduced to account for 0.29 ha part of site subject to planning application.		
Site selection adjustment:	Site capacity also reduced to account for 0.29 ha part of site subject to planning application.		



Lipping i orest District Council				
Job Title				
Epping Forest District Local Plan				
Drawing Status				
Issue				
Drawing No	Issue			
SR-0179	P1			
ARUP	Epping Forest District Council			

GS, AE)



The Council did not consult on a growth location which covers or is	Sourc
near to this site.	Mapr
	Getm

Dwellings: 734	Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community	
Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0 Effects of allocating the site for the proposed use do not undermine conservation objectives (alone or combination with other sites).	in
1.2 Impact on Nationally Protected sites	<ul> <li>Based on the Impact Risk Zones there is no requirement to consult Natural England because the propos development is unlikely to pose a risk to SSSI's.</li> </ul>	ed
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	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is partially within Deciduous Woodland and BAP priority habitat with no main feature buffer zones. The site may indirectly affect the BAP priority habitats. There may be effects but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is adjacent to St. Andrew's Churchyard, North Weald LWS. The site is unlikely to affect the features and species of this LWS.
1.7 Flood risk	(-) Site within Flood Zone 3a where exception test required.	Although some 70% of the site is in Flood Zone 1 the location of flood Risk Zones 2 and 3a across the central area of site can make mitigation difficult. The impact of the higher Flood Risk Zones can be mitigated by site layout.
1.8a Impact on heritage assets	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 unknown as a result of previous lack of investigation.	l is
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 r could be mitigated or reduced.	Parts of the site are very close to the A614 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	() Site is within Green Belt, where the level of harm caused by release of the land for development would be velow, low or medium.	ery
3.1 Distance to the nearest rail/tube station	(-) Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(-) Site more than a 1000m from a bus stop.	
3.3 Distance to employment locations	0 Site is more than 1600m and less than 2400m 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.	A negligible part of the site contains public open space. 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 change and able to absorb development without significant character change.	to 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 the wider landscape character.
5.2 Settlement character sensitivity	(-) Development could detract from the existing settlement character.	The Council's masterplan identifies the site as unsuitable for development since the distance of the site from existing development could inhibit effective integration.
6.1 Topography constraints	(-) Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	The intensity of site development would not be constrained by the presence of protected trees either on adjacent to the site.	
6.4 Access to site	(+) Suitable access to site already exists.	Existing access from Rayley Lane.
6.5 Contamination constraints	(-) Potential contamination on site, which could be mitigated.	Potential contamination (Farm / Made Ground / In filled Ponds). Potential adverse impact that could be mitigated.
6.6 Traffic impact	Area around the site expected to be uncongested at peak time, or site below the site size threshold where it wo be expected to affect congestion.	
		© Arup

Site Reference:	SR-0195B
Parish:	North Weald Bassett
Settlement:	
Size (ha):	3.42
Address:	Land to the North of Vicarage Lane, East, North Weald Bassett, Epping, Essex, CM16 6AP
Primary use:	Housing
SLAA notes:	Grazing land.
SLAA yield:	102 dwellings
SLAA source for baseline yield:	Assumption based on 30 dph
SLAA site contraints:	None

Site selection None adjustment:

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

## Clent

Epping Forest District Council		
Job Title		
Epping Forest District	Local Plan	
Drawing Status		
Issue		
Drawing No	Issue	
SR-0195B	P1	
ARUP	Epping Forest District Council www.cppingforestdc.gov.uk	

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBasa, IGN, Kadaster NL, Ordnance Survey, Esri UJapan, METI, Esri Chana (Hong Kong), swisstopo, MapmyIndia, e OpenStreetMap contributors, and the GIS User Community Source: Esri DipatiGoles, GeoEye, Earthstar Geographics, CNES/Nichus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Dwellings: <u>102</u>		Source: Exrl, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community	
Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSI's.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	No effect likely on historic assets due to distance from site.	
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	0	Site is within Green Belt, but the level of harm caused by release of the land for development would be none.	Almost the entirety of the site is located within a Green Belt parcel which does not meet the purposes. If the site was released it would not harm 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	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 (North Weald Basset).
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 adjacent landscape character area.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Site is located adjacent to existing development, and is unlikely to negatively impact settlement character.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Off Vicarage Lane East.
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	(-)	Low level congestion expected at peak times within the vicinity of the site.	
	•	•	© Arup

Site Reference: SR-0203				
Parish:	North Weald Bassett			
Settlement:				
Size (ha):	0.37			
Address:	Randalls Yard, Woodside, Thornwood Common			
Primary uso:	Housing			

 Primary use:
 Housing

 SLAA notes:
 Waste metal transfer dwelling (warehouse)

 SLAA yield:
 5 dwellings

 SLAA source for baseline yield:
 Indicated in Call for Sites (equivalent to 17 dph)

SLAA site None contraints:

Site selection None adjustment:

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

## Clent

Epping Forest District Council		
Job Title		
Epping Forest District Lo	ocal Plan	
Drawing Status		
Issue		
Drawing No	Issue	
SR-0203	P1	
ARUP (	Epping Forest District Council	



<u>Dwellings: 5</u>		Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community	
Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	()	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is unlikely to be possible to mitigate the effects of the proposed development.	The site directly affects the Epping Forest SSSI and is likely to pose a risk to the features of the SSSI. Consultation with Natural England is required. Furthermore, the effects on the features of the SSSI are unlikely to be possible to mitigate.
1.3a Impact on Ancient Woodland	()	Site is adjacent to or contains Ancient Woodland. The proposals would likely result in direct loss or harm to Ancient Woodland or cannot be mitigated.	The site is wholly within the 250m buffer for Epping-Wintry Wood Ancient Woodland. The site may directly affect a small area of the buffer zone. The site is likely to cause direct loss which cannot be mitigated within the site.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	The site is adjacent to two habitats, and within three buffer zones. There is a habitat species recorded within site. The site may indirectly affect the habitats and directly affect the species, but mitigation can be implemented.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer for Thornwood LNR LWS. The site is unlikely to affect the features and species of this LWS.
1.7 Flood risk	(+)	Site within Flood Zone 2 and exception test not required.	Some 79% of the site is in Flood Zone 2. Within this 3% of the site is in Flood Zone 3a which is located on the site boundary. The impact of the higher Flood Risk Zones can be mitigated by site layout.
1.8a Impact on heritage assets	0	Proposed site located within the setting of a heritage asset and effects can be mitigated.	
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.4 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	0	Majority of the site is previously developed land that is neither within nor adjacent to a settlement.	100% brownfield site not within or adjacent to an existing settlement.
4.2 Impact on agricultural land	()	Development would 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.	The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on the adjacent highly sensitive landscape character area.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run down site or improvement in townscape.	Randalls Yard identified as a potential regeneration site. Redevelopment could enhance the character of the area.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Existing access from Woodside.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Scrapyard). Potential adverse impact that 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).	

One Cana	
Site Reference	: SR-0220
Parish:	North Weald Bassett
Settlement:	
Size (ha):	0.16
Address:	1-2 Marconi Bungalows, High Road, North Weald, Epping, CM16 6EQ
Primary use:	Housing
SLAA notes:	Urban site comprising existing bungalows
SLAA yield:	5-8 Dwellings
SLAA source for baseline yield:	Indicated in Call for Sites
SLAA site contraints:	Previous refusal for 9 dwellings, reduced amount with sensitive layout might be more suitable.
Site selection	None

Site selection None adjustment:

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

#### Cheshua Cheshu

Epping Forest District Council		
Job Title		
Epping Forest Dist	rict Local Plan	
Drawing Status		
Issue		
Drawing No	Issue	
SR-0220	P1	
ARUP	Epping Forest District Counc	

© Contains OS data © Crown copyright and database right (2016) Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geoßase, (GN, Kadaster NL, Ordnance Survey, Esri Japan, METT, Esri China (Hong Kong), swisstopo Mapmriyidia, © OpenStreatMap contributors, and the GIS User Community Source: Esri, DigtalGiobo, GeoZye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, 169; wisstopo, and the GIS User Community



Dwellings: 6	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	D Effects of allocating the site for the proposed use do not undermine conservation objectives (alone or combination with other sites).	in
1.2 Impact on Nationally Protected sites	Based on the Impact Risk Zones there is no requirement to consult Natural England because the propos development is unlikely to pose a risk to SSSI's.	ed
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 Reynkyns Wood Ancient Woodland. The site may directly affect a small part 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	0 No Ancient or Veteran trees are located within the site.	Woodane parting.
1.4 Impact on Epping Forest Buffer Land	0 Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	(-) Features and species in the site may not be retained in their entirety but effects can be mitigated.	The site is partially within a Wood Pasture and Parkland BAP priority habitat and within three buffer zones. The site may affect a small area of the BAP priority habitat, but this may be addressed through mitigation.
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer of Tylers Green Grasslands LWS and Reynkyns Wood 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	(+) There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	(·) Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the ri could be mitigated or reduced.	sk Parts of the site are close to the A414 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	() Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	ery
3.1 Distance to the nearest rail/tube station	(-) Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+) Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+) Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0 Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0 Site is between 1000m and 4000m from the nearest infant/primary school.	
3.4 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 within a settlement.	60% greenfield site, within an existing settlement (North Weald).
4.2 Impact on agricultural land	() Development would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0 The site falls within an area of low landscape sensitivity - characteristics of the landscape are able accommodate development without significant character change.	to The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(+) Development may improve settlement character through redevelopment of a run down site or improvement townscape.	in Redevelopment of existing employment site could contribute positively to settlement character.
6.1 Topography constraints	(-) Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	Gas or oil pipelines 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 adjacent to the site.	or Although protected trees are present, on or adjacent to the site, it is likely that they could be incorporated into the 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.	Existing access off Epping 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 housi site with capacity of <25 dwellings).	ng
	L	©Arup

#### Site Suitability Assessment Site Reference: SR-0235

Site Reference:SR-0235Parish:North Weald BassettSettlement:Item ParishingSize (ha):1.48Address:Vicarage Lane, North Weald

Primary use:HousingSLAA notes:None

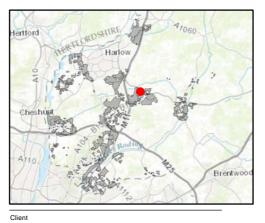
SLAA yield: 44 dwellings

SLAA source Assumption based on 30 dph for baseline yield:

SLAA site None contraints:

Site selection None adjustment:

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



Epping Forest District Council	
Job Title	
Epping Forest Distri	ct Local Plan
Drawing Status	
Issue	
Drawing No	Issue
SR-0235	P1
ARUP	Epping Forest District Council
© Contains OS data © Crown copyright and	d database right (2016)

ources: Exi, HERE Dalume, Internap, Increment P Corp., CEBCO, USGS, FAO, NPS, NRCAN, eeBase, ION, Kadater NL, Ordanos Survey, Exi Japan, METL, Exir China (Hong Kong), swisstopo, lapmyIndia, © OpenStreetMap contributors, and the GIS User Community ources: Exi, DgtaB(lobe, GeoEye, Earthat Geographics, CNES/Airbus DS, USDA, USGS, AEX, empapting, Areograf, ION, IGP, swisstopo, and the GIS User Community



<u>Dwellings: 44</u>		Source: Exr. DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Alrbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community	
Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSI's.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is partially within Deciduous Woodland and BAP priority habitat with no main feature buffer zones. The site may indirectly affect the BAP priority habitats. There may be effects but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer of St. Andrew's Churchyard, North Weald LWS. The site is unlikely to affect the features and species of this LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	No effect likely on historic assets due to distance from site.	
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	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	(-)	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	(-)	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 not with or adjacent to an existing settlement.
4.2 Impact on agricultural land	()	Development would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	(-)	The site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site is located some distance from the settlement. The site location and configuration is unlikely to support coherent and contained settlement growth in accordance with the Council's masterplan.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Access is suitable.
6.5 Contamination constraints	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.	

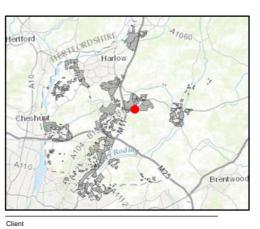
0	
Site Reference:	: SR-0240
Parish:	North Weald Bassett
Settlement:	
Size (ha):	0.91
Address:	The Kings Head Public House, High Road, North Weald, Essex, CM16 6BU
Primary use: SLAA notes:	Housing None
SLAA yield:	7 to 14 dwellings
SLAA source for baseline yield:	Indicated in Call for Sites
SLAA site contraints:	None

Site selection None adjustment:

<u>14</u>

Dwellings:

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



Epping Forest Distric	t Council
Job Title	
Epping Forest Distric	t Local Plan
Drawing Status	
Issue	
Drawing No	Issue
SR-0240	P1
ARUP	Epping Forest District Council
© Contains OS data © Crown copyright and	database right (2016)

iouroas: Earl, HERE, DeLorme, Intermap, Increment P Corp., GEBCO, UISGS, FAO, NPS, NRCAN, aceBase, IGN, Kadaster NL, Ordanneo Survey, Esri Japan, METL, Esri Chana (Hong Kong), swisstopo, lapmyindia, © OpenStreetMap contributors, and the GIS User Community Ource: Esri, Digliacitoles, Geoty, Earthstar Geographics, CNES/Athubs DS, USDA, USGS, AEX, Jetmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Dwellings: <u>14</u> Criteria		Score	Qualitative Assessment
		Effects of allocating the site for the proposed use do not undermine conservation objectives (alone or in	
1.1 Impact on Internationally Protected Sites	0	combination with other sites).	
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSI's.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is adjacent to an area of Wood Pasture and Parkland and within three buffer zones. The site may indirectly affect the BAP priority habitat. There may be effects but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer of Weald Common LNR LWS. The site is unlikely to affect the features and species of this LWS.
1.7 Flood risk	(+)	Site within Flood Zone 2 and exception test not required.	
1.8a Impact on heritage assets	(-)	Proposed site located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.	
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.4 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 within a settlement.	10%:10% greenfield: brownfield on developable area of site (other 80% is new housing). Site is adjacent to an existing settlement (North Weald Basset).
4.2 Impact on agricultural land	0	Development would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	No public open space is located in the site area. Development will not involve the loss of public open space. Preliminary masterplan proposes no new public open space.
5.1 Landscape sensitivity	0	The site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Development of the parking area to the rear of the King's Head public house (Grade II listed) is not likely to have an impact on the character of the area subject to sensitive design taking account of the Listed Building.
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.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination over parts of site (Petrol Filling Station & Repair Garage and Station & Coal Yard). Potential adverse impact that 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).	
i		l	QurA ©

Site Reference	: SR-0247
Parish:	North Weald Bassett
Settlement:	
Size (ha):	3.13
Address:	Land at Happy Grow Garden Centre, High Road, Thornwood, Epping, CM16 6LX
Primary use:	Housing
SLAA notes:	Garden centre, retail, car park and adjacent field
SLAA yield:	93 dwellings
SLAA source for baseline yield:	Assumption based on 30 dph
SLAA site contraints:	None

Site selection None adjustment:

<u>93</u>

Dwellings:

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

# Clent

Epping Forest Distr	ict Council
Job Title	
Epping Forest Distr	ict Local Plan
Drawing Status	
Issue	
Drawing No	Issue
SR-0247	P1
ARUP	Epping Forest District Council



Sources: Eari, HERE, DeLorma, Interman, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeeBase, IGN, Kadatser NL, Ordnance Survey, Earl Japan, METL, Est China (Hong Kong), swistsopo, MapmyIndia, @ OpenStreetMap contributors, and the GIS User Community Source: Esri, Digital Clobe, GeoSey, Earthstar Geographics, CHES/Initus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSI's.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is partly within a Deciduous Woodland buffer zone. The site may indirectly affect the BAP priority habitat. There may be effects from this impact but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	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	(+)	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 not within or adjacent to an existing settlement.
4.2 Impact on agricultural land	()	Development would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	(-)	The site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Existing garden centre with large areas of hardstanding. The site location and set back from High Road is unlikely to support coherent and contained settlement growth.
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.	From main road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Horticultural Nursery / Industrial dwellings / 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 Suita	bility Assessment
Site Reference	: SR-0269A
Parish: Settlement:	North Weald Bassett
Size (ha):	119.39
Address:	Chipping Ongar Park Estate, North Weald Bassett
Primary use: SLAA notes:	Housing None
SLAA yield:	3,950 dwellings and 130,000 sqm commercial
SLAA source for baseline yield:	Assumption based on 80:20 housing to employment 30 dph and 0.4 plot ratio for commercial
SLAA site contraints:	Masterplan for Chipping Ongar Park North Weald extension includes 200 homes on northern part of site (SR-0029/SR-0031). Remainder may accommodate up to 1,200 homes in total and some employment adopting similar principles.
Site selection adjustment:	Site capacity based on an assumption of 1,200 dwellings and 30,000 sqm for entire SR-0269 split proportionally by site size.
0	

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

## 41060 SHIRI Brentwo

Epping Forest Distric	t Council
Job Title	
Epping Forest Distric	t Local Plan
Drawing Status	
Issue	
Drawing No	Issue
SR-0269A	P1
ARUP	Epping Forest District Council
© Contains OS data © Crown copyright and d	atabase right (2016)





Number Name         Part of the second s	Dwellings: <u>3941</u>		Source: Earl, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Alrbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community	interior in the second
11 Informational Society Constraints12Section 1 (section 2)12 Intervention 220Section 2014 (section 2)Section 2014 (section 2)13 Intervention 220Section 2014 (section 2)Section 2014 (section 2)14 Intervention 220Section 2014 (section 2)Section 2014 (section 2)15 Intervention 220Section 2014 (section 2)Section 2014 (section 2)14 Intervention 220Section 2014 (section 2)Section 2014 (section 2)15 Intervention 220Section 2014 (section 2)Section 2014 (section 2)16 Intervention 220Section 2014 (section 2)Section 2014 (section 2)17 Intervention 220Section 2014 (section 2)Section 2014 (section 2)18 Intervention 220Section 2014 (section 2)Section 2014 (section 2)17 Intervention 220 <th>Criteria</th> <th></th> <th>Score</th> <th>Qualitative Assessment</th>	Criteria		Score	Qualitative Assessment
International of ProceedingsImage: Section SSR 1.1Image: Section SSR 1.1Image: Section SSR 1.1Image: Section Section SSR 1.1Image: Section SSR 1.1 <t< td=""><td>1.1 Impact on Internationally Protected Sites</td><td>0</td><td></td><td></td></t<>	1.1 Impact on Internationally Protected Sites	0		
InterfactorInInInCalanda decidenciesInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInInIn </td <td>1.2 Impact on Nationally Protected sites</td> <td>0</td> <td>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.</td> <td></td>	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.	
ManufactorVolProbability14 International Mathematica20A particular dependence of the definition of the d	1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
Minister in a constraint of a sector of a constraint of a sector of a constraint of a constrai	1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
11 Multiple Problem Section         12         12 Multiple Problem Section         12           12 March 2008 Bits         0.         Factor in the destription of the destription in the	1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111111 <td>1.5 Impact on BAP Priority Species or Habitats</td> <td>()</td> <td>Features and species in the site unlikely to be retained and effects cannot be mitigated.</td> <td>The site is wholly within a Wood Pasture and Parkland habitat, and encompasses two further BAP priority habitats, while bordering two more. The site is likely to directly affect the BAP priority habitats, and effects may not be mitigable.</td>	1.5 Impact on BAP Priority Species or Habitats	()	Features and species in the site unlikely to be retained and effects cannot be mitigated.	The site is wholly within a Wood Pasture and Parkland habitat, and encompasses two further BAP priority habitats, while bordering two more. The site is likely to directly affect the BAP priority habitats, and effects may not be mitigable.
If Nation     Period     The source of the sounder fragging length of the sounder of the sounder of the sounder fragging length of the sounder of the sounder of the sounder fragging length of the sounder of the	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 the whole of Ongar Radio Station LWS and Weald Common LNR LWS. The site may directly affect some of the features and species of these LWS but effects can be mitigated. The site is adjacent to Miller's Grove LWS however no effects likely
Initial initial status         Image is all back and initial is initial initial is all back and initit is all back and initial is all back and initis all back and ini	1.7 Flood risk	(++)	Site within Flood Zone 1.	Some 98% of the site is in Flood Zone 1. Flood Risk Zone 3b, located on the edge of the site, occupies a 2% area. This area can be avoided through site layout.
Interpret of understardingIPand making all calculation is a last, in the last of the interpret of updates11 there is all updatesIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIPIP <t< td=""><td>1.8a Impact on heritage assets</td><td>(-)</td><td></td><td></td></t<>	1.8a Impact on heritage assets	(-)		
Laming	1.8b Impact on archaeology	(-)		
21 Under out ham outward based on a section of a last	1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
All Department on the respect value using     Department on the respect value using     Department on the respect value using       12 Detains to the respect value using     0     Resummany default value using     Resummany default value using       13 Detains to the respect value using     0     Resummany default value using     Resummany default value using       13 Detains to the respect value using     0     Resummany default value using     Resummany default value using       14 Detains to the respect value using     0     Resummany default value using     Resummany default value using       14 Detains to the respect value using     0     Resummany default value using     Resummany default value using       14 Detains to the result value using     0     Result value using     Result value using       14 Detains to the result value using     0     Result value using     Result value using       14 Detains to the result value using     0     Result value using     Result value using       14 Detains to result value using value using     10     Result value using     Result value using       14 Detains to result value using value using     10     Result value using     Result value using       14 Devalue using value using     10     Result value using     Result value using       14 Devalue using value using value using     10     Result value using     Result value using <t< td=""><td>2.1 Level of harm to Green Belt</td><td>(-)</td><td></td><td></td></t<>	2.1 Level of harm to Green Belt	(-)		
12.1 billing is provided in the reserved size and only index at an employment at advances in analysis at a size in analysis	3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.3 Section 0 displayment tracking       10       For the output of the part of the output of the part of the output of the part of the p	3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
All Distriction Under Intentitions       Q       International Control Intentitions       Q         Stabulation Under Intentitions       Q       Between 1000m and 4000m from the reasest inflation/marky school.       International Control Intentitions         Stabulation Under Intentitions       Q       Between 1000m and 4000m from the reasest QP surgery.       Intentitions         Stabulation Intentitions       Q       Between 1000m and 4000m from the reasest QP surgery.       Intentitions         Stabulation Intentitions       Q       Multicipitable.       Intentitions       100% groenfield state. adjocent to an existing settlement (North Weak).         Stabulation Intentitions       Q       Multicipitable.       100% groenfield state. adjocent to an existing settlement (North Weak).         Stabulation Intentitions       Q       Multicipitable.       100% groenfield state. adjocent to an existing settlement (North Weak).         Stabulation Intentitions       Q       Multicipitable.       100% groenfield state. adjocent to an existing settlement (North Weak).         Stabulation Intentitions       Q       Multicipitable.       Multicipitable.       100% groenfield state. adjocent to an existing settlement (North Weak).         Stabulation Intentitions       Q       Multicipitable.       Multicipitable.       100% groenfield state. adjocent to an existing settlement (North Weak).         Stabulation Intentitions       Q	3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.3 Distance to local amonitors       00       Site in our than 4000m from the nearest secondary school.         3.4 Distance to local amonitors       00       Site is more than 4000m from the nearest SP surgery.       Image: Site is benefitied to an output of the secondary school.         1.7 Distance to second amonitors       00       Site is benefitied to and the secondary school.       Image: Site is benefitied to and the secondary school.         1.8 Access to Strange Road Network.       0       Not applicable.       Image: Site is benefitied to and the secondary school.         4.1 Boownied and Greenfield Land       00       Majority of the site is greenfield and adjacent to a selfement.       Image: Site is adjacent to an existing selfement. (North Weald).         4.3 Capacity to improve access to organ pace       100       Ometogrammet moustal involve the tools of public open space with no coportionelingies to non-site aff-stating and unable to adjacent to an existing selfement. (North Weald).         4.1 Londocope sensitivity       00       Development moustal involve the tools of public open space with no coportionelingies to non-site aff-stating or disput to invorgence the public open space and height method with the development able. Statistical under an existing selfement chance.         5.2 Selfement datapoler sensitivity       Value open space and the public open space and the public open space and the public open space and selfement.         6.1 Tooography constraints       00       Oneolognment could distant from the existing selfement chance.       Weal from the Ci	3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
14 December 20 model and methods       0         37 Detained in this demethods       0         37 Detained to model and methods       0         38 Access to Statingic Road Nervick       1         1.8 Access to Statingic Road Nervick       1         4.1 Brownfield and Greenfield Land       0         4.2 Impact on agricultural land       0         4.3 Capacity to improve access to pan space       0         5.1 Landscape servick       0         4.3 Capacity to improve access to pan space       0         5.2 Settlement (handel's event)       0         5.1 Landscape servicky       0         6.1 Decographic to improve access to pan space       0         6.1 Department would involve the loss of public open space with no report/outelinges for on-site off setting or miligation.       100% of space land is within the development state. Given the overt of the public open space and the public event strate development state. Given the overt of the public open space and the public event strate development state. Given the overt of the public open space and the public event strate development state. Given the overt strate development state development state development state development state development state development state development state. Given the overt state development state develop	3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
Site or status       Control       Not applicable.         13.8 Access to Strategic Road Network       Mot applicable.       Not applicable.         4.1 Brownfield and Genenfield Land       (c)       Mejority of the site is greenfield land adjacent to a settlement.       100% greenfield site, adjacent to an esisting settlement (North Weidd).         4.1 Brownfield and Genenfield Land       (c)       Mejority of the site is greenfield land adjacent to a settlement.       100% greenfield site, adjacent to an esisting settlement (North Weidd).         4.3 Capacity to improve access to open space       (c)       Development may involve the loss of the best and most versatile agricultural land (grades 1-S).       Site of open lead is within the development ates. Given the extent of the public open space with no oppondevelingies for on-site of settlement of support bioent proved the settlement (North Weidd).         5.1 Landscape sensitivity       (c)       The settle fails within an area of high landscape sensitivity - vulnerable to change and unable to absort Weidd from the Chipping Organ Robotict Scheduled Accent Monument. Any development accolute response the velocity on or the settlement.         6.2 Settlement character sensitivity       (c)       Development motion the existing settlement character.       Site is part of Chipping Organ Robotict Scheduled Accent Monument. Any development accel with the set open provement accel with the open provement accel with the set open provement accel withe set open provement accel withe set open	3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest secondary school.	
10 Process to delarge relation       1       Image: Constrained and Greenfield Land       10         4.1 Brownfield and Greenfield Land       (a)       Majority of the alse is greenfield land adjacent to a settlement.       100% greenfield site, adjacent to an existing settlement (North Weald).         4.2 Impact on agricultural land       (c)       Development would involve the loss of the best and most versatile agricultural land (grades 1-3).       100% greenfield site, adjacent to an existing settlement (North Weald).         4.3 Capacity to improve access to open space       (c)       Development may involve the loss of public open space with no opport/wellinges for on-site of setting of development space, there may be few opportunities to reconfigure the development and re-provide the public open space and the public open space and the public open space setting within an area of high landscape sensitivity - vulnerable to change and unable to aboot         5.1 Landscape sensitivity       (c)       The site fails within an area of high landscape sensitivity - vulnerable to change and unable to aboot         5.2 Settlement character sensitivity       (c)       Development could detract from the existing settlement character.       Weal from the Chiging Organ Poil. Site identified in the materialm as incontant for the public of ne settern of the public open space constraint of the site is in TSE constraints.         6.1 Topography constraints       (c)       Bevelopment ecould detract from the existing settlement character.       Weal from the Chiging Organ Poil. Site identified in the settlement for the public of the site is in TSE constraint on the affect	3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
1.1 bit of means and outerhined Land       (+)       Development would involve the loss of the best and most versatile agricultural land (grades 1-3).         4.2 impact on agricultural land       (+)       Development would involve the loss of the best and most versatile agricultural land (grades 1-3).         4.3 Gapacity to improve access to open space       (+)       Development may involve the loss of public open space with no opport/wellingies for on-site off-setting or space allewhere.       Site in part of Chipping Ongar Park. Site identified in the masterplane as important and re-provide the public open space and the query development without significant character change.         5.1 Landscape sensitivity       (+)       Development could detract from the existing settlement character.       Site is part of Chipping Ongar Park. Site identified in the masterplane as important for the protection of Views being this asset back into         6.1 Topography constraints       (+)       Topographical constraints exist in the site but potential for mitigation.       Less than 2% of the lise is in HOE consultation zone 2 in the exteant oncome of the site and one of the site.         6.2a Distance to power lines       0       Res or oil pipelines do not pose a constraint to the site.       Less than 2% of the lise is in HOE consultation zone 2 in the exteant oncome of 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 negligible and does not pose a constraint to development.         6.4 Access to site	3.8 Access to Strategic Road Network		Not applicable.	
1.2 mileta on application aliand       Lef       End of application aliand       Lef         4.3 Capacity to improve access to open space       (c)       Development may involve the loss of public open space with no opport/wellingies for on-site off-seting of application and re-provide the public open space and the quad development and re-provide the public open space with no opport/wellingies for on-site off-seting of application.       Set open space (c)         5.1 Landscape sensitivity       (c)       The site fails within an area of high landscape sensitivity - vulnerable to change and unable to absord development may involve the loss of public open space.       Set is part of Chipping Ongar Park. Site identified in the masterplan as important for the protection of views. Wead form the Chipping Ongar Redoub Scheduled Ancient Monument. Any development could need to set in the Chipping Ongar Redoub Scheduled Ancient Monument. Any development could need to set in the Site is part of Chipping Ongar Redoub Scheduled Ancient Monument. Any development could need to set in the Site is part of Chipping Ongar Redoub Scheduled Ancient Monument. Any development could need to set in the Site is part of besite is in HSE consultation zone 2 in the eastern corner of the site and none of the site is to set and need to set in the site is in the site and none of the site.         6.22 Distance to gas and oil pipelines       0       Gas or oil pipelines do not pose a constraint to the site.       Less than 2% of the site is in HSE consultation zone 2 in the eastern corner of the site and none of 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	4.1 Brownfield and Greenfield Land	(-)		100% greenfield site, adjacent to an existing settlement (North Weald).
4.3 Calculative to implore access to deer space       CP       initigation.       development proposed, there may be few opportunities to reconfigure the development and re-provide the put space elsewhere.         5.1 Landscape sensitivity       CP       The site fails within an area of high landscape sensitivity - vulnerable to change and unable to absort development without significant character change.         5.2 Settlement character sensitivity       CP       Development could detract from the existing settlement character.       Site is part of Chipping Ongar Park. Site identified in the masterplan as important for the protection of views. Weald from the Chipping Ongar Redoubt Scheduled Ancient Monument. Any development could need to set bring asset back into         6.1 Topography constraints       CP       Topographical constraints exist in the site but potential for mitigation.         6.2 Distance to gas and oil pipelines       0       Gas or oil pipelines do not pose any constraint to the site.       I. The existent and location of the affected area is considered negligible and does not pose a constraint to develed the site is in HSE consultation zone 2 in the eastern comer of the site and none of the site is in the site of protected trees either on or adjacent to the site.         6.2 Distance to power lines       0       Power lines do not pose a constraint to the site.       I. The existent and location of the affected area is considered negligible and does not pose a constraint to develed trees either on or adjacent to the site.       I. The existent and location of the affected area is considered negligible and does not pose a constraint to the site.         6.3	4.2 Impact on agricultural land	()	Development would involve the loss of the best and most versatile agricultural land (grades 1-3).	
b.1 Landscape sensitivity       (e)       development without significant character change.         5.2 Settlement character sensitivity       (c)       Development could detract from the existing settlement character.       Site is part of Chipping Ongar Park. Site identified in the masterplan as important for the protection of views.         6.1 Topography constraints       (c)       Development could detract from the existing settlement character.       Wead from the Chipping Ongar Redoubt Scheduled Ancient Monument. Any development could need to se bring this asset back into         6.1 Topography constraints       (c)       Topographical constraints exist in the site but potential for mitigation.         6.2 a Distance to gas and oil pipelines       0       Gas or oil pipelines do not pose any constraint to the site.       Less than 2% of the site is in HSE consultation zone 2 in the eastern corner of the site and none of the site.         6.2 b Distance to power lines       0       Power lines do not pose a constraint to the site.       Less than 2% of the site is in HSE consultation zone 2 in the eastern corner of 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       (e)       Suitable access to site already exists.       Access from private road and April Rise.         6.5 Contamination constraints       (e)       Potential contamination on site, which could be mitigated. <t< td=""><td>4.3 Capacity to improve access to open space</td><td>()</td><td>mitigation.</td><td></td></t<>	4.3 Capacity to improve access to open space	()	mitigation.	
9.2. Setulement characteristicitivity       (f)       Wead from the Chipping Orgar Redoubt Scheduled Ancient Monument. Any development could need to see bring this asset back into         6.1 Topography constraints       (i)       Topographical constraints exist in the site but potential for mitigation.       Image: Constraint of the site sin HSE consultation zone 2 in the eastern corner of the site and none of the site is in HSE consultation zone 2 in the eastern corner of the site and none of the site is in the site site of the site is in HSE consultation zone 2 in the eastern corner of the site and none of the site is in the site is considered negligible and does not pose a constraint to the site.         6.2b Distance to power lines       0       Power lines do not pose a constraint to the site.       Image: Consultation 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.       Access to site         6.4 Access to site       (i)       Suitable access to site already exists.       Access from private road and April Rise.         6.5 Contamination constraints       (i)       Potential contamination on site, which could be mitigated.       Potential contamination (Radio Station / Military Uses / Farm / Transmitter Station). Potential adverse impact the be mitigated.         6.6 Traditio impact       0       Area around the site expected to be uncongested at peak time, or site below the site size threshold where it would	5.1 Landscape sensitivity	()		
c. 1 hppggapp Consumits       (*)       Index of the step of the	5.2 Settlement character sensitivity	(-)		Site is part of Chipping Ongar Park. Site identified in the masterplan as important for the protection of views of North Weald from the Chipping Ongar Redoubt Scheduled Ancient Monument. Any development could need to sensitively bring this asset back into
6.24 Distance to gas and oil pipelines       0       1. The extent and location of the affected area is considered negligible and does not pose a constraint to develor         6.2b Distance to power lines       0       Power lines do not pose a constraint to the site.       1. The extent and location of the affected area is considered negligible and does not pose a constraint to develor         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 private road and April Rise.         6.5 Contamination constraints       (-)       Potential contamination on site, which could be mitigated.       Potential contamination (Radio Station / Military Uses / Farm / Transmitter Station). Potential adverse impact the be mitigated.         6.5 Traffic impact       0       Area around the site expected to be uncongested at peak time, or site below the site size threshold where it would	6.1 Topography constraints	(-)		
6.20 Distance to power lines       0         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 private road and April Rise.         6.5 Contamination constraints       (-)         Potential contamination on site, which could be mitigated.       Potential contamination / Military Uses / Farm / Transmitter Station). Potential adverse impact the mitigated.         6.5 Contamination       Area around the site expected to be uncongested at peak time, or site below the site size threshold where it would	6.2a Distance to gas and oil pipelines	0		Less than 2% of the site is in HSE consultation zone 2 in the eastern corner of the site and none of the site is in zone 1. The extent and location of the affected area is considered negligible and does not pose a constraint to development.
6.3 Impact on The Preservation Order (TPO)       0       adjacent to the site.         6.4 Access to site       (+)       Suitable access to site already exists.       Access from private road and April Rise.         6.5 Contamination constraints       (+)       Potential contamination on site, which could be mitigated.       Potential contamination (Radio Station / Military Uses / Farm / Transmitter Station). Potential adverse impact the 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	6.2b Distance to power lines	0		
0.4 Access to site       (+)         6.5 Contamination constraints       (-)         Potential contamination on site, which could be mitigated.       Potential contamination (Radio Station / Military Uses / Farm / Transmitter Station). Potential adverse impact the mitigated.         6.5 Contamination constraints       0         Area around the site expected to be uncongested at peak time, or site below the site size threshold where it would	6.3 Impact on Tree Preservation Order (TPO)	0	adjacent to the site.	
b.5 Contamination constraints       (*)       be mitigated.         c 5 Traffia impact       0       Area around the site expected to be uncongested at peak time, or site below the site size threshold where it would	6.4 Access to site	(+)		
	6.5 Contamination constraints	(-)		-
	6.6 Traffic impact	0		© Arup

one ound	
Site Reference	: SR-0271
Parish:	North Weald Bassett
Settlement:	
Size (ha):	0.3
Address:	(Former Coachworks) Popplewells, High Road, Thornwood, Epping, Essex
Primary use: SLAA notes:	Housing None
SLAA yield:	12
SLAA source for baseline yield:	Assumption based on 40 dph
SLAA site contraints:	Flood risk would reduce capacity on site

Site selection None adjustment:

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

## Clent

Epping Forest District Council		
Job Title		
Epping Forest District Lo	cal Plan	
Drawing Status		
Issue		
Drawing No	Issue	
SR-0271	P1	
	Epping Forest District Council	

ey, Esri Japan, and the GIS U

t P Corp., GEBCO, USGS, FAO, NPS, NRCAN, i Japan, METI, Esri China (Hong Kong), swisstoj o GIS Licar Community

, CNES/Airbus DS, USDA, USGS, AEX,

HERE, De



<u>Dwellings: 10</u>		Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community	
Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of the development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (all planning applications, except householder), development of the site is likely to pose risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is wholly within Deciduous Woodland and Wood Pasture and Parkland buffer zones. The site may indirect affect the BAP priority habitats. There may be effects from this impact but mitigation can be implemented to addres 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 Thornwood LNR LWS. The site is unlikely to affect the features and species of this LWS.
1.7 Flood risk	(-)	Site within Flood Zone 3a where exception test required.	Some 93% of the site is in Flood Zone 2. Within this, Flood Zone 3a covers 7% in the north-western portion of the si 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 not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.4 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 previously developed land within or adjacent to a settlement.	100% brownfield site, within an existing 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.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscap character.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run down site or improvement in townscape.	Jonen depot identified as a potential regeneration site. Redevelopment could enhance the character of the area.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Access from adjacent main road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Coachworks). Potential adverse impact that 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).	

One Oana		6
Site Reference	: SR-0297	Hertfor
Parish:	North Weald Bassett	1
Settlement:		-
Size (ha):	17.15	4
Address:	North Weald Bassett, South-west Area	Ches
Primary use: SLAA notes:	Housing Broad Area south-west of North Weald Bassett. Norway House (Homeless Persons Hostel) and surrounding land could be intensified. North Weald Par 3 Golf Course and adjacent agricultural field.	A110
SLAA yield:	145 dwellings	Client
SLAA source for baseline yield:	Assumption based on 30 dph	Eppir Job Title Eppir
SLAA site contraints:	Wooded part of site LNR/LoWS to be retained reducing capacity.	Drawing Issue
Site coloction	None	SR-02

Site selection None adjustment:

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

### 28 41060 Brentwo

#### ing Forest District Council tle ing Forest District Local Plan



ucadatese rigm (2016) increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, vey, Esri Japan, METI, Esri China (Hong Kong), swisstopo , and the GIS User Community vr Geographics, CNES/Airbus DS, USDA, USGS, AEX, and the GIS User Community



Criteria	1		
		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of the development proposed it is likely to be possible to mitigate the effects of the proposed development.	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 party within the 250m buffer for Roughtalley's Wood Ancient Woodland. The site may directly affect a portion of the buffer zone. The site is likely to cause direct loss which cannot be mitigated within the site.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	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	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	The site encompasses a BAP priority habitat, and includes one BAP species. The site is likely to directly affect the BAP priority habitat and species, 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 the whole of Roughtalley's Wood LNR LWS. The site may directly affect some of the features and species of these LWS but effects can be mitigated. Also within 250m buffer of Roughtalley's Wood LWS however no effects likely.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	0	Proposed site located within the setting of a heritage asset and effects can be mitigated.	
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are very close to the M11 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.4 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.	80% greenfield site, adjacent to an existing settlement (North Weald Bassett).
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 but there are opportdwellingies for on-site off-setting or mitigation.	Although public open space aligns with the development site, opportunities for re-configuration may enable the yield of houses to be delivered without any overall loss of public open space.
5.1 Landscape sensitivity	()	development without significant character change.	Key characteristics of the adjacent landscape sensitivity zone assessed as highly sensitive extend to the whole of this site. Development would be likely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	()	Development is likely to substantially harm the existing settlement character.	The Council's adopted masterplan identifies this site as not being suitable for development as it could magnify the linear nature of the settlement.
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.	The protected trees on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development
6.4 Access to site	(+)	Suitable access to site already exists.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Military Land / small areas of infilled land / electric sub station). 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 Reference: SR-0309		
Parish:	North Weald Bassett	
Settlement:		
Size (ha):	30.55	
Address:	North Weald Bassett, North-east area	

Primary use:HousingSLAA notes:Broad Area north-east of North Weald Basset.

SLAA yield:918 dwellingsSLAA source<br/>for baseline<br/>yield:Assumption based on 30 dph

SLAA site None contraints:

Site selection None adjustment:

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

# Clerit

Epping Forest Distr	ict Council
Job Title	
Epping Forest Distr	ict Local Plan
Drawing Status	
Issue	
Drawing No	Issue
SR-0309	P1
ARUP	Epping Forest District Counc



Inclusion       Own, our or motion.         3.1 Distance to the nearest rall/use station       00       Site is more than 4000m from the nearest rail or tube station.       Inclusion         3.2 Distance to nearest rall/use station       00       Site between 400m and 1000m of a bus stop.       Inclusion         3.3 Distance to employment locations       00       Site between 400m and 4000m from the nearest tailor tube station.       Inclusion         3.4 Distance to employment locations       00       Site between 4000m and 4000m from the nearest tailor tubes of the location.       Inclusion         3.4 Distance to local amenities       00       Site is twinn 1000m and 4000m from the nearest tailor tubes of the location.       Inclusion         3.4 Distance to nearest infant/primary school       00       Site is twinn 4000m from the nearest tailor/primary school.       Inclusion         3.7 Distance to nearest infant/primary school       00       Site is more than 4000m from the nearest secondary school.       Inclusion         3.4 Distance to nearest infant/primary school       00       Site is more than 4000m from the nearest accordary school.       Inclusion         3.4 Distance to nearest infant/primary school       01       Site is more than 4000m from the nearest accordary school.       Inclusion         3.4 Distance to nearest infant/primary school       01       Nat price/abla adjacont to a settlement.       Site is greenfield laid, adjacont t	Dwellings: 918	Source: Esri, Digradolope, Gebezye, Eannsar Veographics, UNESAIrous US, USUS, AEA, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community	
Chronic Markadow Route and Section Sec	Criteria	Score	Qualitative Assessment
Calination         Solution         Solution           12         Addition         Calination of a static	1.1 Impact on Internationally Protected Sites		or in
Index decisionIndexRead to gene length of a gene length o	1.2 Impact on Nationally Protected sites		Dosed
Name         Note         Note         Note           14 regran to find the sprace from the sprace	1.3a Impact on Ancient Woodland	(-) Site is adjacent to or contains Ancient Woodland. The proposals would likely result in direct loss or ha Ancient Woodland or cannot be mitigated.	
Control and control		No Ancient or Veteran trees are located within the site.	
Interfactor and synthemic from your and state state in the state of an approximate state interfactor.         Solid and state state in the state of an approximate interfactor.           1 in part of a state of an approximate interfactor.         Solid and state of an approximate interfactor.         Solid and state of an approximate interfactor.           1 in part of a state of an approximate interfactor.         Solid and state of an approximate interfactor.         Solid and state of an approximate interfactor.           1 in part of a state.         Solid and state of an approximate interfactor.         Solid and state of an approximate interfactor.         Solid and state of an approximate interfactor.           1 in part of a state.         Solid and state of an approximate interfactor.         Solid and state of an approximate interfactor.         Solid and state of an approximate interfactor.           1 in part of a state.         Solid and state of an approximate interfactor.         Solid and state of an approximate interfactor.         Solid and state of an approximate interfactor.           1 in part of a state of a state of an approximate interfactor.         Solid and state of an approximate interfactor.         Solid and state of an approximate interfactor.           1 in part of a state of a stat	1.4 Impact on Epping Forest Buffer Land	0 Site is unlikely to impact on Epping Forest Buffer Land.	
Initial of the definition	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 Semi Improved Grassland BAP priority habitat and is adjacent to Deciduous Woodland. It is also within 3 buffer zones. The site may directly affect the BAP priority habitats, but mitigation can be implemented.
In risk of mathematical state     Interpretation     Interpretation     Interpretation       12 state state outside state     State state active state	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 the Tylers Green Grasslands LWS. The site may directly affect some of the features and species of these LWS but effects can be mitigated. The site adjacent to Reynkyns Wood LWS but no effects likely.
Note that standing status     Note     Image: Control status     Image: Control status       13 stratus     Single status     Single status     Single status     Single status       13 stratus     Single status     Single status     Single status     Single status       13 stratus     Single status     Single status     Single status     Single status       13 stratus     Single status     Single status     Single status     Single stratus       13 stratus     Single stratus     Single stratus     Single stratus     Single stratus       13 stratus     Single stratus     Single stratus     Single stratus     Single stratus       13 stratus     Single stratus     Single stratus     Single stratus     Single stratus       14 stratus     Single stratus     Single stratus     Single stratus     Single stratus       14 stratus     Single stratus     Single stratus     Single stratus     Single stratus       14 stratus     Single stratus     Single stratus     Single stratus     Single stratus       14 stratus     Single stratus     Single stratus     Single stratus     Single stratus       14 stratus     Single stratus     Single stratus     Single stratus     Single stratus       14 stratus     Single stratus     Single stratus     Single str	1.7 Flood risk	(++) Site within Flood Zone 1.	
Name         Name         Name         Name           19 max cl ar analy         01         Site start are analy in a start are analy in a start are and the start are started at start are analy in a start are	1.8a Impact on heritage assets	(+) No effect likely on historic assets due to distance from site.	
Internet of space         Display in the implicient subset in the internet in the internet intere	1.8b Impact on archaeology		Juality
2 Liver of the measure of the measure of the liver of the measure of the liver of the measure of the measure of the measure of the measure of the liver of the measure of the liver of the measure of the liver of the measure of the measure of the liver of the measure of the measure of the liver of the liver of the measure of the liver of the liver of the measure of the liver of the measure of the liver of the measure of the liver of t	1.9 Impact of air quality		e risk Parts of the site are very close to the A614 and therefore mitigation measures are likely to be required.
1 Detected for the Harden is AUDIAR Status       CP         22 Detected to messeet these stop.       CP         3 Detected to messeet these stop.       CP         4 Detected to bool assessible       CP         4 Detecte	2.1 Level of harm to Green Belt		3 very
A Determination of a starting of a starti	3.1 Distance to the nearest rail/tube station	(-) Site is more than 4000m from the nearest rail or tube station.	
A Definite to the project to table       00         A Definite to tool serveling       00       Bits between 100m and 400m from necrest town, large vilage ar anall vilage.         A Definite to tool serveling       00       Bits between 100m and 400m from necrest town, large vilage ar anall vilage.       Image: Comparison of the project tool and tool in from necrest tool analy system.         A Definite to tool serveling       00       Bits town of the ADOD from the necrest of Provide's 2000.       Image: Comparison of the project tool analy system.         A Definite to tool serveling       00       Bits town of the ADOD from the necrest of Provide's 2000.       Image: Comparison of the project tool analy system.         A Definite to tool serveling       00       Bits town of the ADOD from the necrest of Provide's 2000.       Empirication of the project tool analy system.         A Definite to tool and ADOD from the necrest of Provide's 2000.       Image: Comparison of the project tool and aDOD from the necrest of Provide's 2000.       Empirication of the project tool and aDOD from the necrest of Provide's 2000.         A Definite to tool and ADOD from the necrest of Provide's 2000.       Image: Comparison of the provide tool and aDOD from the necrest of Provide's 2000.       Empirication of the provide tool and aDOD from the necrest of Provide's 2000.         A Definite to tool and ADDOD from the necrest of Provide's 2000.       Image: Comparison of the provide tool and ADDOD from the necrest of Provide's 2000.       Empirication of the provide 2000.         A De	3.2 Distance to nearest bus stop	0 Site between 400m and 1000m of a bus stop.	
A relative for the first first	3.3 Distance to employment locations	(+) Site is within 1600m of an employment site/location.	
All balance is intermining statution       Image: Statution of intermininterminintermining statution       Image: St	3.4 Distance to local amenities	0 Site is between 1000m and 4000m from nearest town, large village or small village.	
A - Decander Contraintent       CO         A - Decander Contraintent       CO <t< td=""><td>3.5 Distance to nearest infant/primary school</td><td>0 Site is between 1000m and 4000m from the nearest infant/primary school.</td><td></td></t<>	3.5 Distance to nearest infant/primary school	0 Site is between 1000m and 4000m from the nearest infant/primary school.	
A. Description from the string of the string sequence of the	3.4 Distance to local amenities	(-) Site is more than 4000m from the nearest secondary school.	
3.8 A Clease to strating to constraints	3.7 Distance to nearest GP surgery	0 Site is between 1000m and 4000m from the nearest GP surgery.	
4.1 Brownied and Generited Land       (a)       1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.	3.8 Access to Strategic Road Network	Not applicable.	
*** Impact On signaturation of the set of	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.
4.3 Capability in implove access to dpen space       0       International entropy of the space       0         5.1 Landscape sensitivity       (f)       The site fails within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.       Development of this site could magnify the linear nature of the settlement, which the Council's adopted masterplan des not support.         5.2 Settlement character sensitivity       0       Not pography constraints are identified in the site.       Development is likely to substantially harm the existing settlement character.       Development is likely to substantially harm the site.         6.1 Topography constraints       0       No topography constraints to the site.       Cas or cill pipelines do not pose any constraint to the site.         6.2 Distance to power lines       0       Power lines do not pose a constraint to the site.       Cas or cill pipelines 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 on and adjacent to the site, but the percentage of the site area affected is limited, and they would not be a significant constraint.         6.4 Access to site       (e)       Potential contamination on site, which could be mitigated.       Potential contamination over very small parts of the site (infilied ponds). Potential adverse impact that could be mitigated.         6.5 Contamination constraints       (h	4.2 Impact on agricultural land	() Development would involve the loss of the best and most versatile agricultural land (grades 1-3).	
5.1 Landscape sensitivity       (1)       change and able to absorb development without significant character change.         5.2 Settlement character sensitivity       (2)       Development is likely to substantially harm the existing settlement character.       Development of this site could magnify the linear nature of the settlement, which the Council's adopted masterplan does not support.         6.1 Topography constraints       0       No topography constraints are identified in the site.       Image: Council Councin Council Council Council Council Councin Co	4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	
b.2 Settlement character sensitivity       (c)       if i	5.1 Landscape sensitivity		ent to
6.1 hopdigapity constraints       0       Fit of the step of the	5.2 Settlement character sensitivity	() Development is likely to substantially harm the existing settlement character.	
6.22 Distance to gas and on ppelines       0       Preservation of pose a constraint to the site.         6.25 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, but the percentage of the site area affected is limited, and they would not be a significant constraint.         6.4 Access to site       (+)       Suitable access to site already exists.       Access is suitable.         6.5 Contamination constraints       (-)       Potential contamination on site, which could be mitigated.       Potential contamination over very small parts of the site (infilled ponds). Potential adverse impact that could be mitigated.	6.1 Topography constraints	0 No topography constraints are identified in the site.	
6.2 Distance to power lines       0       Image: Constance to power lines       0         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 would not be a significant constraint.       There are protected trees on and adjacent to the site, but the percentage of the site area affected is limited, and they would not be a significant constraint.         6.4 Access to site       (+)       Suitable access to site already exists.       Access is suitable.         6.5 Contamination constraints       (-)       Potential contamination on site, which could be mitigated.       Potential contamination over very small parts of the site (infilled ponds). Potential adverse impact that could be mitigated.	6.2a Distance to gas and oil pipelines	Gas or oil pipelines do not pose any constraint to the site.	
6.3 impact of Tree Preservation Order (TPO)       0       adjacent to the site.       would not be a significant constraint.         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 very small parts of the site (infilled ponds). Potential adverse impact that could be mitigated.	6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.4 Access to site       (+)         6.5 Contamination constraints       (-)         Potential contamination on site, which could be mitigated.       Potential contamination over very small parts of the site (infilled ponds). Potential adverse impact that could be mitigated.	6.3 Impact on Tree Preservation Order (TPO)		
b.5 Containing to restrict the state     (-)	6.4 Access to site	(+) Suitable access to site already exists.	Access is suitable.
6.6 Traffic impact (-) Low level congestion expected at peak times within the vicinity of the site.	6.5 Contamination constraints	(-) Potential contamination on site, which could be mitigated.	
	6.6 Traffic impact	(-) Low level congestion expected at peak times within the vicinity of the site.	

one ound	
Site Reference	: SR-0310
Parish:	North Weald Bassett
Settlement:	
Size (ha):	70.65
Address:	North Weald Bassett, Blakes Golf Course (East Area)
Primary use: SLAA notes:	Housing Broad Area East of North Weal Bassett comprising Blakes Golf Course.
SLAA yield:	2077 dwellings
SLAA source for baseline yield:	Assumption based on 30 dph
SLAA site contraints:	None

Site selection None adjustment:

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

# Client

Epping Forest District Council		
Job Title		
Epping Forest Distri	ct Local Plan	
Drawing Status		
Issue		
Drawing No	Issue	
SR-0310	P1	
ARUP	Epping F District C	

Containe OS data © Crown copyright and database (Markov Agenergioraetic gor units) areas: Euri, HERE, DeLorme, Internae, Incement P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Babase, IGN, Kadasare NL, Ordnance Survey, Earl Japan, MET, Esir Chan et Hong Kong), swisstopo, Impring, M. Operational and Contained and



Dwellings: 2077		Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community	
Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSI's.	
1.3a Impact on Ancient Woodland	(-)	Site is adjacent to or contains Ancient Woodland but possible effects can be mitigated.	The site is partly within the 250m buffer for Reynkyns Wood Ancient Woodland. The site may directly affect a small part 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	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	The site is almost wholly within a Wood Pasture and Parkland BAP priority habitat, and is partially within three buffers. The site is likely to directly affect the BAP priority habitat, however due to the overall size of habitat this may be mitigable.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within 250m buffer of Tylers Green Grasslands LWS, Ongar Radio Station LWS and Reynkyns Wood LWS. The site is unlikely to affect the features and species of these LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	0	Proposed site located within the setting of a heritage asset and effects can be mitigated.	
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are very close to the A614 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(+)	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 (North Weald Bassett).
4.2 Impact on agricultural land	()	Development would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	()	The site falls within an area of high landscape sensitivity - vulnerable to change and unable to absorb development without significant character change.	
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site forms part of Chipping Ongar Great Park, the outline of which is preserved through hedgerows; the current field pattern echoes its open aspect. The area is sensitive to change, and development could impact the character of the edge of the settlement.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Access is sufficient.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination over site (Made Ground - imported waste). Potential adverse impact that could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	
			© Arup

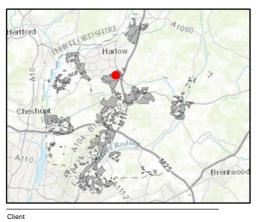
Site Reference: Parish:	SR-0408 North Weald Bassett
Settlement:	
Size (ha):	46
Address:	Rundell's Grove Wood
Primary use:	Housing
SLAA notes:	None

SLAA yield: None SLAA source for baseline yield: None

SLAA site None contraints:

Site selection Assumption based on 30 dph adjustment:

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



Epping Forest District Council		
Job Title		
Epping Forest Distri	ct Local Plan	
Drawing Status		
Issue		
Drawing No	Issue	
SR-0408	P1	
ARUP	Epping Forest District Council	
© Contains OS data © Crown copyright an	d database right (2016)	

© Lontanis US data © Lowin copyright and database gring (2016) Sources: Edn, HER, DeLorme, Intermap, Incerement P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Edr Japan, METT, Esri China (Hong Kong), swisstopo, Mapmylindia, O'penSiteetMap contributors, and the GIS User Comunity Source: Edri DgitalGlobe, GeeEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, wisstopo, and the GIS User Comunity



Dwellings: 1380		Souroe: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community	and the second of the second s
Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSI's.	
1.3a Impact on Ancient Woodland	()	Site is adjacent to or contains Ancient Woodland. The proposals would likely result in direct loss or harm to Ancient Woodland or cannot be mitigated.	The site is almost wholly within Mark Bushes/Latton Park 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 Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.	There are 6 Ancient trees directly affected by the site. The trees are concentrated at the edge of the site. Impacts to the Ancient trees may be mitigated due to the low density and by considered masterplanning or transposition.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	()	Features and species in the site unlikely to be retained and effects cannot be mitigated.	The site is within two BAP priority habitats, with two BAP priority species recorded on the northern site periphery. The site is likely to directly affect all of the BAP habitats and species, and the impact may not be mitigable.
1.6 Impact on Local Wildlife Sites	()	Features and species in the site unlikely to be retained and effects cannot be mitigated.	Site would entirely occupy LWS EP90 which comprises ancient woodlands. It would not be possible to entirely mitigate the effects of this.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	No effect likely on historic assets due to distance from site.	
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are very close to the M11 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	The site falls within a network of Green Belt parcels which prevent the sprawl of Harlow. The site is detached from the settlement edge by dense planting along the northern edge and if it was released it may harm 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	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.4 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 that is neither within nor adjacent to a settlement.	100% greenfield site, 100m from an existing settlement (Harlow).
4.2 Impact on agricultural land	()	Development would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	()	Development may involve the loss of public open space with no opportdwellingies for on-site off-setting or mitigation.	The public open space is entirely located in the site area. This would still result in loss of public open space (woodland and semi-natural public open space covers c. 99% 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.	Key characteristics of the adjacent landscape sensitivity zone assessed as highly sensitive extend to the whole of this site. Development would be likely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	()	Development is likely to substantially harm the existing settlement character.	Site comprises Mark Bushes / Latton Park ancient woodlands, and is located to the south of Latton Common. Development could involve substantial loss of woodland and detrimental impact on the setting of Latton Common.
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 site has severely limited feasibility for development as a result of the extensive presence of protected trees, either on or adjacent to the site.	The extent of the protected tree cover on or adjacent to the site 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 issues could be overcome with potential to upgrade track linking site and London Road (A414).
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.	
			© Arup

Site Reference:SR-0410Parish:North Weald BassettSettlement:Settlement:Size (ha):4.2Address:Land East of High Road, Thornwood

Primary use:HousingSLAA notes:Farm and Agricultural field

SLAA yield: 125 dwellings

SLAA source Assumption based on 30 dph for baseline yield:

SLAA site None contraints:

Site selection None adjustment:

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

### Hertford Harlow Cheshuat Aj10

Client		
Epping Forest District Council		
Job Title		
Epping Forest Distrie	ct Local Plan	
Drawing Status		
Issue		
Drawing No	Issue	
SR-0410	P1	
ARUP	Epping Forest District Council	

, USGS, FAO, NPS, NRCAN, i China (Hong Kong), swissto unity unity DS, USDA, USGS, AEX,



<u>Dwellings: 125</u>		Source: Exr. DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Alrbua DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community	
Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of the development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (all planning applications, except householder), development of the site is likely to pose risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would bossible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is partly within a Deciduous Woodland buffer zone. The site may indirectly affect the BAP priority habit There may be effects from this impact but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer for Thornwood LNR LWS. The site is unlikely to affect the features and species this LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	No effect likely on historic assets due to distance from site.	
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.4 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 (Thornwood).
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.	Site is in a central location within the village, and is not likely to have a negative impact on the character of the village
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Adjacent to main roads.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination over part of site (Shooting Ground / In filled Pond). Potential adverse impact that could 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 Reference: SR-0411		
Parish:	North Weald Bassett	
Settlement:		
Size (ha):	4.11	
Address:	Weald Place Farm, Thornwood, Epping, Essex	

Primary use:HousingSLAA notes:Open fields, parts of which seem overgrown.

SLAA yield:123 dwellingsSLAA source<br/>for baseline<br/>yield:Assumption based on 30 dph

SLAA site None contraints:

Site selection None adjustment:

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

### Hertford Harlow Cheshuat Afro

Client		
Epping Forest District Council		
Job Title		
Epping Forest Distr	ict Local Plan	
Drawing Status		
Issue		
Drawing No	Issue	
SR-0411	P1	
ARUP	Epping Forest District Council	
© Contains OS data © Crown copyright ar	nd database right (2016)	

Sauraes: Eeri, HERE, Daluorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GenSeas, IGN, Kataster NL, Ordnano Survey, Erici Japan, METI, Esir China (Hong Kong), swisstopo, MapmyIndia, @ OpenStreetMap contributors, and the GIS User Community Source: Earl. DgitalGlobe, GeeEye, Earthstar Geographics, CNES/Airbus SS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Dwellings: <u>123</u>		Source: Exr, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community	
Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of the development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (all planning applications, except householder), development of the site is likely to pose risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would b
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.	possible.
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 3 BAP priority habitat buffer zones. The site may indirectly affect the BAP priority habitat There may be effects from this impact but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(+)	Site within Flood Zone 2 and exception test not required.	Some 38% of the site is in Flood Zone 2 of which 11% is in Flood Zone 3a. The higher risk Flood Zone (3a) is locate in the north-western corner of the site and the impact can be mitigated by site layout.
1.8a Impact on heritage assets	(-)	Proposed site located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.	
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.4 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.	100% greenfield site, adjacent to an existing settlement (Thornwood).
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 impar on the adjacent landscape character area.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Site located on edge of settlement and unlikely to have negative impact on settlement character, subject to sensitiv design reflecting the Scheduled Ancient Monument located within the site.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Existing access from Woodside.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination over parts of site (Military Land / In filled Pond). Potential adverse impact that could b 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.	

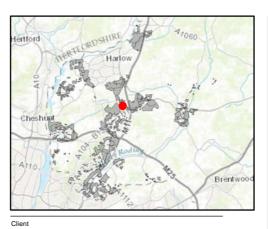
Site Reference: Parish: Settlement:	SR-0413 North Weald Bassett
Size (ha):	5.43
Address:	Land South of Woodside, Thornwood
Primary use:	Housing
SLAA notes:	None

SLAA yield:	None
SLAA source for baseline yield:	None

SLAA site None contraints:

Site selection Assumption based on 30 dph adjustment:

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



Epping Forest District Council		
Job Title		
Epping Forest Distri	ct Local Plan	
Drawing Status		
Issue		
Drawing No	Issue	
SR-0413	P1	
	Epping Forest District Council www.eppingforestdc.gov.uk	

Sources: Earl, URERE, DeLorme, Internap, Incernement P Corp., GEBCO, USCS, FAO, NPS, NRCAN, GeoBase, ICN, Kadaster NL, Ordnanoe Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, O OpenStreetMap contributors, and the GIS User Community Source: Earl, DgitalGlobe, GeoEye, Earltstar Geographics, CNES/Alrbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Dwellings: 163		Source: Esr, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community	
Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	()	Site falls within an Impact Risk Zone and due to the nature and scale of 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 is partially within Deciduous Woodland and Wood Pasture and Parkland BAP priority habitats, and within 3 buffer zones. The site is likely to directly affect a portion of the BAP priority habitats, but the effects may be mitigable.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer for Thornwood LNR LWS. The site is unlikely to affect the features and species of this LWS.
1.7 Flood risk	(-)	Site within Flood Zone 3a where exception test required.	Circa 26% of the site is in Flood Zones 3a and 3b. The location of the higher risk Flood Zones in the middle of the site, which will make mitigation difficult. The risk can however be mitigated through site layout.
1.8a Impact on heritage assets	(+)	No effect likely on historic assets due to distance from site.	
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	Aside from the Epping Forest constraint, which is Green Belt, a small northern part of the site is identified as not meeting Green Belt purposes. If this part of the site 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	(+)	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	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	80% greenfield site, adjacent to an existing settlement (Thornwood).
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 opportdwellingies for on-site off-setting or mitigation.	public open space is located in the majority of the site area. Development would result in loss of public open space (Epping Forest accounts for c. 77% 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.	Key characteristics of the adjacent landscape sensitivity zone assessed as highly sensitive extend to the whole of this site. Development would be likely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site located on northern edge of Wintry Forest, which contributes to the village's historic environment. However, part of the site is unconstrained and could be developed in a way that contributes to character of the village.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Existing access off High Road (B1393) and Forest Grove.
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.	
		-	© Arup

Site Reference:	: SR-0417
Parish:	North Weald Bassett
Settlement:	
Size (ha):	1.84
Address:	Land east of Church Lane/West of Harrison Drive, North Weald Bassett
Primary use:	Housing
SLAA notes:	Agricultural field
SLAA yield:	55 dwellings
SLAA source for baseline yield:	Assumption based on 30 dph
SLAA site contraints:	None

Site selection None adjustment:

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

# Client

Epping Forest District Council			
Job Title			
Epping Forest Distri	Epping Forest District Local Plan		
Drawing Status			
Issue			
Drawing No	Issue		
SR-0417	P1		
ARUP	Epping Forest District Council		

RE.

GS, FAO, NPS, NRCAN

USDA, USGS, AEX



Open ControlImage: ControlControlControl10 micro10 micro <trr>10 micro10</trr>	<u>Dwellings: 55</u>		Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community	
Human HondmanNo.NotesNotesNotesLaman Hondman0NotesNotesNotesNotesLaman	Criteria		Score	Qualitative Assessment
Order Control20ImplementationControlCharacter ControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControl </td <td>1.1 Impact on Internationally Protected Sites</td> <td>0</td> <td></td> <td></td>	1.1 Impact on Internationally Protected Sites	0		
Joint ControlVVLake and spin ControlSee An extended and set and s	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.	
Number Number Number Number 	1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
International ControlICInternational ControlInternational Control12 Injuries 301 Aus generational Control010International ControlThe Second Parties and Parties		0	No Ancient or Veteran trees are located within the site.	
Control Contro	1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
of information of general sector of period of the boomer of general sector of general	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.	
Chr Cold (C)	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.	
Note that we request to the second of provide that the second of the s	1.7 Flood risk	(++)	Site within Flood Zone 1.	
Hamiltan disclose         Image of an aution as status discussed of instigution.         Image of an aution         Image of	1.8a Impact on heritage assets	(+)	No effect likely on historic assets due to distance from site.	
In incording days     is     Incording days     is       12 Incording days     is     is     is       21 Incording days     is	1.8b Impact on archaeology	0		
1 Link of any indication       60 <ul> <li>             Link of any indication</li>             Link of any indication             Link of any indication</ul>	1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
1 Orderic for the rester (1 structure structure)       (1)         2 Define the masses (1 structure structure)       (1)         2 Define the masses (1 structure structure)       (1)         3 Define the masses (1 structure)       (1)         3 Define the masses (1 structure)       (1)         4 Define the masses (1 structure)       (1)         3 Define the masses (1)       (1)	2.1 Level of harm to Green Belt	(-)		
12 Until the present of upp of the second of upp of the second option of the boots of the second option of the second	3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.3. Sole and a stratight of a large of a stratight of a stratig	3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
Access to Board to Out informanty where       10       Information of the Section of the Sec	3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.3 Ideated in fenders filtering       0       Image: Control of the set in the set is control by subject.         3.4 Detance is local amenities       0       Set is now that dotted in the set is control by subject.       Image: Control of the set is control by subject.         3.7 Detance to now red OF suggery       0       The set is control of the set.       Image: Control of the set.       Image: Control of the set.         3.8 Detance to now red OF suggery       0       The set is is is set in the set.       Image: Control of the set.       Image: Control of the set.         3.4 Detance to now red OF suggery       0       The set is is in the set.       Image: Control of the set.       Image: Control of the set.       Image: Control of the set.         3.4 Instruction of set is control of the set.       0       Development multiply in the loss of the best and most ventalis agricultural land (grades 1-3).       Image: Control of the set.       Image: Control of the set.         3.4 Inductive set is fold in the set.       0       Development multiply in the loss of the best and most ventalis agricultural land (grades 1-3).       Image: Control of the set.       Image: Control of the set.         3.1 Inductive set is fold in the set.       0       Development multiply in the loss of the best and most ventalis agricultural land (grades 1-3).       Image: Control of the set.       Image: Control of the set.         3.1 Inductive set is fold in the set.       0       Development multiply in the	3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
A - Marine Column and endance       CP       Column and column and endance         3 / Diamone for evented OP surgery       CP       Set is less than 1000m from the nearest QP surgery.       CP         3 / Diamone for evented OP surgery       CP       Marcine to additionation of the nearest QP surgery.       CP         3 / Diamone for evented OP surgery       CP       Marcine to additionation of the nearest QP surgery.       CP         4 / Reservice I de additionation of the set is greenfield land adjacent to a settlement.       CP       CP       CP         4 / Reservice I de adjacent settlement of the set is greenfield land adjacent to a settlement.       CP       CP       CP         4 / Reparts a inspection agricultural land       CP       CP       CP       CP       CP       CP         5 / Leadacity is impore access to open space.       CP	3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
A. Ditabase in Heating of Heating Heating of Heating of Heating of Heating of H	3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest secondary school.	
A 1 Brownie dat Green field Land       (m)       Mighty of the site is greenfield and adjacent to a settlement.       (D)% greenfield site, adjacent to an existing settlement (North Weskil Basset).         4.1 Brownie dat Greenfield Land       (m)       Development would involve the loss of public open space.       Image: Comparison of the site is greenfield and adjacent to a settlement.         4.2 Capacity to improve access to open space.       (m)       Development unikely to involve the loss of public open space.       Image: Comparison of the site is adjacent to an adjacent to angal adjacent to an adjacent to angal adjacent to an adjacent to angal adjacent to angal adjacent the adjacent the adjacent than adjacent tha	3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
4.1 Brownied and Greenied Land       (c)       1.1 a contraction of the set of the set of the set of the best and most versatile egricultural land (grades 1-3).         4.2 Impact on agricultural land       (c)       Development would involve the loss of the best and most versatile egricultural land (grades 1-3).         4.3 Capacity to improve access to open space       0.0       Development unikely to involve the loss of public open space.         5.1 Landscape sensitivity       (c)       The set falls within an area of modulun involves person entivity - characteristics of the landscape are resilient to change and able to aboorb development whould significant character change.       Development may improve settiment character through redevelopment of a run down site or improvement in Site identified within the Council's adopted masterplan as providing opportunity to strengthen and extend the existing durite and improve public realm connectivity.         6.1 Topography constraints       0       No topography constraints are identified in the site.         6.2 Distance to gas and oll pipelines       0.0       Route intes do not pose any constraint to the site.       Improve public realm connectivity.         6.2 Distance to power lines       0.0       Power lines do not pose a constraint to the site.       Improve public realm connectivity.         6.3 Impact on Tree Preservation Order (TPO)       0.0       The internity of site development would not be constrained by the presence of protected trees either on a increase.       Adjacent to main reads.         6.4 Access to site a lineady exists.	3.8 Access to Strategic Road Network		Not applicable.	
4.2. Impact on significant that series       0       Performant unikely to involve the loss of public open space.         4.3. Capacity to improve access to open space       0       Development unikely to involve the loss of public open space.         5.1. Landscape sensitivity       6/th       The site falls within an are of mudium landscape sensitivity - characteristics of the landscape are resilient to         5.2. Settlement character sensitivity       (4)       Development may improve settlement character through redevelopment of a run down site or improvement in an improve public realm connectivity.         6.1. Topography constraints       0       No topography constraints are identified in the site.         6.2. Distance to gas and oil pipelines       0       Power lines do not pose a constraint to the site.         6.3. Distance to power lines       0       Power lines do not pose a constraint to the site.         6.3. Inpact on Tree Preservation Order (TPO)       0       The intensity of site development would not be constrained by the presence of protected trees either on erity         6.4. Access to site       0       No contamination issues identified on site to date.       Adjacent to main roads.         6.5. Contamination constraints       0       No contamination issues identified on site to date.       No potential contamination identified.	4.1 Brownfield and Greenfield Land	(-)		100% greenfield site, adjacent to an existing settlement (North Weald Basset).
A. C capacity of inprove access to their space       0       Final end of the end o	4.2 Impact on agricultural land	()	Development would involve the loss of the best and most versatile agricultural land (grades 1-3).	
0.1 Latituscape sensitivity       (1)       change and able to absorb development without significant character change.         5.2 Settlement character sensitivity       (4)       Development may improve settlement character through redevelopment of a run down site or improvement in Site identified within the Council's adopted masterplan as providing opportunity to strengthen and extend the existing centre and improve public realm connectivity.         6.1 Topography constraints       0       No topography constraints are identified in the site.       Improve settlement character through redevelopment of a run down site or improve public realm connectivity.         6.2 Distance to gas and oil pipelines       0       Reas or oil pipelines do not pose any constraint to the site.       Improve public realm connectivity.         6.2 Distance to gas and oil pipelines       0       Power lines do not pose a constraint to the site.       Improve public realm connectivity.         6.2 Distance to power lines       0       Power lines do not pose a constraint to the site.       Improve prove lines       0         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 main reads.         6.4 Access to site       (+)       Suitable access to site already exists.       Adjacent to main reads.         6.5 Contamination constraints       0       No contamination issues identified on site to date.       No potential contamination ident	4.3 Capacity to improve access to open space	0		
3.2 Settlement Character sensitivity       (*)       twowscape.       in the caracter and inprove public realm connectivity.         6.1 Topography constraints       0       No topography constraints are identified in the site.       Image: Caracter and improve public realm connectivity.         6.2 Distance to gas and oil pipelines       0       Gas or oil pipelines do not pose an constraint to the site.       Image: Caracter and improve public realm connectivity.         6.2 Distance to gas and oil pipelines       0       Gas or oil pipelines do not pose a constraint to the site.       Image: Caracter and improve public realm connectivity.         6.2 Distance to power lines       0       Power lines do not pose a constraint to the site.       Image: Caracter and improve public realm connectivity.         6.3 Inpact 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.       Adjacent to main roads.         6.4 Access to site       (+)       Suitable access to site already exists.       Adjacent to main roads.         6.5 Contamination constraints       0       No contamination issues identified on site to date.       No potential contamination identified.	5.1 Landscape sensitivity	(-)	change and able to absorb development without significant character change.	
6.1 Holdgraphy Constraints       0       Constraints       0       Constraints	5.2 Settlement character sensitivity	(+)	townscape.	
6.22 Distance to gas and on poseines       0       Power lines do not pose a constraint to the site.         6.25 Distance to power lines       0       Power lines do not pose a constraint to the site.         6.3 Impact on Tree Preservation Order (TPO)       0       The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.         6.4 Access to site       (+)       Suitable access to site already exists.       Adjacent to main roads.         6.5 Contamination constraints       0       No contamination issues identified on site to date.       No potential contamination identified.	6.1 Topography constraints	0		
6.2 Distance to power lines       0       Image: Constance to power lines       0         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         6.4 Access to site       (+)       Suitable access to site already exists.       Adjacent to main roads.         6.5 Contamination constraints       0       No contamination issues identified on site to date.       No potential contamination identified.	6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.3 Impact on the Preservation Order (1PO)       0       adjacent to the site.         6.4 Access to site       (+)       Suitable access to site already exists.       Adjacent to main roads.         6.5 Contamination constraints       0       No contamination issues identified on site to date.       No potential contamination identified.	6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.4 Access to site     (+)       6.5 Contamination constraints     0       No contamination expected at peak times within the vicinity of the site	6.3 Impact on Tree Preservation Order (TPO)	0		
b.5 Contamination constraints     U       b.5 Contamination constraints     U	6.4 Access to site	(+)		
6.6 Traffic impact (-) Low level congestion expected at peak times within the vicinity of the site.	6.5 Contamination constraints	0		No potential contamination identified.
	6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	

Site Suita	bility Assessment
Site Reference	e: SR-0442
Parish:	North Weald Bassett
Settlement:	
Size (ha):	3.02
Address:	Marlow, Thornwood Common, Epping
Primary use: SLAA notes:	Housing Waste transfer/ recycling station, dwellings, wooded area and open space.
SLAA yield:	91 dwellings
SLAA source for baseline yield:	Assumption based on 30 dph
SLAA site contraints:	Site enclose proximity to industrial dwelling/yard, however there is suitable distance from the boundary to the dwelling/yard and this should not impact on yield.

Site selection None adjustment:

Community<br/>feedback:The Council did not consult on a growth location which covers or is<br/>near to this site.Dwellings:91

## Lettord Harlow Harlow Brentwood

Client	
Epping Forest Distr	rict Council
Job Title	
Epping Forest Dist	rict Local Plan
Drawing Status	
Issue	
Drawing No	Issue
SR-0442	P1
ARUP	Epping Forest District Council

© containe US batal © Lowin copyingit and database right (2016) Sources: Est / HERE, DeLorme, Intermap, increment P Corp., CBECO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnanos Survey, Est Japan, METI, Est Ohna (Hong Kong), swisstopo, Source: Est, Digital Globa, GeoPer, Earthata Geographics, CHES/Mirbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

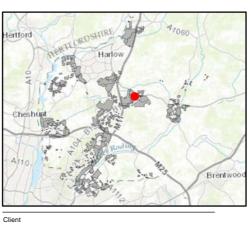


<u>Dwellings: 91</u>		Source: Ext, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community	
Criteria	1	Score	Qualitative Assessment
Criteria			
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSI's.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	The site wholly encompasses a Deciduous Woodland BAP priority habitat. The site is likely to directly impact the BAP priority habitat. The effects from this impact are likely but mitigation can address these.
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	(+)	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.	80% greenfield site, 300m from an existing settlement (Thornwood).
4.2 Impact on agricultural land	()	Development would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0	The site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Low density development is proposed which reflects the character of the area. Therefore, development is not likely to have an impact on the character of the area.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	From High 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 Reference	: SR-0455
Parish:	North Weald Bassett
Settlement:	
Size (ha):	0.81
Address:	Chase Farm Business Centre, Vicarage Lane West, North Weald, Essex, CM16 6AL
Primary use:	Housing
SLAA notes:	Includes access road, business centre and residential uses.
SLAA yield:	12 dwellings
SLAA source for baseline yield:	Indicated in Call for Sites (equivalent to 15 dph)
SLAA site contraints:	None

Site selection None adjustment:

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



Epping Forest District Council	
Job Title	
Epping Forest Distr	ict Local Plan
Drawing Status	
Issue	
Drawing No	Issue
SR-0455	P1
ARUP	Epping Forest District Council
	nd database right (2016) , increment P Corp., GEBCO, USGS, FAO, NPS urvey, Esri Japan, METI, Esri China (Hong Kong

© Contains US data © Crown copyingnt and database right (2016) Sources: Esti, HRER, DeLorme, Intermap, increment P Corp., CBBCO, USGS, FAO, NPS, NRCAN, Geoßase, IGN, Kadaster NL, Ordnance Survey, Esti Japan, METI, Esti Chnia (Hong Kong), swisstopo, Mapmylinica, Depositione, Geosemulations, and the GIS Liser Commonly Geomaphing, Aerogrid, IGN, IGP, swisstopo, and the GIS Liser Community



Interfaction and section of the section of	Dwellings: 12		Source: Exrl. DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Alrbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community	. June
UniversiteImage: NetworkImage: NetworkImage: NetworkSpace Network<	Criteria		Score	Qualitative Assessment
United and set of the set of	1.1 Impact on Internationally Protected Sites	0		
Caling Control         Control         Control           Control         Control         Control         Control	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.	
Mathematical Structure         C         Control Structure Struct	1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
Control of ControlCoCoControl10 free controlMarket and equation and intermediate and inte		0	No Ancient or Veteran trees are located within the site.	
Interfactor         Image: Interfactor and the state of the stat	1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
United and Mark	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 BAP priority habitat with no main feature buffer zone. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
In YorkingMailMailMail16 Instant of the grade state of the st	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.	
Los mage dans         Los         Image dans         Los           18 input in single dans         0.0         The second balance of provine data at loss of provine data dat loss of provine data at loss of provine data at lo	1.7 Flood risk	(++)	Site within Flood Zone 1.	
Index index index index in a finance in and proving it for a specified in	1.8a Impact on heritage assets	(+)	No effect likely on historic assets due to distance from site.	
1 is further during the statueC isImage: statueImage: statue<	1.8b Impact on archaeology	0		
21 Used on link to construct the second link to be add on link to be add to be add on link to be add on lin	1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
A Lotic decision         CP           32 Decision for events the starg         CP         Set workshow and stargets         CP           33 Decision for events the starg         CP         Set workshow and stargets         CP           34 Decision for events the starget         CP         Set workshow and stargets         CP           34 Decision for events the starget shark bottom         CP         Set workshow and stargets         CP           34 Decision for events in interformany shared         CP         Set is the starget shark bottom and stargets vents         CP           35 Decision for events interformany shared         CP         Set is the starget shark bottom and stargets vents         CP           36 Decision for events interformany shared         CP         Set is the starget shark bottom and stargets vents         CP           37 Decision for events interformany shared         CP         Set is the starget shark bottom and stargets vents         VP           38 A doce is the starget shark bottom and stargets vents         Set is the starget shark bottom and stargets vents         VP         VP           38 A doce is the starget shark bottom and starge	2.1 Level of harm to Green Belt	(-)		
24 Uniced is strategy is top or press     10     International is the strategy is top or press       33 Datace to septywert licetions     10     Site white 1000m of an employment efficience.       34 Objector to boal employment (icetions)     Site backets in 1000m of an employment efficience.     International explore       35 Objector to boal employment (icetions)     Site backets in 1000m of an employment efficience.     International explore       34 Objector to boal employment (icetions)     Site backets in 1000m of an employment efficience.     International explore       34 Objector to boal employment (icetions)     Site backets in 1000m of an employment efficience.     International explore       34 Objector to boal employment (icetions)     Site backets in 1000m of an employment efficience.     International explore       34 Objector to boal employment (icetions)     Site backets in 1000m of an employment efficience.     International explore       35 Objector to boal employment (icetions)     Site backets in 1000m of an employment explore     International explore       36 Objector to boal employment explore     Main explore     Main explore       37 Objector to boal employment explore     Main explore     International explore       38 Objector to boal employment explore     Main explore     Main explore       39 Objector to boal employment explore     Main explore     Internation explore       30 Objector to boal employment explore     Main explore     Int	3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
a Journel to strapping in location       101         34 Define to block amerities       0       Site between 100m and 4000m from the nearest interprint y solod.       Image: Comparison of the comparison of t	3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.	
Car Control         Col         Control           35 Definition to nearest interrity/many school         0         Site is between 1000m and 4000m hom the nearest interrity/many school.         Image: Control of Contrel of Contrel Control of Control of Contrel Of Control of Contr	3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.3 bisetic to Lineaces Interactional status       0       Interact or Lineaces Interactional status       0         1.4 Destructs to local arrevises       0       So bisetic to Lineaces Interactional Advoctments for the reserved secondary school       Interact on status       Interact on status       0         1.7 Destructs to reareved GP suggery       0       So bisetic to Lineaces Interactional GP suggery       Interact on status	3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
24 - Dotation to Data in the lates       (1)       Image: Data in the lates       (1)         3.7. Detance to rearred QP suggery       0.0       Site is between 1000m non 44000m hom the nearest GP suggery.       Image: Data in the lates       Ima	3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
A. I clearine to Heating OF Hugley?       0       International of the start of Fugley?       0         A. A cess to Sintegic Road Network       10       Not applicable.       100% brownfield after not within or adjacent to an existing settlement.         1.1 Brownfield and Greenfield Land       0       Mapping the sits is previously developed land that is nether within nor adjacent to a settlement.       100% brownfield site not within or adjacent to an existing settlement.         1.2 Capacity to improve access to open space.       0       Development would involve the loss of public open space.       0         5.1 Landscape sensitivity       00       The site list within an area of medium fordcoops sensitivity - character change.       0       0         5.2 Settlement character sensitivity       00       Development would involve the loss of public open space.       0       0         6.2 Distance to poor lines       0       Development could dericat from the existing settlement character.       Site is currently in use as a farm. Readential development and could dericat from the existing settlement character.       Site is currently in use as a farm. Readential development and could dericat from the existing settlement character.         6.2 Distance to poor lines       0       Development could dericat from the existing settlement character.       Site is currently in use as a farm. Readential development and could dericat from the existing settlement character.         6.2 Distance to poorer lines       0       Gene	3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest secondary school.	
A 1 Brownfield and Oreenfield Land       0       Major of the site is periodical developed indiction in editory within or adjacent to a settlement.       10% brownfield ate not within or adjacent to an existing settlement.         4.1 Brownfield and Oreenfield Land       0       Development would involve the loss of the best and most versatile agricultural land (grades 1-3).       10% brownfield site not within or adjacent to an existing settlement.         4.3 Capacity to improve access to open space.       0       Development would involve the loss of public open space.       1         5.1 Landscape sensitivity       0       The site fails within an areas of medium indicace sensitivity - dranceteristics of the landscape are resilient to its currently in use as a farm. Residential development at this incition would likely he such as log out would not or constraints are identified in the site.         6.2 Solutionent character sensitivity       0       Development could detract from the existing settlement character.       Site is currently in use as a farm. Residential development at this incition would likely he such as log out would not contribute to settlement pattern and could detract from its character.         6.1 Topography constraints       0       Rospography constraints are identified in the site.       Image: Constraints are identified in the site.         6.2 Distance to power lines       0       Rospography constraints are identified in the site.       Image: Constraint to the site.       Image: Constraint to the site.         6.3 Impact on Tee Presensition Order (PPO)       0       Ro	3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
A. Is brownied and valenined Land       0       Defect the function of the best and most versatile agricultural land (grades 1-3).         4.2 Impact on agricultural land       0       Development would involve the loss of the best and most versatile agricultural land (grades 1-3).         4.3 Capacity to improve access to open space       0       Development unlikely to involve the loss of public open space.         5.1 Landscape sensitivity       0       Development unlikely to involve the loss of dual capace sensitivity - characteristics of the landscape are resilent to the landscape are resilent to the agricultural and could detract from the oxisting aettement character.       Site is currently in use as farm. Residential development at this location would likely be set back from Vicange Lane fit is key that such a layout would not contribute to settlement pattern and could detract from its character.         6.1 Topography constraints       0       Res or oil pipelines do not pose an constraint to the site.       Image: Constraints are identified in the site.         6.2 Detationes to power lines       0       Power lines do not pose a constraint to the site.       Image: Constraints on 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 inglageries/industrial develing). Potential for adverse impacts, but can be mitigated.         6.4 Access to site       00       Retential contamination on site, which could be mitigated.       Retential contamination on site (MOD Gun Site/Riggeries/Industria	3.8 Access to Strategic Road Network		Not applicable.	
4.2 Impact of agliculture and       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101       101	4.1 Brownfield and Greenfield Land	0	Majority of the site is previously developed land that is neither within nor adjacent to a settlement.	100% brownfield site not within or adjacent to an existing settlement.
4.3 Capacity to improve access to deer space       0       International indecape enable to the state fails within an area of medium landscape enable to absorb development without significant obsarcher change.         5.1 Landscape sensitivity       0       The site fails within an area of medium landscape enable to absorb development without significant obsarcher change.         5.2 Settlement character sensitivity       0       Development could detract from the existing settlement character.       Site is currently in use as a farm. Residential development at this location would likely be set back from Vicenage Lane tis likely that such a layout would not contribute to settlement pattern and could detract from its character.         6.1 Topography constraints       0       No topography constraints are identified in the site.       International constraints of site development would not pose any constraint to the site.         6.2 Distance to gas and oil pipelines       0       Power lines do not pose a constraint to the site.       International constraints or be constrained by the presence of protected trees either on or         6.3 Inpact on Tree Preservation Order (TPO)       0       The intensity of site development would not be constrained by the presence of protected trees either on or         6.4 Access to site       (+)       Suitable access to site already exists.       Access road included in red line boundary (Chase Farm dwellings).         6.5 Contamination constraints       (+)       Suitable access to site already exists.       Access road included in red line boundary (Chase Farm dwellings).	4.2 Impact on agricultural land	()	Development would involve the loss of the best and most versatile agricultural land (grades 1-3).	
5.1 Landscape sensitivity       (1)       change and able to absorb development without significant character change.         5.2 Settlement character sensitivity       (A)       Development could detract from the existing settlement character.       Site is currently in use as a farm. Residential development at this location would likely be set back from Vicarage Lane         6.1 Topography constraints       0       No topography constraints are identified in the site.       Image: Constraint of the site.         6.2a Distance to gas and oil pipelines       0       Residential development would not pose any constraint to the site.       Image: Constraint of the site.         6.2b Distance to power lines       0       Power lines do not pose a constraint to the site.       Image: Constraint of the site.         6.3 Inpact 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.       Access to site         6.4 Access to site       (4)       Suitable access to site already exists.       Access road included in red line boundary (Chase Farm dwelling). Potential for adverse impacts, but can bridgeted.         6.8 Tordific immed       Site below the size threshold where it would be expected to affect congestion (e.g. employment site or housing       Site below the size threshold where it would be expected to affect congestion (e.g. employment site or housing	4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
3.2 Settlement Character Sensitivity       (*)       In the character is likely that such a layout would not contribute to settlement pattern and could detract from its character.         6.1 Topography constraints       0       No topography constraints are identified in the site.       Image: Character is likely that such a layout would not contribute to settlement pattern and could detract from its character.         6.2a Distance to gas and oil pipelines       0       Gas or oil pipelines do not pose a constraint to the site.       Image: Character is likely that such a layout would not contribute to settlement pattern and could detract from its character.         6.2b Distance to power lines       0       Qewer lines do not pose a constraint to the site.       Image: Character is likely that such a layout would not contribute to settlement pattern and could detract from its character.         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.       Access to site       Access to site already exists.       Access road included in red line boundary (Chase Farm dwellings).         6.4 Access to site       (+)       Suitable access to site already exists.       Access road included in red line boundary (Chase Farm dwellings).         6.5 Contamination constraints       (+)       Site below the size threshold where it would be expected to affect congestion (e.g. employment site or housing       Potential contamination on site (MOD Gun Site/Piggeries/Industrial dwelling). Potential for adverse impacts	5.1 Landscape sensitivity	(-)		
6.1 Holography Constraints       0       Constraints       0       Constraints       0       Constraints       0       Constraints       0       Constraints       Constraints       0       Constraints       Constrai	5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site is currently in use as a farm. Residential development at this location would likely be set back from Vicarage Lane. It is likely that such a layout would not contribute to settlement pattern and could detract from its character.
0.22 Distance to gower lines       0       Power lines do not pose a 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 road included in red line boundary (Chase Farm dwellings).         6.5 Contamination constraints       (-)       Potential contamination on site, which could be mitigated.       Potential contamination on site (MOD Gun Site/Piggeries/Industrial dwelling). Potential for adverse impacts, but can be mitigated.	6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2 Distance to power lines       0       Image: Comparison of the presence of protected trees either on of adjacent 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 road included in red line boundary (Chase Farm dwellings).         6.5 Contamination constraints       (-)       Potential contamination on site, which could be mitigated.       Potential contamination on site (MOD Gun Site/Piggeries/Industrial dwelling). Potential for adverse impacts, but can be mitigated.         6.5 Traffic impact       Site below the size threshold where it would be expected to affect congestion (e.g. employment site or housing	6.2a Distance to gas and oil pipelines	0		
6.3 Impact of Thee Preservation Order (TPO)       0       adjacent to the site.       adjacent to the site.         6.4 Access to site       (+)       Suitable access to site already exists.       Access road included in red line boundary (Chase Farm dwellings).         6.5 Contamination constraints       (-)       Potential contamination on site, which could be mitigated.       Potential contamination on site (MOD Gun Site/Piggeries/Industrial dwelling). Potential for adverse impacts, but can be mitigated.         6.5 Traffic impact       Site below the size threshold where it would be expected to affect congestion (e.g. employment site or housing)	6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.4 Access to site       (+)         6.5 Contamination constraints       (-)         Potential contamination on site, which could be mitigated.       Potential contamination on site (MOD Gun Site/Piggeries/Industrial dwelling). Potential for adverse impacts, but can be mitigated.         6.5 Traffic impact       Site below the size threshold where it would be expected to affect congestion (e.g. employment site or housing	6.3 Impact on Tree Preservation Order (TPO)	0	adjacent to the site.	
6.5 Containing up of the size threshold where it would be expected to affect congestion (e.g. employment site or housing       mitigated.	6.4 Access to site	(+)		
	6.5 Contamination constraints	(-)		
	6.6 Traffic impact			© Arup

Sile Suitability Assessment		
Site Reference:	: SR-0464	
Parish:	North Weald Bassett	
Settlement:		
Size (ha):	0.37	
Address:	Land to the south of Upland Road	
Primary use:	Housing	
SLAA notes:	Domestic garden and storage of motor vehicles.	
	11 dwellings	
SLAA yield:	TT dwellings	

SLAA source for baseline yield:	Assumption based on 30 dph
SLAA site contraints:	Unlikely adjoin petrol station use would impact capacity as well shielded.

Site selection None adjustment:

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

### 4106 ertf Brentw

Client	
Epping Forest District C	ouncil
Job Title	
Epping Forest District L	ocal Plan
Drawing Status	
Issue	
Drawing No	Issue
SR-0464	P1
ARUP (	Epping Forest District Council





<u>Dwellings: 11</u>		Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community	
Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSI's.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is wholly within a Deciduous Woodland buffer zone. The site may indirectly affect the BAP priority habita There may be effects from this impact but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	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	(+)	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, 500m from an existing settlement of (Thornwood)
4.2 Impact on agricultural land	()	Development would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0	The site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Low density development is proposed which reflects the semi-rural character of the area. Therefore, development i not likely to have an impact on the character of the area.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	Subject to care in layout and design
6.4 Access to site	(+)	Suitable access to site already exists.	Off High Road and Upland 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).	

0	
Site Reference	: SR-0467
Parish:	North Weald Bassett
Settlement:	
Size (ha):	1.26
Address:	North Weald Nurseries, Vicarage Lane, North Weald, Epping, Essex
Primary use:	Housing
SLAA notes:	Vacant nursery.
SLAA yield:	8-10 dwellings
SLAA source for baseline yield:	Indicated in Call for Sites (equivalent to 6-8 dph)
SLAA site contraints:	None
Site selection	None

adjustment:

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

### 4106 ertfo Brentw Client

Epping Forest Distric	t Council
Job Title	
Epping Forest Distric	t Local Plan
Drawing Status	
Issue	
Drawing No	Issue
SR-0467	P1
ARUP	Epping Forest District Council www.eppingforcstde.gov.uk

GS, FAO, NPS, NRCAN USDA, USGS, AEX,



Dwellings: 10		Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community	
Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSI's.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is wholly within a BAP priority habitat with no main feature buffer zone, and partially within one other buffer. The site may indirectly affect the BAP priority habitats. There may be effects but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer of St. Andrew's Churchyard, North Weald LWS. The site is unlikely to affect the features and species of this LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	No effect likely on historic assets due to distance from site.	
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	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.	
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Site comprises existing glasshouses. Proposed density reflects the character of the area. Therefore, development is not likely to have an impact on the housing character of the area.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Off Vicarage Lane West.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (nursery). Minimal adverse impact with opportunity to enhance.
6.6 Traffic impact		Site below the size threshold where it would be expected to affect congestion (e.g. employment site or housing site with capacity of <25 dwellings).	
	I	1	© /

Site Reference:	: SR-0501
Parish:	North Weald Bassett
Settlement:	
Size (ha):	2.33
Address:	Playing field at New House Lane, North Weald

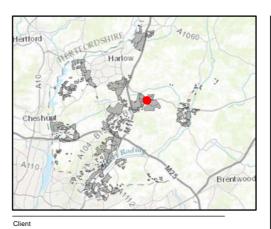
Primary use: Housing SLAA notes: Playing field.

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

SLAA site contraints: None

Site selection None adjustment:

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



Epping Forest Distri	ct Council
Job Title	
Epping Forest Distri	ct Local Plan
Drawing Status	
Issue	
Drawing No	Issue
SR-0501	P1
ARUP	Epping Forest District Counc www.cppingforestdc.gov
© Contains OS data © Crown copyright and	

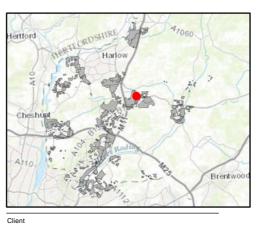


BCO, USGS, FAO, NPS, NRCAN, , Esri China (Hong Kong), swisstor Esri Japan the GIS L 3 User Community ics, CNES/Airbus DS, USDA, USGS, AEX,



Dwellings: 70		Souron: Exrl, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Alrbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community	
Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSI's.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	
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	0	Site is within Green Belt, but the level of harm caused by release of the land for development would be none.	The majority of the site is located within a Green Belt parcel which does not meet the purposes. If the site was released it would not harm 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	(-)	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 (North Weald Bassett).
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.	Site is on the edge of the built area, in an area of historic field patterns. However proposed density and location of development is not likely to negatively impact settlement character.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Off Beamish Close.
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.	
			© Arup

Site Suita	bility Assessment
Site Reference	: SR-0512
Parish:	North Weald Bassett
Settlement:	
Size (ha):	0.61
Address:	St Clements, Vicarage Lane West, North Weald, CM16 6AL
Primary use: SLAA notes:	Housing Large house sat in substantial grounds with dense tree coverage.
SLAA yield:	18 dwellings
SLAA source for baseline yield:	Assumption based on 30 dph
SLAA site contraints:	Circa 20% of the site is covered by SR-0235 (initial site) and as such the yield is reduced to avoid double counting. A further 10% of the site is taken up by a Grade II Listed Building. The yield is adjusted accordingly.
Site selection adjustment:	Capacity reinstated for site selection assessment (4 dwellings) to account for overlapping site.

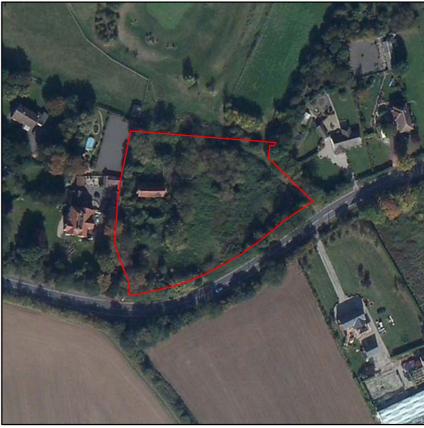


Epping Forest District Council		
Job Title		
Epping Forest Di	strict Local Plan	ו
Drawing Status		
Issue		
Drawing No	Issue	
SR-0512	P1	
ARUP	Eppin Distric	g Forest t Council
© Contains OS data © Crown copyr Sources: Esri, HERE, DeLorme, Int		

Community T feedback:

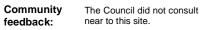
The Council did not consult on a growth location which covers or is near to this site.

#### © Contains OS data © Crown copyright and database right (2016) Sources: Esri, HERE, PoLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaters NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo Mapmyindia, © OpenStreetMap contributors, and the GIS User Community Source: Esri, Dgata/Globe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Gernapping, Aerogrid, IGN, IGP, wisstopo, and the GIS User Community



Criteria			
		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSI's.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is adjacent to a BAP priority habitat with no main feature, and within two buffer zones. The site may indirectly affect the BAP priority habitats, but effects but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer of St. Andrew's Churchyard, North Weald LWS. The site is unlikely to affect the features and species of this LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(-)	Proposed site located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.	
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.	
3.3 Distance to employment locations	(+)	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.	75% greenfield site.
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.	The proposed density is significant, and could substantially harm the character of St Clements House (Grade II) and grounds, and this part of the historic settlement, which is dispersed and low density.
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.	Off Vicarage Lane.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (In filled Pond). Potential adverse impact that 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).	

Sile Sulla	Dinty Assessment
Site Reference	: SR-0596
Parish:	North Weald Bassett
Settlement:	
Size (ha):	11.18
Address:	Land adjacent to Mead House, Harlow Common, Essex, CM17 9NE
Primary use:	Housing
SLAA notes:	Large amount of open amenity land, including an area which is used as a football pitch.
	500
SLAA yield:	523
SLAA source for baseline yield:	Indicated in Settlement Capacity Analysis (equivalent to 104 dph)
SLAA site contraints:	Site is 100% covered by SR-0557. As such the yield is omitted for this site to avoid double counting.
Site selection adjustment:	Capacity reinstated from overlapping site.



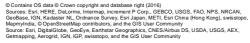
The Council did not consult on a growth location which covers or is near to this site.

#### Dwellings:

### ertfo Brentw Client

4106

Epping Forest Distr	ict Council
Job Title	
Epping Forest Distr	ict Local Plan
Drawing Status	
Issue	
Drawing No	Issue
SR-0596	P1
ARUP	Epping Forest District Council





Dwellings: 523		Source: Ext, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community	- All all all and a
Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSI's.	
1.3a Impact on Ancient Woodland	()	Site is adjacent to or contains Ancient Woodland. The proposals would likely result in direct loss or harm to Ancient Woodland or cannot be mitigated.	The site is almost wholly within the 250m buffer for Mark Bushes/Latton Park Ancient Woodland. The site may directly affect a portion of the Ancient Woodland buffer zone. The site is likely to cause direct loss which cannot be mitigated within the site.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is within two BAP priority habitat buffer zones and adjacent to Deciduous Woodland. 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 Harlow Park LWS. The site is unlikely to affect the features and species of the LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	No effect likely on historic assets due to distance from site.	
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are very close to the M11 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.4 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, 200m from an existing settlement (Potter Street).
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 opportdwellingy 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. Site adjacent to existing public open space and could provide opportunities for improved access, beneficial in an area of identified public open space deficiency.
5.1 Landscape sensitivity	()	The site falls within an area of high landscape sensitivity - vulnerable to change and unable to absorb development without significant character change.	Key characteristics of the adjacent landscape sensitivity zone assessed as highly sensitive extend to the whole of this site. Development would be likely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site is adjacent to Harlow Park ancient woodlands, and to the rear of dispersed housing set in substantial grounds along Harlow Common, constituting an area of high character sensitivity. The proposals would likely negatively impact settlement character.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Existing access via farm gate.
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.	
		1	© Arup

	•
Site Reference:	SR-0669
Parish:	North Weald Bassett
Settlement:	
Size (ha):	0.29
Address:	Queens Road Garages, Nos. 1-55, North Weald

Primary use:	Housing
SLAA notes:	Council owned garages with associated parking and turning area.

 SLAA yield:
 9 dwellings

 SLAA source for baseline yield:
 Assumption based on 30 dph

 SLAA site
 None

SLAA site contraints:

Site selection None adjustment:

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



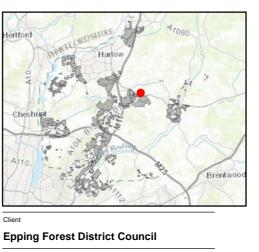
Epping Forest District Council				
Job Title				
Epping Forest District I	₋ocal Plan			
Drawing Status	Drawing Status			
Issue				
Drawing No	Issue			
SR-0669	P1			
ARUP	Epping Forest District Council			

ISGS, FAO, NPS, NRCAN, hina (Hong Kong), swisstop ity s DS, USDA, USGS, AEX,



Index         Index         Index         Index         Index           Dispace biologic disciplination of a set of	<u>Dwellings: 9</u>		Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community	
United materialNoAnder startingAnder startingAnder startingSalars March MarkanSaSalar March Markan MarkanSalar March Markan MarkanSalar March Markan MarkanSalar March MarkanSalar March Markan MarkanSalar March Markan MarkanSalar March Markan MarkanSalar Markan Markan MarkanSalar March Markan MarkanSalar Markan Markan MarkanSalar Markan Markan MarkanSalar Markan MarkanSalar Markan Markan Markan MarkanSalar Markan Markan MarkanSalar Markan Markan MarkanSalar Markan MarkanSalar Markan Mar	Criteria		Score	Qualitative Assessment
Under and mathemImage and mathematical statusImage and mathematical statusLanger and mathematical statusSee Non-Non-Neuron Figuration StatusNeuron Figuration StatusLanger and mathematical statusSee Non-Neuron Figuration StatusNeuron	1.1 Impact on Internationally Protected Sites	0		
Index and the control of the contro	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.	
Backer Schwartsmithung         P         P           1 Group on project with structure         2         4 - order for provide structure         1           1 Group on project with structure         2         4 - order for provide structure         1           1 Group on project with structure         2         4 - order for provide structure         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1	1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
ControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlControlContr	1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
Description         Control         Contro         Control <thcontrol< th=""></thcontrol<>	1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
Unifyed of Wind Wind Wind Wind Wind Wind Wind Wind	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. There may be effects from this impact but mitigation can be implemented to address this.
Unix duringUNIXUNIXUNIX12. Hyper hologo series12.And have have a second a decision of a second	1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer of Church Lane Flood Meadow LNR LWS. The site is unlikely to affect the features and species of these LWS.
Note that the server of the	1.7 Flood risk	(+)	Site within Flood Zone 2 and exception test not required.	
(a) r (processing)(b)(c)12 (processing)(c)Second second se	1.8a Impact on heritage assets	(+)	No effect likely on historic assets due to distance from site.	
Junction langerColA when the langer is	1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.	
1 Union of the result (all of a loss have making)       10       Note the second (all of a loss have making)         1 Decars in the result (all of a loss have making)       60       Second (all of a loss have making)       10         1 Decars in the result (all of a loss have making)       60       Second (all of a loss have making)       10         1 Observe in the result (all of a loss have making)       60       Second (all of a loss have making)       10         1 Observe in the result (all of a loss have making)       60       Second (all of a loss have making)       10         1 Observe in the result (all of a loss have making)       60       Second (all of a loss have making)       10         1 Observe in the result (all of a loss have making)       60       Second (all of a loss have making)       10         1 Observe in the result (all of a loss have making)       60       Second (all of a loss have making)       10         1 Observe in the result (all of block)       60       Second (all of a loss have making)       10       10         1 Observe in the result (all of block)       60       Second (all of a loss have making)       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10	1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
11 lotation in the reserved is value and only       00         22 Defaurce in served lot and on only with the reserved is value and value.       00         33 Defaurce in served lot and an unpoly end at lotation.       00         44 Obtance is local attenuities.       00         35 Defaurce in served lotation.       00         45 Defaurce is local attenuities.       00         46 Defaurce is local attenuities.       00         47 Defaurce is local attenuities.       00         48 Defaurce is local attenuities.       00         40 Defaurce is local attenuities.       00         40 Defaurce is local attenuities.       00         41 Defaurce is local attenuities.       00         42 Defaurce is local attenuities.       00         42 Defaurce is local attenuities.       00         43 Defaurce is local attenuities.       00         44 Defaurce is local attenuities.       00         45 Defaurce is local attenuities.       00         46 Defaurce is local attenuities.       00         47 Defaurce is local attenuities.       00         48 Defaurce is local attenuities.       00         49 Defaurce is local attenuities.       00         40 Defaurce is local attenuities.       00         41 Defaurce is local attenuities.	2.1 Level of harm to Green Belt	(-)		
24 Definition for insplayment licetoxics       (r)       Image: a public of the splayment licetoxics       (r)         3.1 Definition for insplayment licetoxics       (r)       Set is used in 1000 in one needs control light light of that values       Image: a public of the splayment licetoxics       (r)         3.1 Definition for insplayment licetoxics       (r)       Set is lists that information the needed light light of that values       Image: a public of the splayment licetoxics         3.1 Definition for insplayment licetoxics       (r)       Set is lists that information the needed light upper y shoul.       Image: a public of the splayment licetoxics         3.1 Definition for insplayment licetoxics       (r)       Set is lists that information the needed light upper y shoul.       Image: a public of the splayment licetoxics         3.1 Definition for insplayment licetoxics       (r)       Material of the splayment licetoxics       Set is lists (SD) greenified and boenfield). Set is adjueent licetoxic public oper splayment licetoxics       Set is lists (SD) greenified and boenfield). Set is adjueent licetoxic public oper splayment licetoxics         3.1 Definition for insplayment licetoxics       (r)       Material of the splayment licetoxics       Set is lists (SD) greenified and boenfield). Set is adjueent licetoxic public oper splayment licetoxic public oper splayment licetoxics       Set is lists (SD) greenified and boenfield). Set is adjueent licetoxic public oper splayment lic	3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
as some of any privite sources     VP       34 Distance to begin mentions     04       35 Distance to begin mentions     04       35 Distance to begin mentions     04       36 Distance to begin mentions     04       37 Distance to begin mentions     04       37 Distance to begin mentions     04       38 Distance to begin mentions     04       38 Distance to begin mentions     04       39 Distance to begin mentions     04       30 Distance to begin mentions     04       31 Distance to begin mentions     04       31 Distance to begin mentions     04       31 Distance to reacted CP surgery     04       32 Distance to reacted CP surgery     04       34 Distance to reacted CP surgery     04 <td>3.2 Distance to nearest bus stop</td> <td>(+)</td> <td>Site is within 400m of a bus stop.</td> <td></td>	3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
a Control to Octo an information       (1)       Internation       (1)         3.5 Detace to nearest information works       (1)       Site is some than 1000m from the nearest information works.       Internation         3.4 Detace to local animations       (1)       Site is an order than 4000m from the nearest GP surgery.       Internations         3.7 Detace to nearest GP surgery       (4)       Site is the set to find of the site is greenified and adjacent to a settement.       Split site (00% greenified and thrownfield). Site is adjacent to an existing settement (Nerth Wead Basset).         3.8 Access to Strategic Read Network       (1)       Not explication to individual and or adjacent to a settement.       Split site (00% greenified and thrownfield). Site is adjacent to an existing settement (Nerth Wead Basset).         4.1 Departed to nearest I or any strategic advacuum in adjacent to a settement.       Split site (00% greenified and thrownfield). Site is adjacent to estilling public open space is located in the site area. Site adjacent to estilling public open space is located in the site area. Site adjacent to estilling public open space is located in the site area. Site adjacent to estilling public open space is located in the site area. Site adjacent to estilling public open space is located in the site area. Site adjacent to estilling public open space is located in the site area. Site adjacent to estilling public open space is located in the site area. Site adjacent to estilling public open space is located in the site area. Site adjacent to estilling public open space is located in the site area. Site adjacent to estilling public open space is located in the site area. Site adjacent to estilling p	3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
a Latistatics is neared interprinting station       10       Interprint and statistics is neared in program in the statistic second stay school.         3 A Distance to local amendies       10       Site is more than 4000m from the reasets second stay school.       Interprinting school school amendies       10         3.7 Distance to neared IOP surgery       10       No septicable.       Interprinting school school amendies       Interprinting school school amendies       10         3.8 Access to Strating D Road Network       10       No septicable.       Split size (20% greenfeld and ferrowfrield). Site is adjacent to a sciencing school school and more victuable agricultural land gradies 1-30.         4.1 Recorded and Greenfeld Land       10       Nordegreent scale in prove finite is control to be sci and more victuable agricultural land gradies 1-30.         4.2 School typ Improve access to open space       10       Development could prove finite is apportenting y in inprove links to adjacent existing public coen space of prove       No public space is located in the school Site adjacent to existing public open space and could provide an adjacent school prove insks to adjacent existing public coen space of prove school proves and school prove insks to adjacent to another the instance or school proves and school proves and school proves instance or school site interprove marks to adjacent to another the instance or school proves and school proveschool prove instance or school proves and sch	3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
a clause to due attenues       0       Intervent of due attenues       0         37 Diatance to nearest QP suggery       00       Set is less than 1000m from the nearest QP suggery.       Intervent of due attenues         38 Access to Stratege Read Network       1       Manyory of the site is generalized land adjacent to a settlement.       Split det (5% generalized and boundfield). Set is adjacent to an existing settlement (North Wead Basser).         41 Bounfield and Geordiad Land       00       Development could provide an opportunities to agenuities to a genuinities to adjacent to a settlement.       Split det (5% greenifield and boundfield). Set is adjacent to execting public open space or provide my space is located in the site area. Set adjacent to execting public open space or provide my space is located in the site area. Set adjacent to execting public open space or provide my space is located in the site area. Set adjacent to execting public open space is located in the site area. Set adjacent to execting public open space or provide my space is located in the site area. Set adjacent to execting public open space is located in the site area. Set adjacent to execting public open space is located in the site area. Set adjacent to execting public open space is located in the site area. Set adjacent to execting public open space is located in the site area. Set adjacent to advertify opending advertify advertif	3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
A. Outlandou in freedres of Fundagery       (*)       If outlandou in freedres of Fundagery       (*)         A. December of Strategic Road Network       (*)       Not applicable.       Split site (50% greenfield and brownfield). Site is adjacent to an existing settlement.         A.1 Brownfield and Greenfield Land       (*)       Majority of the site is greenfield and adjacent to a settlement.       Split site (50% greenfield and brownfield). Site is adjacent to an existing settlement. (North Wead Bassel).         A.2 Capacity to improve access to ogen space       (*)       Development could provide an opport/weifing to improve link to adjacent devising public open space as to be adjacent to existing public open space as to be adjacent to existing public open space as to be adjacent to existing public open space as to be adjacent to existing public open space and box populations to unsport access to be adjacent to existing public open space as to be adjacent to existing public open space as to be adjacent to existing public open space and box populations to unsport access to be adjacent to existing public open space and box populations to unsport adjacent to existing public open space and box populations to unsport adjacent to existing public open space and box populations to unsport adjacent to existing public open space and box populations to unsport adjacent to existing public open space and box populations to unsport adjacent to existing public open space and public open space adjacent to attender adjacent to attender openation and development could environment.         6.2.2 Settlement character sonabitity       (*)       Poportendiation to the site.	3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest secondary school.	
A ALCES to duringly, how mean       C       C         A I Brownfield and Greenfield Land       O       Majority of the site is greenfield and adjacent to a sellement.       Split site (50% greenfield and brownfield). Site is adjacent to an existing selfement (North Weald Basset).         4.1 Brownfield and Greenfield Land       O       Majority of the site is greenfield and adjacent to a sellement.       Split site (50% greenfield and brownfield). Site is adjacent to existing public open space or provide to populate open space is located in the site area. Site adjacent to existing public open space or provide to populations areas to adjacent to existing public open space or provide to population is the site area.         4.3 Capacity to improve access to open space       If all stills within an area of low landscape sensibility - characteristics of the landscape are able to the elevant is incharacter content is urban and development is unlikely to advacely after the wide landscape that adjacent to asset many.         5.2 Selfement character sensibility constraints       O       Toographical constraints exist in the site but poential for mitigation.         6.1 Toographical constraints exist in the site but poential for mitigation.       Image and adjacent to asset mitigate the side landscape transport of a run down site or improvement to adjacent poential and poential rund with a constraints exist in the site but poential for mitigation.         6.2 Distance to power lines       O       Rear or ippelines do not pose ary constraint to the site.       Image and adjacent to adjacent to hadjacent to a site on adjacent to exist and thevelopment rund widpontenet could enhance exist and the site.	3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
At 1 betwrited and celebrated Land       (4)       Development would involve the loss of the best and most versatile agricultural land (grades 1-3).         4.2 Impact on agricultural land       (4)       Development could provide an opport/wellingy to improve links to adjacent existing public open space or provide       No public open space is located in the site area. Site adjacent to existing public open space or provide         4.3 Capacity to improve access to open space       (4)       Development could provide an opport/wellingy to improve links to adjacent existing public open space or provide       No public open space is located in the site area. Site adjacent to existing public open space or provide development is unlikely to adversely affect the wider landscape are able to tharacter sensitivity         5.1 Landscape sensitivity       0       Development may improve soltement character since of the landscape are able to tharacter contrast is unlikely to adversely affect the wider landscape are able to tharacter sensitivity       (4)         6.2 Settlement character sensitivity       (4)       Development may improve soltement character since introduce the own of the character for ough redevelopment of a run down site or improvement in Garage site adjacent to alloments identified as potential regeneration area. It is located within the settlement area an provides an opportunity for intendification. Therefore, redevelopment could enhance the character of the area.         6.1 Topography constraints       0       Gas or oil pipelines do not pose a constraint to the site.         6.2.2 Distance to power lines       0       Re or oil pipelines do not pose a constraint to	3.8 Access to Strategic Road Network		Not applicable.	
4.2. Impact On aglicultural and       Lef	4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	Split site (50% greenfield and brownfield). Site is adjacent to an existing settlement (North Weald Basset).
4.3.0 Explanding to improve access to the allotments.       opportunities to improve access to the allotments.         5.1 Landscape sensitivity       0       The site falls within an area of tow landscape sensitivity - characteristics of the landscape are able to The relevant site character context is urban and development is unlikely to adversely affect the wider landscape sensitivity.         5.2 Settlement character sensitivity       (+)       Development may improve settlement character through redevelopment of a run down site or improvement is an provides an opportunity for intensitication. Therefore, redevelopment could enhance the character of the area.         6.1 Topography constraints       (+)       Development may improve settlement character through redevelopment of a run down site or improvement is an provides an opportunity for intensitication. Therefore, redevelopment could enhance the character of the area.         6.1 Topography constraints       (+)       Development may improve access to the site.         6.2 Distance to gas and oil pipelines       0       Gas or oil pipelines do not pose any constraint to the site.         6.2.2 Distance to power lines       0       Power lines do not pose a constraint to the site.         6.3 Impact on Tree Preservation Order (TPO)       0       The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.         6.4 Access to site       0       No contamination issues identified on site to date.       No potential contamination identified.         6.5 Contamination con	4.2 Impact on agricultural land	()	Development would involve the loss of the best and most versatile agricultural land (grades 1-3).	
9.1 Landscape sensitivity       0       accommodate development without significant character change.       character.         5.2 Settlement character sensitivity       (+)       Development may improve settlement character through redevelopment of a run down site or improvement in provides an opportunity for intensification. Therefore, redevelopment could enhance the character of the area.         6.1 Topography constraints       (-)       Topographical constraints exist in the site but potential for mitigation.       Carage site adjacent to allotments identified as potential regeneration area. It is boated within the settlement area an provides an opportunity for intensification. Therefore, redevelopment could enhance the character of the area.         6.1 Topography constraints       (-)       Topographical constraints exist in the site but potential for mitigation.       Carage site adjacent to allotments identified as potential regeneration area. It is boated within the settlement area an provides an opportunity for intensification. Therefore, redevelopment could enhance the character of the area.         6.2 Distance to gas and oil pipelines       0       Gas or oil pipelines do not pose a constraint to the site.       Carage site adjacent to allotments identified and potential regeneration area. It is boated within the site but potential for mitigation.         6.2 Distance to power lines       0       Power lines do not pose a constraint to the site.       Carage site adjacent to the site.         6.4 Access to site       1       The infensity of site development would not be constrained by the presence of protected trees either on or       O	4.3 Capacity to improve access to open space	(+)		
2	5.1 Landscape sensitivity	0		
6.1 hppography consulatives       (*)       Additional and the stress of the stres stress of the stress of the stress of the stress of	5.2 Settlement character sensitivity	(+)	townscape.	
6.22 Distance to power lines       0       Power lines do not pose a constraint to the site.         6.2.2 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         6.4 Access to site       (+)       Suitable access to site already exists.       Off Queens 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 below the size threshold where it would be expected to affect congestion (e.g. employment site or housing	6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2 Distance to power lines       0       Image: constrained by the presence of protected trees either on or adjacent 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.       Off Queens Road.         6.5 Contamination constraints       0       No contamination issues identified on site to date.       No potential contamination identified.	6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.3 Initiation Thee Preservation Order (FPO)       0       adjacent to the site.         6.4 Access to site       (+)       Suitable access to site already exists.       Off Queens Road.         6.5 Contamination constraints       0       No contamination issues identified on site to date.       No potential contamination identified.	6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.4 Access to site       (+)         6.5 Contamination constraints       0         No contamination issues identified on site to date.       No potential contamination identified.	6.3 Impact on Tree Preservation Order (TPO)	0		
6.6 Traffic impact Site below the size threshold where it would be expected to affect congestion (e.g. employment site or housing	6.4 Access to site	(+)	Suitable access to site already exists.	Off Queens Road.
	6.5 Contamination constraints	0		
	6.6 Traffic impact			

Site Suitability Assessment	
Site Reference	: SR-0841
Parish:	North Weald Bassett
Settlement:	
Size (ha):	0.24
Address:	Green at Bluemans End, North Weald Bassett, Essex
Primary use: SLAA notes:	Housing Recreation ground.
SLAA yield:	11
SLAA source for baseline yield:	Indicated in Settlement Capacity Analysis (equivalent to 47 dph)
SLAA site contraints:	None
Site selection adjustment:	None



	bullon
Job Title	
Epping Forest District Lo	ocal Plan
Drawing Status	
Issue	
Drawing No	Issue
SR-0841	P1
ARUP 🤅	Epping Forest District Council
© Contains OS data © Crown copyright and databas Sources: Esri, HERE, DeLorme, Intermap, increment	

Community feedback:

<u>11</u>

Dwellings:

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





<u>Dwellings: 11</u>			
Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSI's.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is partially within a Semi Improved Grassland buffer zone. The site may indirectly affect the BAP priority habitat. There may be effects from this impact but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer for Tylers Green Grasslands LWS. The site is unlikely to affect the features and species of this LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	No effect likely on historic assets due to distance from site.	
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	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 within a settlement.	100% greenfield site, within an existing settlement (Tylers Green).
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	0	Development is unlikely to have an effect on settlement character.	Site is located in adjacent to existing development, and of a scale that is unlikely to negatively impact settlement character.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	()	There is no means of access to the site and no likely prospect of achieving access.	Only pedestrian access and no obvious option for vehicular access.
6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.