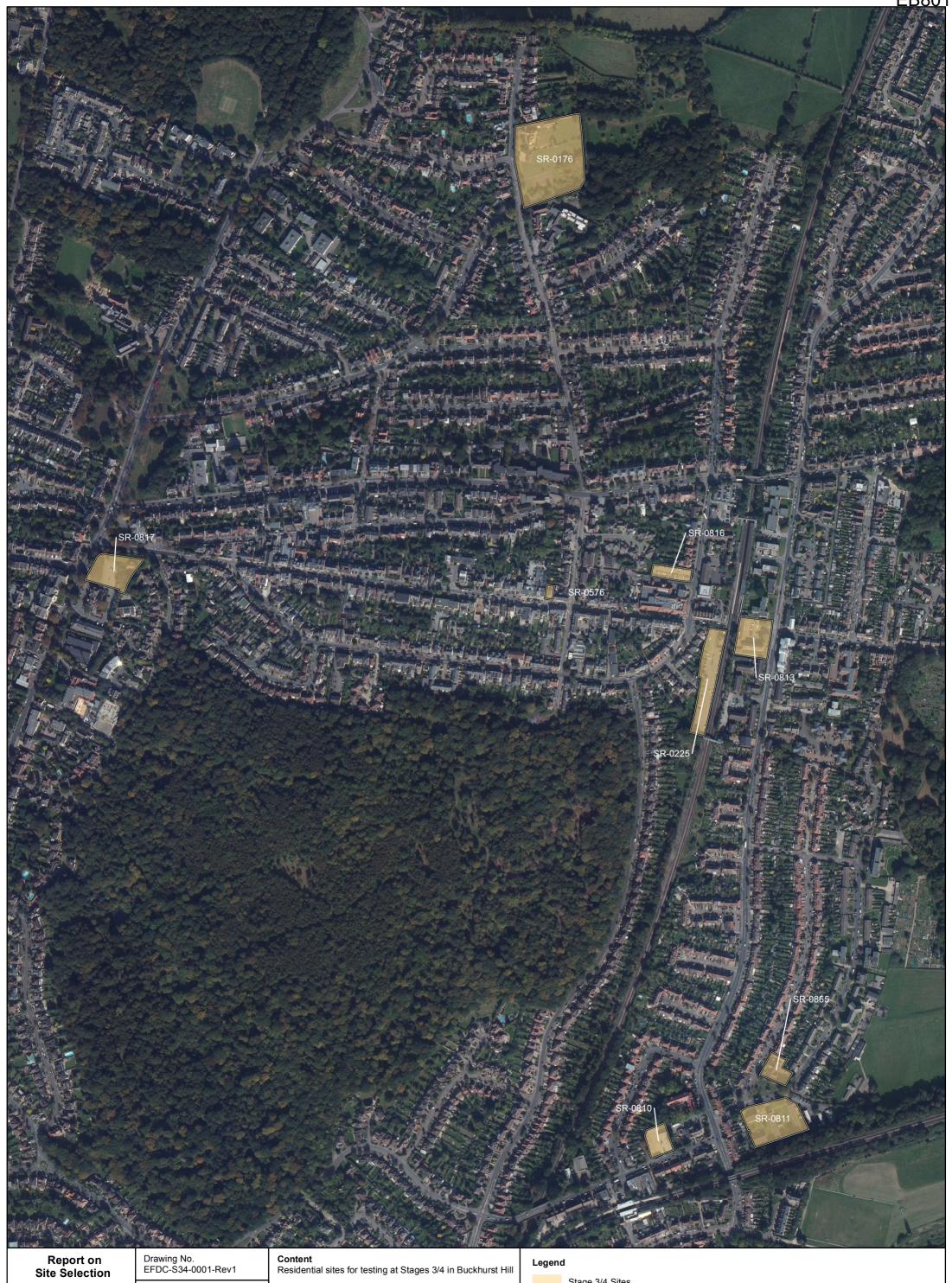
B1.6.4 Results of Stage 3 Capacity and Stage 4 Deliverability Assessments



Report on Site Selection

Date: September 2016

Scale: 1:5,000 @A3

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

Stage 3/4 Sites

ARUP Epping Forest
District Council

Site Reference: SR-0176 Buckhurst Hil Settlement:

St Just, 1 Powell Road, Buckhurst Hill, Essex, IG9 5RD Address:

Site comprises a large residential garden Notes:

Land type: Low performing Green Belt adjacent to a settlement

Primary use:





Availability and Achievability Assessment

Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0176 Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy 0

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy 0 constraints (ha):

Unconstrained site area (ha): 1.22

Establishing indicative baseline density

Site located in: Large Village Site setting is: Other Site is near a commuter hub: Yes Indicative baseline density (dph): 58.5 Indicative baseline yield (units): 72

Refining the indicative site density

Identified density constraints: Internationally Protected Sites, Nationally Protected Sites, Locally Listed

Building

Constraints density adjustment: (dph): 38.02

Justification for adjustment: Proximity to Epping Forest SAC, SSSI, and LNR reduces site density to provide a buffer against development. Locally Listed Building on-site; density reduced further to account for this.

Local setting: Development should be limited so that it does not extend beyond the

existing line of development; this equates to approximately two thirds of the site. Capacity reduced accordingly, while density reduction amended

for constraints no longer applicable.

Local setting density adjustment: (dph): 25.1

Incorporate mixed use development: Site proposed for solely residential use.

Mixed use density adjustment: (dph): 25.1 0% Gross to net adjustment: (dph): 25.1

Existing on-site development or commitments (units):

Indicative net site capacity (units): 30

Criteria Score **Qualitative Assessment** The Council's SLAA indicates that the site is in single ownership Site is in single ownership 1.1 Ownership There are no existing uses on-site or existing uses could cease in less than two years 1.2 Existing uses Site is subject to restrictions but agreement in place or being negotiated to overcome them, or not judged to be a The Council's SLAA suggests that there is a restrictive covanent associated with the site. However, given the age of 1.3 On-site restrictions 0 this restriction the site promoter is of the view that it may be unenforceable and therefore would not cons Site expected to be available between 2016 and 2020 1.4 Site availability Site is being actively marketed for development or enquiries have been received from a developer 0 2.1 Site marketability No viability issues identified 2.2 Site viability There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which could impact upon deliverability. The site has existing connections to 2.3 On-site and physical infrasturcture constraints utilities including water, electricity and gas, and to highways infrastructure Site is located in school planning area with no current or forecast deficit in places 2.4a Primary schools (Planning area) Site is located within 1km of a primary school with a current or forecast capacity deficit 2.4b Primary schools Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.5a Secondary schools (Planning area) Site is located more than 1km from a secondary school 2.5b Secondary schools Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site ope 2.6 Access to open space space provision as part of the development Site is located within 1km of a health facility (GP) with capacity to take on new patients 2.7 Health None of the site is located within a minerals safeguarding area 2.8 Impact on mineral deposits (+) There are no identified current deficiencies in the quantum of open space within the settlement. No open space is 3.1 Cumulative loss of open space in settlement ost as a result of the proposed allocations in the settlement The proposed allocations in the settlement would lead to a shortage of current primary school places in the 3.2 Cumulative impact on primary school Schools Planning Area. There is limited scope to further expand school provision due to site constraints (Planning area) The proposed allocations in the settlement would lead to a shortage of current secondary school places in the 3.3 Cumulative impact on secondary schools 0 Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a (Planning area) The proposed allocations provide opportunities to enhance green infrastructure. In particular, SR-0176 provide opportunities to link Linder's Field Local Nature Reserve into the settlement. he proposed site allocations provide opportunities to enhance green infrastructure 3.4 Cumulative impact on the green infrastructure No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructur 3.5 Cumulative impact on sewage treatment work Delivery Plan capacity The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District 3.6 Cumulative impact on Central Line capacity

Site Reference: SR-0225 Buckhurst Hill Settlement:

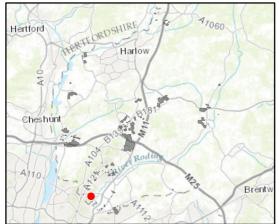
Queens Road, Lower Car Park, Buckhurst Hill, IG9 5 Address:

Car park Notes:

Land type: Brownfield urban site

Primary use:







Indicative Site Capacity Assessment

No amendment made to site boundary. Site boundary amendment:

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints:

London Underground parking could be re-provided through basement parking and therefore no reduction in available site area made.

Car park sites were generally identified in the Settlement Capacity

Area of site subject to non-major policy ₀ constraints (ha):

Unconstrained site area (ha): 0.43

Establishing indicative baseline density

Site located in: Large Village Site setting is: Large Village Centre

Site is near a commuter hub: Indicative baseline density (dph): 76.05 Indicative baseline yield (units): 33

Refining the indicative site density

Local setting:

Identified density constraints: Internationally Protected Site, Nationally Protected Site, Ancient

Woodland

Constraints density adjustment: (dph): 68.44

Justification for adjustment: Impacts on Epping Forest SAC, SSSI and Ancient Woodland likely require reduction in density, although minimal as site is located in urban

Site proposed for solely residential use.

Study as being suitable for higher densities. Density increased accordingly.

Local setting density adjustment: +50% (dph): 102.67

Mixed use density adjustment: 0% (dph): 102.67 Gross to net adjustment: (dph): 102.67

Existing on-site development or commitments (units):

Incorporate mixed use development:

Availability and Achievability Assessr		essment Indicative net site capacity (units): 44		
Criteria		Score	Qualitative Assessment	
1.1 Ownership	(+)	Site is in single ownership	The Council's SLAA indicates that the site is in single ownership.	
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years	It is understood that the site is leased to TfL on a rolling basis and could be ended at short notice.	
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	The Council's SLAA suggests that there no known on-site restrictions on the site.	
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020		
2.1 Site marketability	(-)	Site is not being actively marketed		
2.2 Site viability	(+)	No viability issues identified		
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	There are no known on-site constraints which could impact upon deliverability. The site has existing connections to utilities including water, electricity and gas, and to highways infrastructure.	
2.4a Primary schools (Planning area)	(+)	Site is located in school planning area with no current or forecast deficit in places		
2.4b Primary schools	0	Site is located within 1km of a primary school with a current or forecast capacity deficit		
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school		
2.6 Access to open space	0	Site is located 400-600m from existing publicly accessible open space.		
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients		
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area		
3.1 Cumulative loss of open space in settlement	(+)	There are no identified current deficiencies in the quantum of open space within the settlement. No open space is lost as a result of the proposed allocations in the settlement		
3.2 Cumulative impact on primary school (Planning area)	(-)	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is limited scope to further expand school provision due to site constraints.		
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.		
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure	The proposed allocations provide opportunities to enhance green infrastructure. In particular, SR-0176 provides opportunities to link Linder's Field Local Nature Reserve into the settlement.	
3.5 Cumulative impact on sewage treatment work capacity	0	No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructure Delivery Plan		
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District		
		1	©Anu	

Site Reference: SR-0576 Settlement:

Address: 71 - 73 Queens Road, Buckhurst Hill, Essex, IG9 5BW

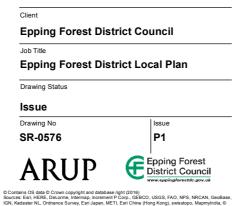
Retail at the ground floor and flats above. Notes:

Land type: Brownfield urban site

Primary use:







Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy 0 constraints (ha):

Unconstrained site area (ha): 0.03

Establishing indicative baseline density

Site located in: Large Village Site setting is: Large Village Centre

Site is near a commuter hub: Yes Indicative baseline density (dph): 76.05 Indicative baseline yield (units):

Refining the indicative site density

Identified density constraints: Internationally Protected Sites, Nationally Protected Sites, Ancient

Woodland

Constraints density adjustment: (dph): 76.05

Justification for adjustment: Site is limited in size, therefore capacity not likely to be affected by

identified constraints. No capacity adjustment made.

The site extent is largely coterminous with the footprint of the existing Local setting:

building. Capacity adjusted to account for lack of requirement for external open space / access normally included within development

density multiplier.

Local setting density adjustment: +200% (dph): 228.15

The Council's SLAA indicates that the site would comprise ground floor Incorporate mixed use development: retail with housing above. The capacity has been reduced accordingly.

Mixed use density adjustment: (dph): 152.11 -33.33% Gross to net adjustment: (dph): 152.11

Existing on-site development or commitments (units):

Availability and Achievability A		Assessment Indicative net site capacity (units): 4			
Criteria		Score	Qualitative Assessment		
1.1 Ownership	(-)	Site ownership is unknown or is in multiple ownership and the other owners are either unknown, oppose the development or are promoting another conflicting scheme	An enquiry from the land registry returned multiple titles across a very small site.		
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown	Based on a desk-top review of site characteristics the existing land use is retail and residential and the anticipated timescale for on-site uses to cease.		
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	No data is held on on-site restrictions.		
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown	The availability of the site is unknown.		
2.1 Site marketability	(-)	Site is not being actively marketed	An enquiry from the land registry returned multiple titles and the site has not previously been put forward for development.		
2.2 Site viability	(+)	No viability issues identified			
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	No data is held on on-site constraints.		
2.4a Primary schools (Planning area)	(+)	Site is located in school planning area with no current or forecast deficit in places			
2.4b Primary schools	(-)	Site is located more than 1km from a primary school			
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand			
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school			
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.			
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients			
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area			
3.1 Cumulative loss of open space in settlement	0	The site has not been included in the assessment as it is not proposed for allocation			
3.2 Cumulative impact on primary school (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation			
3.3 Cumulative impact on secondary schools (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation			
3.4 Cumulative impact on the green infrastructure	0	The site has not been included in the assessment as it is not proposed for allocation			
3.5 Cumulative impact on sewage treatment work capacity	0	The site has not been included in the assessment as it is not proposed for allocation			
3.6 Cumulative impact on Central Line capacity	0	The site has not been included in the assessment as it is not proposed for allocation			

Site Reference: SR-0810 Settlement: Buckhurst Hill

Address: Community Facility north of Station Way, Buckhurst Hill, Essex

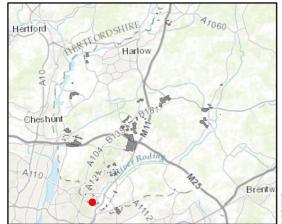
Notes: Community hall (in use) and associated car parking. Element of car parking also allocated for use by

customers of adjacent local shops.

Land type: Brownfield urban site

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0810 Epping Forest District Council

Indicative Site Capacity Assessment

No amendment made to site boundary. Site boundary amendment:

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy $_{\mathrm{0}}$ constraints (ha):

Unconstrained site area (ha): 0.15

Establishing indicative baseline density

Site located in: Large Village

Site setting is: Large Village Local Centre

Site is near a commuter hub: Indicative baseline density (dph): 67.28 Indicative baseline yield (units): 10

Refining the indicative site density

Internationally Protected Sites, Nationally Protected Sites, Ancient Woodland, TPOs Identified density constraints:

Constraints density adjustment: (dph): 60.55

Justification for adjustment: Internationally Protected Sites, Nationally Protected Sites, Ancient

Woodland not likely to constrain capacity given site size and urban location. TPOs on edge of site likely to constrain capacity to provide

No adjustment made for local setting. Local setting:

Local setting density adjustment: (dph): 60.55

Incorporate mixed use development: Site proposed for solely residential use.

(dph): 60.55 Mixed use density adjustment: 0% Gross to net adjustment: (dph): 60.55

Existing on-site development or commitments (units):

Availability and Achievability As		Assessment Indicative net site capacity (units): 9			
Criteria		Score	Qualitative Assessment		
1.1 Ownership	(+)	Site is in single ownership	An enquiry through the Land Registry confirmed the site is owned by Buckhurst Hill Parish Council.		
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown	The site in use as a community hall and the owners have confirmed that this use will not cease in the foreseeable future as it is intended to upgrade the hall.		
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	No data is held on on-site restrictions.		
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown	The owner has confirmed that the site is not available for development.		
2.1 Site marketability	(-)	Site is not being actively marketed	As the site is owned by Buckhurst Hill Parish Council, it is assumed that it has not been marketed for development.		
2.2 Site viability	(+)	No viability issues identified			
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	No data is held for on-site constraints.		
2.4a Primary schools (Planning area)	(+)	Site is located in school planning area with no current or forecast deficit in places			
2.4b Primary schools	(-)	Site is located more than 1km from a primary school			
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand			
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school			
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.			
2.7 Health	(-)	Site is located more than 1km of a health facility (GP)			
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area			
3.1 Cumulative loss of open space in settlement	0	The site has not been included in the assessment as it is not proposed for allocation			
3.2 Cumulative impact on primary school (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation			
3.3 Cumulative impact on secondary schools (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation			
3.4 Cumulative impact on the green infrastructure	0	The site has not been included in the assessment as it is not proposed for allocation			
3.5 Cumulative impact on sewage treatment work capacity	0	The site has not been included in the assessment as it is not proposed for allocation			
3.6 Cumulative impact on Central Line capacity	0	The site has not been included in the assessment as it is not proposed for allocation			
		I	©Arup		

Site Reference: SR-0811 Settlement:

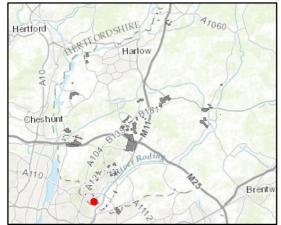
Address: Site south of Hornbeam Road, Buckhurst Hill, Essex

Notes: Four blocks of existing flats and associated landscaping and access.

Land type: Brownfield urban site

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0811 Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy $_{\mathrm{0}}$ constraints (ha):

Unconstrained site area (ha): 0.51

Establishing indicative baseline density

Site located in: Large Village Site setting is: Other Yes Site is near a commuter hub: Indicative baseline density (dph): 58.5 Indicative baseline yield (units): 30

Refining the indicative site density

Identified density constraints: Internationally Protected Sites, Nationally Protected Site

Constraints density adjustment: (dph): 58.5

Justification for adjustment: Site is existing housing site, therefore identified constraints not likely to

constrain capacity.

Intensification of existing housing site is appropriate in this location. Local setting:

Adjustment made to increase density.

Local setting density adjustment: +100% (dph): 117

Incorporate mixed use development: Site proposed for solely residential use.

Mixed use density adjustment: 0% (dph): 117 Gross to net adjustment: (dph): ₁₁₇

Existing on-site development or 30 commitments (units):

Criteria		Score	Qualitative Assessment
.1 Ownership	(-)	Site ownership is unknown or is in multiple ownership and the other owners are either unknown, oppose the development or are promoting another conflicting scheme	A enquiry through the Land Registry has confirmed that the site has a complex ownership pattern, with a large numb of titles returned for a small area.
.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown	Based on a desk-top review of site characteristics the existing land use is residential, and it is not clear when this us could cease.
.3 On-site restrictions	(+)	Site is not subject to any known restrictions	No data is held on on-site restrictions.
.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown	As a result of the complex ownership patterns across the site, it is not expected that it would be available for development during the plan period.
2.1 Site marketability	(-)	Site is not being actively marketed	As a result of the complex ownership pattern and given the site has not previously been promoted, it is assumed the for the purposes of this assessment that it has not been actively marketed.
2.2 Site viability	(+)	No viability issues identified	
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	No data is held on on-site constraints.
2.4a Primary schools (Planning area)	(+)	Site is located in school planning area with no current or forecast deficit in places	
2.4b Primary schools	(-)	Site is located more than 1km from a primary school	
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand	
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school	
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.	
2.7 Health	(-)	Site is located more than 1km of a health facility (GP)	
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area	
3.1 Cumulative loss of open space in settlement	0	The site has not been included in the assessment as it is not proposed for allocation	
3.2 Cumulative impact on primary school (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation	
3.3 Cumulative impact on secondary schools (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation	
3.4 Cumulative impact on the green infrastructure	0	The site has not been included in the assessment as it is not proposed for allocation	
3.5 Cumulative impact on sewage treatment work capacity	0	The site has not been included in the assessment as it is not proposed for allocation	
3.6 Cumulative impact on Central Line capacity	0	The site has not been included in the assessment as it is not proposed for allocation	

Site Reference: SR-0813 Settlement: Buckhurst Hill

Stores at Lower Queens Road, Buckhurst Hill, Essex Address:

A parade of local shops with residential flats above and associated parking and access. Access also Notes:

used for adjacent block of flats.

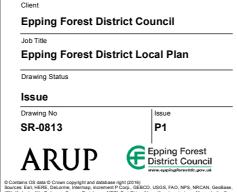
Land type: Brownfield urban site

Primary use:





Availability and Achievability Assessment



Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy 0

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy 0 constraints (ha):

Unconstrained site area (ha): 0.3

Establishing indicative baseline density

Site located in: Large Village Site setting is: Other Site is near a commuter hub: Yes Indicative baseline density (dph): 58.5 Indicative baseline yield (units): 18

Refining the indicative site density

Identified density constraints: Internationally Protected Sites, Nationally Protected Sites, Ancient

Woodland

Constraints density adjustment: (dph): 58.5

Justification for adjustment: Site is existing residential development, located within urban area. Capacity not likely to be constrained by Internationally / Nationally Protected Sites or Ancient Woodland.

Proposal to redevelop existing medium density housing site would Local setting:

require an uplift in density above the baseline. Site capable to accommodating significantly higher density. Adjustment made for local

setting.

Local setting density adjustment: +100% (**dph**): 117

The Council's Settlement Capacity Study recommended this site incorporate employment/retail uses and assumed some 190sqm of Incorporate mixed use development:

employment space, which equates to circa 2% of the site area. The

capacity has been reduced accordingly.

Mixed use density adjustment: -2% (dph): 114.66 Gross to net adjustment: (dph): 114.66

Existing on-site development or 24 commitments (units):

Indicative net site capacity (units):

Criteria		Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership	
1.2 Existing uses	0	Existing uses on-site which could cease between two and 10 years	There are existing leases on the site which end within 5-10 years.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	Epping Forest District Council, the freehold owners of the site, confirmed that there are no known restrictions on the site.
1.4 Site availability	0	Site expected to be available between 2021 and 2025	
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer	
2.2 Site viability	(+)	No viability issues identified	
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	There are no known on-site constraints which would impact upon deliverability.
2.4a Primary schools (Planning area)	(+)	Site is located in school planning area with no current or forecast deficit in places	
2.4b Primary schools	0	Site is located within 1km of a primary school with a current or forecast capacity deficit	
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand	
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school	
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.	
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients	
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area	
3.1 Cumulative loss of open space in settlement	(+)	There are no identified current deficiencies in the quantum of open space within the settlement. No open space is lost as a result of the proposed allocations in the settlement	
3.2 Cumulative impact on primary school (Planning area)	(-)	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is limited scope to further expand school provision due to site constraints.	
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.	
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure	The proposed allocations provide opportunities to enhance green infrastructure. In particular, SR-0176 provides opportunities to link Linder's Field Local Nature Reserve into the settlement.
3.5 Cumulative impact on sewage treatment work capacity	0	No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructure Delivery Plan	
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District	

Site Reference: SR-0816 Settlement:

Address: Car park at Back Lane, Buckhurst Hill, Essex.

Notes: Car park for Waitrose which is in use.

Land type: Brownfield urban site

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0816 Epping Forest District Council

Indicative Site Capacity Assessment

No amendment made to site boundary. Site boundary amendment:

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

Settlement Capacity Study indicates that some surface parking would remain taking approximately 20% of site. On-site non-major policy constraints:

Area of site subject to non-major policy $_{0.02}$ constraints (ha):

Unconstrained site area (ha): 0.1

Establishing indicative baseline density

Site located in: Large Village Site setting is: Large Village Centre

Site is near a commuter hub: Yes Indicative baseline density (dph): 76.05 Indicative baseline yield (units):

Refining the indicative site density

Identified density constraints: Internationally Protected Sites, Nationally Protected Sites, Ancient

Woodland

Constraints density adjustment: (dph): 76.05

Small site located in urban location, therefore impact on Nationally Protected Sites and Ancient Woodland not likely to constrain capacity. No capacity adjustment made. Justification for adjustment:

Town Centre car park location suitable for higher amount of Local setting: intensification than indicated by baseline. Adjustment made to account

for local setting.

Local setting density adjustment: +50% (dph): 114.08

Site proposed for solely residential use. Incorporate mixed use development:

(dph): 114.08 Mixed use density adjustment: 0% Gross to net adjustment: (dph): 114.08

Existing on-site development or commitments (units):

Availability and Achievability A	Assess	essment Indicative net site capacity (units): 11		
Criteria		Score	Qualitative Assessment	
1.1 Ownership	(+)	Site is in single ownership		
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown	The site is currently leased to Waitrose, which would preclude the site coming forward for at least 10 years.	
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	No information is held on the presence of on-site restrictions.	
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown	As a result of the existing lease on the site, it was judged that the site would not be available for development within the plan period.	
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer		
2.2 Site viability	(+)	No viability issues identified		
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	There are no known on-site constraints which would impact upon deliverability.	
2.4a Primary schools (Planning area)	(+)	Site is located in school planning area with no current or forecast deficit in places		
2.4b Primary schools	0	Site is located within 1km of a primary school with a current or forecast capacity deficit		
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school		
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.		
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients		
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area		
3.1 Cumulative loss of open space in settlement	0	The site has not been included in the assessment as it is not proposed for allocation		
3.2 Cumulative impact on primary school (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation		
3.3 Cumulative impact on secondary schools (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation		
3.4 Cumulative impact on the green infrastructure	0	The site has not been included in the assessment as it is not proposed for allocation		
3.5 Cumulative impact on sewage treatment work capacity	0	The site has not been included in the assessment as it is not proposed for allocation		
3.6 Cumulative impact on Central Line capacity	0	The site has not been included in the assessment as it is not proposed for allocation		
			GArup	

Site Reference: SR-0817 Settlement:

Address: Toby Carvery car park, Junction of Queens Road and High Road, Buckhurst Hill, Essex

Car park for Toby Carvery. The public house is in use. Notes:

Land type: Brownfield urban site

Primary use:





Availability and Achievability Assessment

Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No SR-0817 P1 Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

Area of site subject to non-major policy 0

constraints (ha):

Unconstrained site area (ha): 0.1

Establishing indicative baseline density

On-site non-major policy constraints:

Site located in: Large Village Site setting is: Other No Site is near a commuter hub: Indicative baseline density (dph): 39 Indicative baseline yield (units):

Refining the indicative site density

Internationally Protected Sites, Nationally Protected Sites, Ancient Woodland, TPOs Identified density constraints:

Constraints density adjustment: (dph): 39

Justification for adjustment: TPOs and Epping Forest Buffer Lands located to the west and north of

the site. Development could be incorporated sensitively so no reduction applied. Impact on other constraints not likely to reduce capacity given

Car park sites were generally identified in the Settlement Capacity Local setting:

Study as being suitable for higher densities. Density increased

accordingly.

Local setting density adjustment: +100% **(dph):** 78

The Council's Settlement Capacity Study makes provision for a small amount of employment space. Given the reduced site area assessed, it Incorporate mixed use development:

is not considered feasible to incorporate employment/retail uses. No

adjustment has therefore been made.

Mixed use density adjustment: 0% (dph): 78 Gross to net adjustment: (dph): 78

Existing on-site development or 0 commitments (units):

Indicative net site capacity (units):

Criteria		Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership	An enquiry through the Land Registry confirmed that the area of the site assessed through the capacity assessment is in single ownership.
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown	Based on a desk-top assessment of site characteristics, the site is currently in use as a car park. It is not known when this use could cease.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	No data is held on on-site restrictions.
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown	The availability of the site is unknown.
2.1 Site marketability	(-)	Site is not being actively marketed	As no response has been received from the site owner, it is assumed for the purposes of this assessment that the site is not being marketed.
2.2 Site viability	(+)	No viability issues identified	
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	No data is held on on-site constraints.
2.4a Primary schools (Planning area)	(+)	Site is located in school planning area with no current or forecast deficit in places	
2.4b Primary schools	0	Site is located within 1km of a primary school with a current or forecast capacity deficit	
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand	
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school	
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.	
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients	
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area	
3.1 Cumulative loss of open space in settlement	0	The site has not been included in the assessment as it is not proposed for allocation	
3.2 Cumulative impact on primary school (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation	
3.3 Cumulative impact on secondary schools (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation	
3.4 Cumulative impact on the green infrastructure	0	The site has not been included in the assessment as it is not proposed for allocation	
3.5 Cumulative impact on sewage treatment work capacity	0	The site has not been included in the assessment as it is not proposed for allocation	
3.6 Cumulative impact on Central Line capacity	0	The site has not been included in the assessment as it is not proposed for allocation	

Site Reference: SR-0865 Settlement:

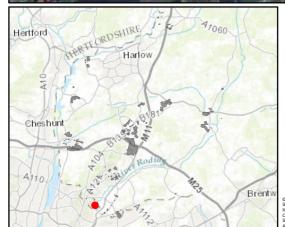
Address: Saint Elisabeth's Church, Chestnut Avenue, Buckhurst Hill, Essex, IG9 6BN

Vacant church and church hall with associated parking Notes:

Land type: Brownfield urban site

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0865 Epping Forest District Council

Indicative Site Capacity Assessment

No amendment made to site boundary. Site boundary amendment:

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy 0

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy 0 constraints (ha):

Unconstrained site area (ha): 0.14

Establishing indicative baseline density

Site located in: Large Village Site setting is: Other Site is near a commuter hub: Yes Indicative baseline density (dph): 58.5 Indicative baseline yield (units):

Refining the indicative site density

Identified density constraints: Internationally Protected Sites, Nationally Protected Sites

Constraints density adjustment: (dph): 58.5

Justification for adjustment: Impact to Internationally and Nationally Protected Sites not likely to require reduction of baseline density due to low level of proposed development. No adjustment made.

Appeal site inspector's report identified the heritage value of the church. Local setting:

Given the assumption for retention and conversion of the existing church building, density has been reduced accordingly.

Local setting density adjustment: (dph): 29.25 -50%

Site proposed for solely residential use. Incorporate mixed use development:

Mixed use density adjustment: (dph): 29.25 0% Gross to net adjustment: (dph): 29.25

Existing on-site development or commitments (units):

Indicative net site capacity (units):

Availability and Achievability Assessment Criteria Score **Qualitative Assessment** Site is in single ownership 1.1 Ownership There are no existing uses on-site or existing uses could cease in less than two years The Council's SLAA does not indicate the anticipated timescale for uses to cease, but based on a desk-top review the 1.2 Existing uses site is currently a vacant church and church hall which is judged not to constrain the site coming forward for Site is not subject to any known restrictions No data is held on on-site restrictions 1.3 On-site restrictions Site not expected to be available until at least 2026 or site availability is unknown The availability of the site is unknown. 1.4 Site availability Site is not being actively marketed As the position on the site is unknown following the survey, it is assumed that the site is not being actively marketed. 2.1 Site marketability No viability issues identified 2.2 Site viability There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability 2.3 On-site and physical infrasturcture constraints Site is located in school planning area with no current or forecast deficit in places 2.4a Primary schools (Planning area) Site is located more than 1km from a primary school 2.4b Primary schools Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.5a Secondary schools (Planning area) Site is located more than 1km from a secondary school 2.5b Secondary schools Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site ope 2.6 Access to open space space provision as part of the development Site is located more than 1km of a health facility (GP) 2.7 Health None of the site is located within a minerals safeguarding area 2.8 Impact on mineral deposits The site has not been included in the assessment as it is not proposed for allocation 3.1 Cumulative loss of open space in settlement The site has not been included in the assessment as it is not proposed for allocation 3.2 Cumulative impact on primary school (Planning area) The site has not been included in the assessment as it is not proposed for allocation 3.3 Cumulative impact on secondary schools 0 (Planning area) The site has not been included in the assessment as it is not proposed for allocation 3.4 Cumulative impact on the green infrastructure The site has not been included in the assessment as it is not proposed for allocation 3.5 Cumulative impact on sewage treatment work capacity The site has not been included in the assessment as it is not proposed for allocation 3.6 Cumulative impact on Central Line capacity



Report on Site Selection **ARUP** Epping Forest
District Council

Date: September 2016

Scale: 1:10,000 @A3

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

Stage 3/4 Sites



Site Reference: SR-0433 Settlement:

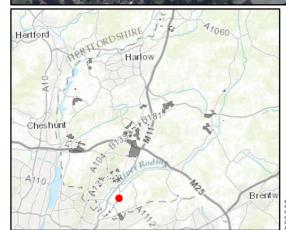
Address: Former Beis Shammai School, High Road, Chigwell, IG7 5DN

Vacant school premises Notes:

Land type: Previously developed Green Belt

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0433 Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amended to correct discrepancy at site entrance adjacent Site boundary amendment:

Site constraints affecting extent of developable area

Site area (ha):

On-site major policy constraints: HSE Inner Zone runs through south-western site boundary, northeastern site boundary and north-south through the middle of the site

Area of site subject to major policy 0.37

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy 0 constraints (ha):

Unconstrained site area (ha): 1.67

Establishing indicative baseline density

Site located in: Large Village Site setting is: Other Site is near a commuter hub: No Indicative baseline density (dph): 39 Indicative baseline yield (units): 65

Refining the indicative site density

Identified density constraints: HSE Middle Zone

Constraints density adjustment: (dph): 19.5

Justification for adjustment: Site located within HSE Middle Zone; maximum development likely to

be permitted is 30 dwellings, and / or a density of 40 dph. Capacity adjusted to reduce yield. Other identified constraints not considered to

affect capacity so no further adjustments mad No adjustment made for local setting Local setting:

Local setting density adjustment: (dph): 19.5

Incorporate mixed use development: Site proposed for solely residential use.

Mixed use density adjustment: 0% (**dph**): 19.5 Gross to net adjustment: (dph): 17.55

Existing on-site development or commitments (units):

Indicative net site capacity (units):

Availability and Achievability Assessment Criteria Score **Qualitative Assessment** Site is in single ownership 1.1 Ownership There are no existing uses on-site or existing uses could cease in less than two years 1.2 Existing uses Site is not subject to any known restrictions 1.3 On-site restrictions Site expected to be available between 2016 and 2020 1.4 Site availability Site is being actively marketed for development or enquiries have been received from a developed 0 2.1 Site marketability No viability issues identified 2.2 Site viability There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability 2.3 On-site and physical infrasturcture constraints Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.4a Primary schools (Planning area) Site is located within 1km of a primary school with a current or forecast capacity deficit 2.4b Primary schools Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.5a Secondary schools (Planning area) Site is located more than 1km from a secondary school 2.5b Secondary schools Site is more than 600m from existing publicly accessible open space 2.6 Access to open space Site is located more than 1km of a health facility (GP) 2.7 Health None of the site is located within a minerals safeguarding area 2.8 Impact on mineral deposits (+) There are no identified current deficiencies in the quantum of open space within the settlement, however the Proposed allocation SR-0557 would result in a potential reduction in designated managed open space in the settlement (c. 2.64ha). However, the site will be subject to a comprehensive masterplan which will seek to re-provide 3.1 Cumulative loss of open space in settlement 0 umulative impact of the proposed allocations would result in a reduction in land for open space kisting provision. he proposed allocations in the settlement would lead to a shortage of current primary school places in th 3.2 Cumulative impact on primary school Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying (Planning area) ew site. he proposed allocations in the settlement would lead to a shortage of current secondary school places in the 3.3 Cumulative impact on secondary schools Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying (Planning area) ew site. The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there Development of SR-0897 would result in the loss of non-designated wooded area and SR-0557 would result in the 3.4 Cumulative impact on the green infrastructure s likely to be some loss of green infrastructure econfiguration of managed open space. No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructur 3.5 Cumulative impact on sewage treatment work Delivery Plan capacity The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District 3.6 Cumulative impact on Central Line capacity

Site Reference: SR-0478B Settlement: Chigwell

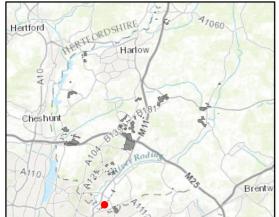
Address: Part of Chigwell Nurseries, 245 High Road, Chigwell, Essex, 1G7 5BL

Notes: Nursery.

Land type: Previously developed Green Belt

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No SR-0478B P1 Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): 1.66 On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy $_{\mathrm{0}}$ constraints (ha):

Unconstrained site area (ha): 1.66

Establishing indicative baseline density

Site located in: Large Village Site setting is: Other Yes Site is near a commuter hub: Indicative baseline density (dph): 58.5 Indicative baseline yield (units): 97

Refining the indicative site density

Identified density constraints: No constraints

Constraints density adjustment: (dph): 58.5

Justification for adjustment: No constraints affecting site capacity identified. No adjustment made.

Local setting: Predominant urban form of surrounding area is generally detached properties in larger plots fronting road. A reduction in density applied to

reflect local character.

(dph): 43.88 Local setting density adjustment: -25%

Incorporate mixed use development: Site proposed for solely residential use.

(dph): 43.88 Mixed use density adjustment: 0% Gross to net adjustment: (dph): 39.49

Existing on-site development or commitments (units):

Availability and Achievability A	Assessment Indicative net site capacity (units): 66			
Criteria		Score	Qualitative Assessment	
1.1 Ownership	0	Site is in multiple ownership where landowners are promoting independent schemes that are not in conflict, or working collaboratively on a scheme, and there is an agreement in place between the parties	The Council's SLAA indicates that the site is in dual ownership with both parties supporting development.	
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years		
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	No data is held on on-site restrictions.	
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown	The availability of the site is unknown.	
2.1 Site marketability	(-)	Site is not being actively marketed	As the position on the site is unknown following the survey, it is assumed that the site is not being actively marketed.	
2.2 Site viability	(+)	No viability issues identified		
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	There are no known on-site constraints which would impact upon deliverability.	
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.4b Primary schools	(-)	Site is located more than 1km from a primary school		
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.5b Secondary schools	0	Site is located within 1km of a secondary school with a current or forecast capacity deficit		
2.6 Access to open space	0	Site is located 400-600m from existing publicly accessible open space.		
2.7 Health	(-)	Site is located more than 1km of a health facility (GP)		
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area		
3.1 Cumulative loss of open space in settlement	0	There are no identified current deficiencies in the quantum of open space within the settlement, however the cumulative impact of the proposed allocations would result in a reduction in land for open space	Proposed allocation SR-0557 would result in a potential reduction in designated managed open space in the settlement (c. 2.64ha). However, the site will be subject to a comprehensive masterplan which will seek to re-provide existing provision.	
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.		
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.		
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure	Development of SR-0897 would result in the loss of non-designated wooded area and SR-0557 would result in the reconfiguration of managed open space.	
3.5 Cumulative impact on sewage treatment work capacity	0	No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructure Delivery Plan		
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District		
			© Arin	

Site Reference: SR-0557 Chigwell Settlement:

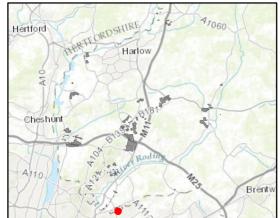
Address: The Limes Estate

Extensive residential area including shops and services including a police station. There is substantial Notes: elements of open space on site.

Land type: Brownfield urban site

Primary use:





Availability and Achievability Assessment

Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0557 Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy 0

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy 0

constraints (ha):

Unconstrained site area (ha): 22.59

Establishing indicative baseline density

Site located in: Large Village

Site setting is: Large Village Local Centre

Site is near a commuter hub: Indicative baseline density (dph): 67.28 Indicative baseline yield (units): 1520

Refining the indicative site density

Identified density constraints: Power Lines

Constraints density adjustment: (dph): 67.28

Justification for adjustment: Power Lines located in north of site, however not likely to pose a

constraint to development.

Local setting: The Estate is of a medium to high density character. The whole Estate

should be comprehensively masterplanned and through this appropriate densities should be determined which reflect the urban character of the

Local setting density adjustment: (dph): 67.28 0%

Site proposed for solely residential use. Incorporate mixed use development:

Mixed use density adjustment: (dph): 67.28 0% Gross to net adjustment: (dph): 43.73

Existing on-site development or 778 commitments (units):

Indicative net site capacity (units): 210

Criteria Score **Qualitative Assessment** Site is in single ownership 1.1 Ownership Although residential uses would not cease during the plan period, areas of open space would be available for Existing uses on-site which could cease between two and 10 years 1.2 Existing uses 0 ent in 2-10 years The promoter has confirmed that there are no on-site restrictions Site is not subject to any known restrictions 1.3 On-site restrictions Site expected to be available between 2021 and 2025 The promoter has confirmed that parts of the site will be made available towards the latter part of the plan period. 1.4 Site availability 0 Site is not being actively marketed The promoter has confirmed that the site has not been actively marketed. 2.1 Site marketability No viability issues identified 2.2 Site viability There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability 2.3 On-site and physical infrasturcture constraints Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.4a Primary schools (Planning area) Site is located within 1km of a primary school with a current or forecast capacity deficit 2.4b Primary schools Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.5a Secondary schools (Planning area) Site is located more than 1km from a secondary school 2.5b Secondary schools Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open 2.6 Access to open space space provision as part of the development Site is located within 1km of a health facility (GP) with a patient list size that exceeds recommended GP/patien 2.7 Health 0 None of the site is located within a minerals safeguarding area 2.8 Impact on mineral deposits (+) here are no identified current deficiencies in the quantum of open space within the settlement, however the Proposed allocation SR-0557 would result in a potential reduction in designated managed open space in the settlement (c. 2.64ha). However, the site will be subject to a comprehensive masterplan which will seek to re-provide 3.1 Cumulative loss of open space in settlement 0 umulative impact of the proposed allocations would result in a reduction in land for open space kisting provision. he proposed allocations in the settlement would lead to a shortage of current primary school places in th 3.2 Cumulative impact on primary school Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying (Planning area) ew site. he proposed allocations in the settlement would lead to a shortage of current secondary school places in the 3.3 Cumulative impact on secondary schools Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying (Planning area) ew site. Development of SR-0897 would result in the loss of non-designated wooded area and SR-0557 would result in the The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there 3.4 Cumulative impact on the green infrastructure s likely to be some loss of green infrastructure econfiguration of managed open space. No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructur 3.5 Cumulative impact on sewage treatment work Delivery Plan capacity The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak 3.6 Cumulative impact on Central Line capacity ise of the Central Line stations within Epping Forest District

Site Reference: SR-0588 Settlement: Chigwell

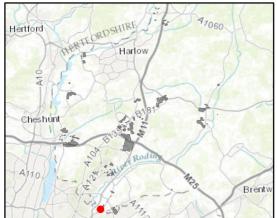
Address: Land at Chigwell Convent and The Gate Lodge, 801 and 803 Chigwell Road, Woodford Bridge, IG8

Open land used as a paddock to the front of Chigwell Convent. Also includes a single dwelling. Notes:

Land type: Urban open space

Primary use: Housing





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0588 Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): 1.64 On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy 0

constraints (ha):

Unconstrained site area (ha): 1.64

Establishing indicative baseline density

Site located in: Large Village Site setting is: Other Site is near a commuter hub: No Indicative baseline density (dph): 39 Indicative baseline yield (units): 64

Refining the indicative site density

Identified density constraints: Listed Building

Constraints density adjustment: (dph): 35.1

Justification for adjustment: Listed Buildings may require reduction in density to protect setting and

No adjustment made for local setting. Local setting:

Local setting density adjustment: (dph): 35.1

Incorporate mixed use development: No local setting adjustment.

Mixed use density adjustment: (dph): 35.1 0% Gross to net adjustment: (dph): 31.59

Existing on-site development or 0 commitments (units):

Availability and Achievability	Assessment Indicative net site capacity (units): 52			
Criteria	Score		Qualitative Assessment	
1.1 Ownership	(+)	Site is in single ownership		
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years		
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	Information from the Council's SLAA suggests that there are no known legal or ownership problems, ransom strips or operational requirements which would prevent the site coming forward for development.	
1.4 Site availability	0	Site expected to be available between 2021 and 2025		
2.1 Site marketability	(-)	Site is not being actively marketed	As the position on the site is unknown following the survey, it is assumed that the site is not being actively marketed.	
2.2 Site viability	(+)	No viability issues identified		
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	There are no known on-site constraints which could impact upon deliverability. The site has existing connections to utilities including water, electricity and gas, and to highways infrastructure.	
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.4b Primary schools	(-)	Site is located more than 1km from a primary school		
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.5b Secondary schools	0	Site is located within 1km of a secondary school with a current or forecast capacity deficit		
2.6 Access to open space	0	Site is located 400-600m from existing publicly accessible open space.		
2.7 Health	(-)	Site is located more than 1km of a health facility (GP)		
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area		
3.1 Cumulative loss of open space in settlement	0	There are no identified current deficiencies in the quantum of open space within the settlement, however the cumulative impact of the proposed allocations would result in a reduction in land for open space	Proposed allocation SR-0557 would result in a potential reduction in designated managed open space in the settlement (c. 2.64ha). However, the site will be subject to a comprehensive masterplan which will seek to re-provide existing provision.	
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.		
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.		
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure	Development of SR-0897 would result in the loss of non-designated wooded area and SR-0557 would result in the reconfiguration of managed open space.	
3.5 Cumulative impact on sewage treatment work capacity	0	No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructure Delivery Plan		
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District		
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Site Reference: SR-0601 Settlement: Chigwell

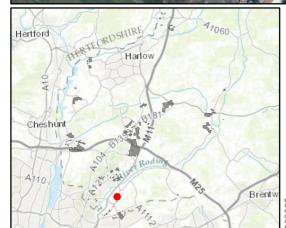
Address: Front Site, Former Grange Farm, High Road, Chigwell, Essex, IG7 6DP

Notes: Former dwellings (now demolished). Construction of three new dwellings has commenced on site.

Land type: Previously developed Green Belt

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0601 Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha):

HSE Inner Zone runs through the centre of the site from west to east. On-site major policy constraints:

Area of site subject to major policy 0.11

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy $_{\mathrm{0}}$ constraints (ha):

Unconstrained site area (ha): 0.76

Establishing indicative baseline density

Site located in: Large Village Site setting is: Other No Site is near a commuter hub: Indicative baseline density (dph): 39 Indicative baseline yield (units): 30

Refining the indicative site density

Identified density constraints: HSE Inner Zone, HSE Middle Zone, TPOs

Constraints density adjustment: (dph): 39

Justification for adjustment: The majority of the site is located within the HSE Middle Consultation

Zone. However indicative site density and total number of dwellings falls below HSE thresholds. No reduction made. Other constraints not likely

No adjustment made for local setting. Local setting:

(**dph**): 39 Local setting density adjustment: Site proposed for solely residential use. Incorporate mixed use development:

(**dph**): 39 Mixed use density adjustment: 0% Gross to net adjustment: (**dph**): 39

Existing on-site development or commitments (units):

seving a sub-station in the south of the sile. However, it was judged that these constraints may be miligisted in decing a sub-station in the south of the sile. However, it was judged that these constraints may be miligisted in decing a sub-station in the south of the sile. However, it was judged that these constraints may be miligisted in decing a sub-station in the south of the sile. However, it was judged that these constraints may be miligisted in decing station. 2.1 She mark retability 2.2 On-site and physical infinitely stations of constraints. 2.3 On-site or containts. 2.4 Primary substants. (Planning array) 2.4 Primary substants. (Planning array) 2.4 Primary substants. (Planning array) 2.5 Secondary schools. (Planning array) 2.5 Secondary schools. (Planning array) 2.5 Secondary schools. (Planning array) 2.6 Secondary schools. (Planning array) 2.7 Health 2.8 Secondary schools. 2.9 Sele is located in a school planning array with a current or forecast deficit but schools have potential to expand. 2.8 Record of primary school. 2.9 Sele is located in a school planning array with a current or forecast deficit but schools have potential to expand. 2.8 Record of primary school. 2.9 Sele is located in a school planning array with a current or forecast deficit but schools have potential to expand. 2.8 Record of primary schools. 2.9 Sele is located in a school planning array with a current or forecast deficit but schools have potential to expand. 2.8 Record of primary schools. 2.9 Sele is located in a school planning array with a current or forecast deficit but schools have potential to expand. 2.8 Record of primary schools. 2.9 Sele is located in a school planning array with a current or forecast deficit but schools have potential to expand. 2.8 Record of primary schools. 2.9 Sele is located in a school planning array with a current or forecast deficit but schools have potential to expand. 2.8 Record of primary schools. 2.9 Sele is located in a located within a mileral saleguarding arra	Availability and Achievability Asses		ssessment Indicative net site capacity (units): 30			
12 Examing uses 13 These are no activity uses on before controlling uses on below or selection bill agreement in preced of begin registrated to repetition in the control of the control registrated and activity gifting on main and them are premised. 13 Controlline will be adjusted to excellent on bill agreement in preced or being registrated to reverse them, or not judged to be a controlling to the controlling registrated and activities of the controlling of the con	Criteria		Score	Qualitative Assessment		
13 Onside restrictions 14 On Side exalged to restrictions to a greenment in place or terry regolated to overcome them, or not judged to be continued and an example of the side. However, it was judged that these concernans may be miligated steamy. 14 Side availability 16 One side examples contained. 15 Side availability 16 One side examples contained. 16 Side a subject to be exhalfed between 2016 and 2020 17 Side expected to be exhalfed place. 18 Side is under option to a developer. 18 Side is under option to a developer. 19 One side examples contained in the standard place of the side is standard place. 19 One side contained in a school place of the side is standard place of the side in a school place of the side is standard place. 19 One side contained in a school place of the side is standard place of the side in a school place of the side is standard place of the side in a school place of the side is standard place of the side in a school place of the side is standard place of the side in a school place of the side is standard place of the side in a school place of the side is standard place of the side in a school place of the side is standard place of the side in a school place of the side is standard place of	1.1 Ownership	(+)	Site is in single ownership			
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2.2 Site visibility (f) No visibility issues identified 2.3 On-alte and physical inflastructure constraints 0 Ch-alte constraints have been identified but misgation or design solutions mean that there would be no impair. There may be some constraints from the existing electronly and gas inflastructure location which may improve development. Impacts on delivery may be mitigated through master/daming. 2.4a Primary schools (Planning area) 0 Site is located within from of a primary school with a current or forecast deficit but schools have potential to expand 2.5b Secondary schools (Planning area) 0 Site is located within from of a primary school with a current or forecast deficit but schools have potential to expand 2.5b Secondary schools (Planning area) 0 Site is located more than 1ten from a secondary school 2.5b Secondary schools (Planning area) 1 Site is located more than 1ten from a secondary school 2.5b Secondary schools 2.5b Secondary	1.4 Site availability	(+)	Site expected to be available between 2016 and 2020			
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is likely to be some loss of green infrastructure reconfiguration of managed open space.		0	Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a			
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3.5 Cumulative impact on sewage treatment work capacity issues, with further engagement with Thames water to take place as part of the impact		0	No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructure Delivery Plan			
3.6 Cumulative impact on Central Line capacity (+) The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District	3.6 Cumulative impact on Central Line capacity	(+)				

Site Reference: SR-0820 Settlement: Chigwell

Address: Green Space north and south of Copperfield, Limes Estate, Chigwell, Essex

Notes: Large amount of open amenity land, including an area which is used as a football pitch.

Land type: Urban open space

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No SR-0820 P1 Epping Forest District Council

Indicative Site Capacity Assessment

No amendment made to site boundary. Site boundary amendment:

Site constraints affecting extent of developable area

Site area (ha): 5.03 On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

Local setting:

The Council's Settlement Capacity Study indicates roughly a quarter of the site should be retained as public open space. On-site non-major policy constraints:

Area of site subject to non-major policy $_{1.26}$ constraints (ha):

Unconstrained site area (ha): 3.77

Establishing indicative baseline density

Site located in: Large Village Site setting is: Other Site is near a commuter hub: Yes Indicative baseline density (dph): 58.5 Indicative baseline yield (units): 221

Refining the indicative site density

Identified density constraints: TPOs

Constraints density adjustment: (dph): 58.5

Justification for adjustment: TPOs are located to the north of the site and would not likely pose a constraint on development. No capacity adjustment made

No adjustment made for local setting.

Local setting density adjustment: (**dph**): 58.5

Incorporate mixed use development:

The Council's Settlement Capacity Study recommended this site incorporate employment/retail uses and assumed some 1,000sqm of employment space, which equates to circa 5% of the site area. The capacity has been reduced accordingly.

-5%

Mixed use density adjustment: (dph): 55.58 Gross to net adjustment: (dph): 50.02 -10%

Existing on-site development or commitments (units):

Indicative net site canacity (units):

Availability and Achievability Assessmo		sment Indicative net site capacity (units): 189		
Criteria		Score	Qualitative Assessment	
1.1 Ownership	(+)	Site is in single ownership		
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years	Based on a desk-top review of site characteristics, the site is currently open space. It is judged that this would not preclude the site coming forward for development.	
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	The promoter has confirmed that there are no on-site restrictions on the site.	
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown	The promoter has confirmed that the site will not be available for development during the plan period.	
2.1 Site marketability	(-)	Site is not being actively marketed	The promoter has confirmed that the site has not been actively marketed.	
2.2 Site viability	(+)	No viability issues identified		
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	There are no known on-site constraints which would impact upon deliverability.	
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.4b Primary schools	0	Site is located within 1km of a primary school with a current or forecast capacity deficit		
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school		
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.		
2.7 Health	0	Site is located within 1km of a health facility (GP) with a patient list size that exceeds recommended GP/patient ratio	t .	
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area		
3.1 Cumulative loss of open space in settlement	0	The site has not been included in the assessment as it is not proposed for allocation		
3.2 Cumulative impact on primary school (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation		
3.3 Cumulative impact on secondary schools (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation		
3.4 Cumulative impact on the green infrastructure	0	The site has not been included in the assessment as it is not proposed for allocation		
3.5 Cumulative impact on sewage treatment work capacity	0	The site has not been included in the assessment as it is not proposed for allocation		
3.6 Cumulative impact on Central Line capacity	0	The site has not been included in the assessment as it is not proposed for allocation		

Site Reference: SR-0822 Settlement: Chigwell

Address: Green space at Warren Court, Chigwell, Essex

Open amenity space, with pedestrian walkway over part of the site. Western side of the site is thin, Notes:

with a large amount of tree coverage.

Land type: Urban open space

Primary use: Housing





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No SR-0822 P1 Epping Forest District Council

The site has not been included in the assessment as it is not proposed for allocation

The site has not been included in the assessment as it is not proposed for allocation

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy 0

constraints (ha):

The Council's Settlement Capacity Study indicates roughly 20% of the site should be retained as public open space. On-site non-major policy constraints:

Area of site subject to non-major policy $_{0.05}$ constraints (ha):

Unconstrained site area (ha): 0.15

Establishing indicative baseline density

Site located in: Large Village Site setting is: Other Site is near a commuter hub: Yes Indicative baseline density (dph): 58.5 Indicative baseline yield (units):

Refining the indicative site density

Identified density constraints: No constraints

Constraints density adjustment: (dph): 58.5

Justification for adjustment: No constraints affecting site capacity identified. No adjustment made.

No adjustment made for local setting. Local setting:

Local setting density adjustment: (dph): 58.5

Incorporate mixed use development:

The Council's Settlement Capacity Study recommended this site incorporate employment/retail uses and assumed some 120sqm of employment space, which equates to circa 15% of the site area. The

capacity has been reduced accordingly.

Mixed use density adjustment: (dph): 49.73 -15% Gross to net adjustment: (dph): 49.73

Existing on-site development or 0 commitments (units):

Indicative net site capacity (units):

Availability and Achievability Assessment

3.5 Cumulative impact on sewage treatment work

3.6 Cumulative impact on Central Line capacity

capacity

Criteria		Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership	Information from the Land Registry shows that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years	Based on a desk-top review of site characteristics, the site is currently amenity open space. It is judged that this would not preclude the site coming forward for development.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	No data is held on on-site restrictions.
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown	The site is a small amenity open space owned by a residents' association. It was judged that the site would not be available for development.
2.1 Site marketability	(-)	Site is not being actively marketed	As the site is owned by a residents' association, it is assumed that it has not been marketed for development.
2.2 Site viability	(+)	No viability issues identified	
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	There are no known on-site constraints which would impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand	
2.4b Primary schools	(-)	Site is located more than 1km from a primary school	
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand	
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school	
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.	
2.7 Health	(-)	Site is located more than 1km of a health facility (GP)	
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area	
3.1 Cumulative loss of open space in settlement	0	The site has not been included in the assessment as it is not proposed for allocation	
3.2 Cumulative impact on primary school (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation	
3.3 Cumulative impact on secondary schools (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation	
3.4 Cumulative impact on the green infrastructure	0	The site has not been included in the assessment as it is not proposed for allocation	

Site Reference: SR-0823 Chigwell Settlement:

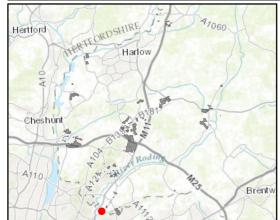
Address: Travelodge Hotel, Chigwell Road, Chigwell, Essex.

Notes: Hotel which is in use and a pay and display car park. Car park also used for parking for the adjacent

Land type: Brownfield urban site

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0823 Epping Forest District Council

Indicative Site Capacity Assessment

No amendment made to site boundary. Site boundary amendment:

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy 0

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy 0 constraints (ha):

Unconstrained site area (ha): 0.29

Establishing indicative baseline density

Site located in: Large Village Site setting is: Other Site is near a commuter hub: No Indicative baseline density (dph): 39 Indicative baseline yield (units):

Refining the indicative site density

Identified density constraints: Internationally Protected Sites, TPOs

Constraints density adjustment: (dph): 31.2

Justification for adjustment: TPOs within and adjacent to site may require further reduction in capacity to accommodate lower density buffers. No further reduction required for other identified constraints.

Qualitative Assessment

Local setting: No adjustment made for local setting.

Local setting density adjustment: (dph): 31.2 Site proposed for solely residential use.

Incorporate mixed use development:

The availability of the site is unknown.

Mixed use density adjustment: (dph): 31.2 Gross to net adjustment: (dph): 31.2

Existing on-site development or commitments (units):

Indicative net site capacity (units):

Availability and Achievability Assessment

Criteria

1.4 Site availability

2.4a Primary schools (Planning area)

3.1 Cumulative loss of open space in settlement

2.5b Secondary schools

An enquiry through the Land Registry confirmed that the car park area, for which the capacity was assessed, is in single ownership. Site is in single ownership 1.1 Ownership Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is Based on a desk-top assessment of site characteristics, the site is currently in use as a car park. It is not known wher 1.2 Existing uses No data is held on on-site restrictions Site is not subject to any known restrictions 1.3 On-site restrictions

Site is not being actively marketed As no response has been received from the site owner, it is assumed for the purposes of this assessment that the site 2.1 Site marketability is not being marketed No viability issues identified 2.2 Site viability

There are no known on-site constraints which would impact upon deliverability No data is held on on-site constraints. 2.3 On-site and physical infrasturcture constraints Site is located in a school planning area with a current or forecast deficit but schools have potential to expand

Site is located within 1km of a health facility (GP) with a patient list size that exceeds recommended GP/patien

The site has not been included in the assessment as it is not proposed for allocation

Site not expected to be available until at least 2026 or site availability is unknown

Score

Site is located within 1km of a primary school with a current or forecast capacity deficit 2.4b Primary schools

Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.5a Secondary schools (Planning area) Site is located within 1km of a secondary school with a current or forecast capacity deficit

Site is more than 600m from existing publicly accessible open space 2.6 Access to open space

2.7 Health None of the site is located within a minerals safeguarding area 2.8 Impact on mineral deposits

0

The site has not been included in the assessment as it is not proposed for allocation 3.2 Cumulative impact on primary school (Planning area) The site has not been included in the assessment as it is not proposed for allocation 3.3 Cumulative impact on secondary schools 0

(Planning area) The site has not been included in the assessment as it is not proposed for allocation 3.4 Cumulative impact on the green infrastructure The site has not been included in the assessment as it is not proposed for allocation

3.5 Cumulative impact on sewage treatment work capacity The site has not been included in the assessment as it is not proposed for allocation 3.6 Cumulative impact on Central Line capacity

Site Reference: SR-0824 Chigwell Settlement:

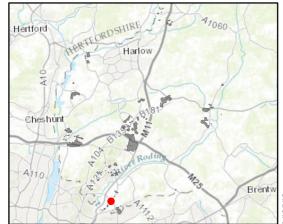
Address: Volvo Car Dealership, High Road, Chigwell, Essex

Existing car dealership which is in use. Notes:

Land type: Brownfield urban site

Primary use:





Availability and Achievability Assessment

Criteria

3.6 Cumulative impact on Central Line capacity

Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No SR-0824 P1 Epping Forest District Council

Score

The site has not been included in the assessment as it is not proposed for allocation

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy 0

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy 0 constraints (ha):

Unconstrained site area (ha): 0.16

Establishing indicative baseline density

Site located in: Large Village

Site setting is: Large Village Local Centre

Site is near a commuter hub: Indicative baseline density (dph): 67.28 Indicative baseline yield (units):

Refining the indicative site density

Identified density constraints: No constraints

Constraints density adjustment: (dph): 67.28

Justification for adjustment: No constraints affecting site capacity identified. No adjustment made.

Higher density setting and character of surrounding development likely Local setting:

Local setting density adjustment:

+100%

The Council's Settlement Capacity Study recommended this site incorporate 97.1 sqm of ground floor employment/retail uses equating to Incorporate mixed use development:

15% of site area at assumed plot ratio of 0.4. The capacity has been

(dph): 134.55

to support higher densities. Density increased accordingly.

reduced accordingly.

Qualitative Assessment

Mixed use density adjustment: (dph): 114.37 -15% Gross to net adjustment: (dph): 114.37

Existing on-site development or commitments (units):

Indicative net site capacity (units):

An enquiry through the Land Registry confirmed that the site has a complex ownership pattern, with multiple titles across a private garage site. Site ownership is unknown or is in multiple ownership and the other owners are either unknown, oppose the 1.1 Ownership development or are promoting another conflicting scheme Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is Based on a desk-top review of site characteristics, the site is a private garage site. An enquiry through the Land Registry confirmed that the site has a complex ownership pattern, thus the timescale for this use to cease is unknown. 1.2 Existing uses No data is held on on-site restrictions Site is not subject to any known restrictions 1.3 On-site restrictions Site not expected to be available until at least 2026 or site availability is unknown An enquiry through the Land Registry confirmed that the site has a complex ownership pattern and the availability of 1.4 Site availability Site is not being actively marketed An enquiry through the Land Registry confirmed that the site has a complex ownership pattern, thus it is assumed that 2.1 Site marketability No viability issues identified 2.2 Site viability There are no known on-site constraints which would impact upon deliverability No data is held on on-site constraints. 2.3 On-site and physical infrasturcture constraints Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.4a Primary schools (Planning area) Site is located more than 1km from a primary school 2.4b Primary schools Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.5a Secondary schools (Planning area) Site is located more than 1km from a secondary school 2.5b Secondary schools Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site ope 2.6 Access to open space space provision as part of the development Site is located more than 1km of a health facility (GP) 2.7 Health None of the site is located within a minerals safeguarding area 2.8 Impact on mineral deposits The site has not been included in the assessment as it is not proposed for allocation 3.1 Cumulative loss of open space in settlement The site has not been included in the assessment as it is not proposed for allocation 3.2 Cumulative impact on primary school (Planning area) The site has not been included in the assessment as it is not proposed for allocation 3.3 Cumulative impact on secondary schools 0 (Planning area) The site has not been included in the assessment as it is not proposed for allocation 3.4 Cumulative impact on the green infrastructure The site has not been included in the assessment as it is not proposed for allocation 3.5 Cumulative impact on sewage treatment work capacity

Site Reference: SR-0825 Settlement: Chigwell

Address: Garage site and garden, Brook Parade/Brook Way, Chigwell, Essex

Notes: Existing garages and open amenity space. The amenity space has a large amount of tree coverage.

Land type: Urban open space

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No SR-0825 P1 Epping Forest District Council

Indicative Site Capacity Assessment

No amendment made to site boundary. Site boundary amendment:

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy 0 constraints (ha):

Unconstrained site area (ha): 0.19

Establishing indicative baseline density

Site located in: Large Village Site setting is: Other Site is near a commuter hub: Yes Indicative baseline density (dph): 58.5 Indicative baseline yield (units): 11

Refining the indicative site density

Identified density constraints: TPOs

Constraints density adjustment: (dph): 29.25

TPOs cover large part of site, and are likely to reduce capacity by 50% Justification for adjustment:

in order to provide adequate protection / buffers.

Car park site identified as being suitable for higher densities. Density Local setting:

increased accordingly.

Local setting density adjustment: +50% (dph): 43.88

Incorporate mixed use development:

The Council's Settlement Capacity Study makes provision for a small amount of employment space. Due to site size it is not considered feasible to incorporate employment/retail uses. No adjustment has

therefore been made.

Mixed use density adjustment: 0% (dph): 43.88 Gross to net adjustment: (dph): 43.88

Existing on-site development or commitments (units):

Availability and Achievability Assessment

Indicative net site capacity (units):

Availability and Achievability A	1		
Criteria		Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership	An enquiry through the Land Registry confirmed that the site is in single ownership.
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown	An enquiry through the land registry confirmed that there are multiple leaseholds for the garage sites, and the timescale for these uses to cease is unknown.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	No data is held on on-site restrictions.
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown	The availability of the site is unknown.
2.1 Site marketability	(-)	Site is not being actively marketed	As no response has been received from the site owner, it is assumed for the purposes of this assessment that the site is not being marketed.
2.2 Site viability	(+)	No viability issues identified	
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	No data is held on on-site constraints.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand	
2.4b Primary schools	(-)	Site is located more than 1km from a primary school	
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand	
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school	
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.	
2.7 Health	(-)	Site is located more than 1km of a health facility (GP)	
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area	
3.1 Cumulative loss of open space in settlement	0	The site has not been included in the assessment as it is not proposed for allocation	
3.2 Cumulative impact on primary school (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation	
3.3 Cumulative impact on secondary schools (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation	
3.4 Cumulative impact on the green infrastructure	0	The site has not been included in the assessment as it is not proposed for allocation	
3.5 Cumulative impact on sewage treatment work capacity	0	The site has not been included in the assessment as it is not proposed for allocation	
3.6 Cumulative impact on Central Line capacity	0	The site has not been included in the assessment as it is not proposed for allocation	
		<u> </u>	ΘΔημ

Site Reference: SR-0869 Settlement: Chigwell

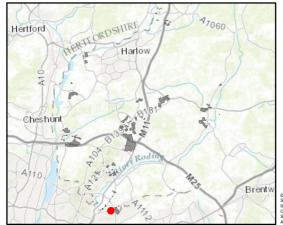
Address: 46 Stradbroke Drive Chigwell Essex IG7 5QZ

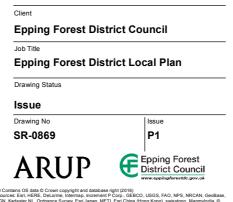
Notes: One residential unit and garden

Land type: Brownfield urban site

Primary use:







Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy 0 constraints (ha):

Unconstrained site area (ha): 0.2

Establishing indicative baseline density

Site located in: Large Village Site setting is: Other No Site is near a commuter hub: Indicative baseline density (dph): 39 Indicative baseline yield (units):

Refining the indicative site density

Identified density constraints: TPOs

Constraints density adjustment: (dph): 35.1

Justification for adjustment: TPOs located along northern and eastern site boundaries likely to require reduction in density in order to provide adequate buffers.

Density reduced marginally to reflect lower density setting and character Local setting:

of surrounding development, and predominant urban form of with properties set in larger plots. Density reduced to account for setting.

Local setting density adjustment: -20% (dph): 28.08

Incorporate mixed use development: Site proposed for solely residential use.

Mixed use density adjustment: 0% (dph): 28.08 Gross to net adjustment: (dph): 28.08

Existing on-site development or commitments (units):

Indicative net site canacity (units):

Assess	sment Indicative net site capacity (units): 5	
	Score	Qualitative Assessment
(+)	Site is in single ownership	
(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown	Based on a desk-top review of site characteristics the existing land use is residential, and the Council's SLAA does not indicate the anticipated timescale for on-site uses to cease.
(+)	Site is not subject to any known restrictions	No data is held on on-site restrictions.
(-)	Site not expected to be available until at least 2026 or site availability is unknown	The availability of the site is unknown.
(-)	Site is not being actively marketed	As the position on the site is unknown following the survey, it is assumed that the site is not being actively marketed.
(+)	No viability issues identified	
(+)	There are no known on-site constraints which would impact upon deliverability	There are no known on-site constraints which would impact upon deliverability.
0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand	
(-)	Site is located more than 1km from a primary school	
0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand	
(-)	Site is located more than 1km from a secondary school	
(-)	Site is more than 600m from existing publicly accessible open space.	
(-)	Site is located more than 1km of a health facility (GP)	
(+)	None of the site is located within a minerals safeguarding area	
0	The site has not been included in the assessment as it is not proposed for allocation	
0	The site has not been included in the assessment as it is not proposed for allocation	
0	The site has not been included in the assessment as it is not proposed for allocation	
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	(+) (-) (+) (-) (+) (-) (-) (-) (-) (-) (-) (-) (-) 0 0 0 0	Score (†) Site is in single ownership (†) Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown (†) Site is not subject to any known restrictions (†) Site not expected to be available until at least 2026 or site availability is unknown (†) Site is not being actively marketed (†) No viability issues identified (†) There are no known on-site constraints which would impact upon deliverability 0 Site is located in a school planning area with a current or forecast deficit but schools have potential to expand (†) Site is located more than 1km from a primary school 0 Site is located more than 1km from a secondary school (†) Site is located more than 1km from a secondary school (†) Site is located more than 1km from a secondary school (†) Site is located more than 1km from a secondary school (†) Site is located more than 1km of a health facility (GP) (†) None of the site is located within a minerals safeguarding area 0 The site has not been included in the assessment as it is not proposed for allocation 0 The site has not been included in the assessment as it is not proposed for allocation 0 The site has not been included in the assessment as it is not proposed for allocation 0 The site has not been included in the assessment as it is not proposed for allocation 0 The site has not been included in the assessment as it is not proposed for allocation 0 The site has not been included in the assessment as it is not proposed for allocation

Site Reference: SR-0894 Settlement: Chigwell

Address: 140/142 Manor Road, Chigwell, Essex IG7 5PR

Two residential dwellings with associated gardens and driveways. Notes:

Land type: Brownfield urban site

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0894 Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: Site boundary amended to more accurately reflect promoter's

Site constraints affecting extent of developable area

Site area (ha): 0.18

On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy $_{\mathrm{0}}$ constraints (ha):

Unconstrained site area (ha): 0.21

Establishing indicative baseline density

Site located in: Large Village Site setting is: Other Site is near a commuter hub: Yes Indicative baseline density (dph): 58.5 Indicative baseline yield (units): 13

Refining the indicative site density

Identified density constraints: No constraints

Constraints density adjustment: (dph): 58.5

Justification for adjustment: No constraints affecting site capacity identified. No adjustment made.

Planning application EPF/1142/16 received for 14 unit scheme resulting Local setting:

in net 12 additional units. Pre-app discussions concluded that proposed quantum is acceptable in principle. Density adjusted to match

application.

Local setting density adjustment: +10% (dph): 64.35

Incorporate mixed use development: Site proposed for solely residential use.

Mixed use density adjustment: 0% (dph): 64.35 Gross to net adjustment: (dph): 64.35

Existing on-site development or commitments (units):

Indicative net site canacity (units):

Criteria Score 1.1 Ownership (+) Site is in single ownership 1.2 Existing uses (-) Existing uses on-site where the use could cease in more than 10 years or the timescale for on-sunknown 1.3 On-site restrictions (+) Site is not subject to any known restrictions 1.4 Site availability (+) Site expected to be available between 2016 and 2020 2.1 Site marketability 0 Site is being actively marketed for development or enquiries have been received from a develop	indicate the anticipated timescale for on-site uses to cease. No data is held on on-site restrictions. As there have recently been pre-application enquiries for development is assumed that the site would be available for development in the short term.
1.2 Existing uses (-) Existing uses on-site where the use could cease in more than 10 years or the timescale for on-sunknown 1.3 On-site restrictions (+) Site is not subject to any known restrictions 1.4 Site availability (+) Site expected to be available between 2016 and 2020	single ownership. Site uses ceasing is Based on a desk-top review of site characteristics the existing land use is residential, and the Council's SLAA does not indicate the anticipated timescale for on-site uses to cease. No data is held on on-site restrictions. As there have recently been pre-application enquiries for development is assumed that the site would be available for development in the short term.
1.3 On-site restrictions (+) Site is not subject to any known restrictions 1.4 Site availability (+) Site expected to be available between 2016 and 2020 Site is being actively marketed for development or equities have been received from a development.	indicate the anticipated timescale for on-site uses to cease. No data is held on on-site restrictions. As there have recently been pre-application enquiries for development is assumed that the site would be available for development in the short term.
1.4 Site availability (+) Site expected to be available between 2016 and 2020 Site is being actively marketed for development or experience have been received from a development.	As there have recently been pre-application enquiries for development is assumed that the site would be available for development in the short term.
Site is being actively marketed for development or enquiries have been received from a develop	development in the short term.
2.1 Site marketability O Site is being actively marketed for development or enquiries have been received from a development or enquiries have been received from the development of t	
	As pre-application enquiries have recently been received, it is assumed for the purposes of this assessment that it has been actively marketed for development.
2.2 Site viability (+) No viability issues identified	
2.3 On-site and physical infrasturcture constraints (+) There are no known on-site constraints which would impact upon deliverability	There are no known on-site constraints which would impact upon deliverability.
2.4a Primary schools (Planning area) Site is located in a school planning area with a current or forecast deficit but schools have poten	ntial to expand
2.4b Primary schools O Site is located within 1km of a primary school with a current or forecast capacity deficit	
2.5a Secondary schools (Planning area) O Site is located in a school planning area with a current or forecast deficit but schools have poten	ntial to expand
2.5b Secondary schools (-) Site is located more than 1km from a secondary school	
2.6 Access to open space (+) Site is located within 400m of existing publicly accessible open space, or there are proposals for space provision as part of the development.	or new on-site open
2.7 Health O Site is located within 1km of a health facility (GP) with a patient list size that exceeds recommend to ratio	mended GP/patient
2.8 Impact on mineral deposits (+) None of the site is located within a minerals safeguarding area	
3.1 Cumulative loss of open space in settlement O There are no identified current deficiencies in the quantum of open space within the settler cumulative impact of the proposed allocations would result in a reduction in land for open space	ment, however the Proposed allocation SR-0557 would result in a potential reduction in designated managed open space in the settlement (c. 2.64ha). However, the site will be subject to a comprehensive masterplan which will seek to re-provide existing provision.
3.2 Cumulative impact on primary school (Planning area) The proposed allocations in the settlement would lead to a shortage of current primary schools Planning Area. There is potential to accommodate growth by either expanding school new site.	hool places in the ols or identifying a
3.3 Cumulative impact on secondary schools (Planning area) 1 The proposed allocations in the settlement would lead to a shortage of current secondary schools Planning Area. There is potential to accommodate growth by either expanding school new site.	
3.4 Cumulative impact on the green infrastructure 0 The proposed site allocations generally provide opportunities to enhance green infrastructure; of is likely to be some loss of green infrastructure	on some sites there Development of SR-0897 would result in the loss of non-designated wooded area and SR-0557 would result in the reconfiguration of managed open space.
3.5 Cumulative impact on sewage treatment work capacity No known capacity issues, with further engagement with Thames Water to take place as part of Delivery Plan	of the Infrastructure
3.6 Cumulative impact on Central Line capacity (+) The proposed allocations in this settlement do not have a material impact on the current or expenses use of the Central Line stations within Epping Forest District	ected forecast peak

Site Reference: SR-0895 Chigwell Settlement:

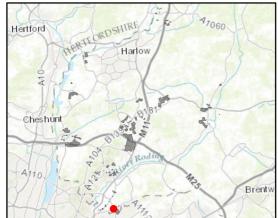
105 Manor Road/281 Fencepiece Road Chigwell Essex IG7 5PN Address:

One residential dwelling with garden Notes:

Land type: Brownfield urban site

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0895 Epping Forest District Council

Indicative Site Capacity Assessment

No amendment made to site boundary. Site boundary amendment:

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy 0

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy 0 constraints (ha):

Unconstrained site area (ha): 0.07

Establishing indicative baseline density

Site located in: Large Village Site setting is: Other Site is near a commuter hub: Yes

Indicative baseline density (dph): 58.5 Indicative baseline yield (units):

Refining the indicative site density

Identified density constraints: No constraints

Constraints density adjustment: (dph): 58.5

Justification for adjustment: No constraints affecting site capacity identified. No adjustment made.

Higher density setting and character of surrounding development, Local setting: therefore intensification of site is appropriate in this location. Density

has been increased accordingly.

(dph): 117

Local setting density adjustment: +100% (dph): 117 Site proposed for solely residential use. Incorporate mixed use development:

Mixed use density adjustment: (dph): 117 0%

Existing on-site development or commitments (units):

Gross to net adjustment:

Indicative net site capacity (units):

Availability and Achievability Assessment Criteria Score **Qualitative Assessment** As a planning application has been received, it is assumed for the purposes of this assessment that the site is in single Site is in single ownership 1.1 Ownership Based on a desk-top review of site characteristics the existing land use is residential, and the Council's SLAA does not Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is 1.2 Existing uses ndicate the anticipated timescale for on-site uses to cease Site is not subject to any known restrictions No data is held on on-site restrictions 1.3 On-site restrictions Site expected to be available between 2016 and 2020 As there has recently been a planning application for 11-13 residential units it is assumed that the site would be 1.4 Site availability vailable for development in the short term Site is being actively marketed for development or enquiries have been received from a developed As there has recently been a planning application for 11-13 residential units, it is assumed for the purposes of this 0 2.1 Site marketability ssessment that it has been actively marketed for development No viability issues identified 2.2 Site viability There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability 2.3 On-site and physical infrasturcture constraints Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.4a Primary schools (Planning area) Site is located within 1km of a primary school with a current or forecast capacity deficit 2.4b Primary schools Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.5a Secondary schools (Planning area) Site is located more than 1km from a secondary school 2.5b Secondary schools Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open 2.6 Access to open space space provision as part of the development Site is located within 1km of a health facility (GP) with a patient list size that exceeds recommended GP/patien 2.7 Health 0 None of the site is located within a minerals safeguarding area 2.8 Impact on mineral deposits (+) Proposed allocation SR-0557 would result in a potential reduction in designated managed open space in the settlement (c. 2.64ha). However, the site will be subject to a comprehensive masterplan which will seek to re-provide here are no identified current deficiencies in the quantum of open space within the settlement, however the 3.1 Cumulative loss of open space in settlement 0 umulative impact of the proposed allocations would result in a reduction in land for open space kisting provision. he proposed allocations in the settlement would lead to a shortage of current primary school places in th 3.2 Cumulative impact on primary school 0 Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying (Planning area) ew site. he proposed allocations in the settlement would lead to a shortage of current secondary school places in the 3.3 Cumulative impact on secondary schools Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying (Planning area) ew site. Development of SR-0897 would result in the loss of non-designated wooded area and SR-0557 would result in the The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there 3.4 Cumulative impact on the green infrastructure s likely to be some loss of green infrastructure econfiguration of managed open space. No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructur 3.5 Cumulative impact on sewage treatment work Delivery Plan capacity The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak 3.6 Cumulative impact on Central Line capacity ise of the Central Line stations within Epping Forest District

Site Reference: SR-0896 Settlement: Chigwell

Address: 126 Manor Road, Chigwell, Essex, IG7 5PR

Notes: One residential dwelling with garden

Land type: Brownfield urban site

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0896 Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy $_{\mathrm{0}}$ constraints (ha):

Unconstrained site area (ha): 0.14

Establishing indicative baseline density

Site located in: Large Village Site setting is: Other Site is near a commuter hub: Yes Indicative baseline density (dph): 58.5 Indicative baseline yield (units):

Refining the indicative site density

Identified density constraints: TPOs

Constraints density adjustment: -30% (dph): 40.95

TPO likely to require reduction in density in order to provide adequate Justification for adjustment:

Pre-application submission for 11 units. Officer comments concluded Local setting:

that proposed quantum of development is acceptable in principle. Capacity revised to match pre-application submission.

Local setting density adjustment: +90% (dph): 77.81

Incorporate mixed use development: Site proposed for solely residential use.

(dph): 77.81 Mixed use density adjustment: 0% Gross to net adjustment: (dph): 77.81

Existing on-site development or commitments (units):

Availability and Achievability	Assessment Indicative net site capacity (units): 10			
Criteria		Score	Qualitative Assessment	
1.1 Ownership	(+)	Site is in single ownership	As pre-application enquiries have been received, it is assumed for the purposes of this assessment that the site is in single ownership.	
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown	Based on a desk-top review of site characteristics the existing land use is residential, and the Council's SLAA does not indicate the anticipated timescale for on-site uses to cease.	
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	No data is held on on-site restrictions.	
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020	As there have recently been pre-application enquiries for development is assumed that the site would be available for development in the short term.	
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer	As pre-application enquiries have recently been received, it is assumed for the purposes of this assessment that it has been actively marketed for development.	
2.2 Site viability	(+)	No viability issues identified		
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	There are no known on-site constraints which would impact upon deliverability.	
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.4b Primary schools	0	Site is located within 1km of a primary school with a current or forecast capacity deficit		
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school		
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.	Existing masterplans propose new public open space provision on-site as part of the development.	
2.7 Health	0	Site is located within 1km of a health facility (GP) with a patient list size that exceeds recommended GP/patient ratio		
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area		
3.1 Cumulative loss of open space in settlement	0	There are no identified current deficiencies in the quantum of open space within the settlement, however the cumulative impact of the proposed allocations would result in a reduction in land for open space	Proposed allocation SR-0557 would result in a potential reduction in designated managed open space in the settlement (c. 2.64ha). However, the site will be subject to a comprehensive masterplan which will seek to re-provide existing provision.	
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.		
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.		
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure	Development of SR-0897 would result in the loss of non-designated wooded area and SR-0557 would result in the reconfiguration of managed open space.	
3.5 Cumulative impact on sewage treatment work capacity	0	No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructure Delivery Plan		
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District		
		•	•	

Site Reference: SR-0897 Chigwell Settlement:

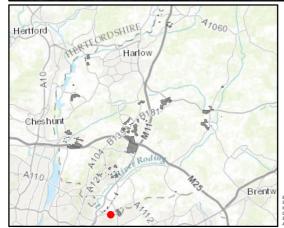
Address: 15 Stradbroke Drive, Chigwell, Essex, IG7 5QU

Residential dwelling (two buildings) and surrounding woodland Notes:

Land type: Urban open space

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No SR-0897 P1 Epping Forest District Council

Indicative Site Capacity Assessment

No amendment made to site boundary. Site boundary amendment:

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy 0

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy 0 constraints (ha):

Unconstrained site area (ha): 0.69

Establishing indicative baseline density

Site located in: Large Village Site setting is: Other Site is near a commuter hub: No Indicative baseline density (dph): 39 Indicative baseline yield (units): 27

Refining the indicative site density

Identified density constraints: BAP Habitats, TPOs

Constraints density adjustment: (dph): 11.7

Justification for adjustment: BAP Habitat and TPOs cover the majority of the site, and would likely to require significant reduction in density in order to provide adequate buffer.

Lower density setting and character of surrounding development, with Local setting: properties set in larger gardens. Density reduced to account for local

Local setting density adjustment: -30% (dph): 8.19

Site proposed for solely residential use. Incorporate mixed use development:

Mixed use density adjustment: (**dph**): 8.19 0% Gross to net adjustment: (**dph**): 8.19

Existing on-site development or commitments (units):

Indicative net site capacity (units):

Availability and Achievability Assessment Criteria Score **Qualitative Assessment** As pre-application enquiries have been received, it is assumed for the purposes of this assessment that the site is in single ownership. Site is in single ownership 1.1 Ownership Based on a desk-top review of site characteristics the existing land use is residential, and the Council's SLAA does not indicate the anticipated timescale for on-site uses to cease. Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is 1.2 Existing uses Site is not subject to any known restrictions No data is held on on-site restrictions 1.3 On-site restrictions Site expected to be available between 2016 and 2020 As there have recently been pre-application enquiries for development is assumed that the site would be available for 1.4 Site availability evelopment in the short term Site is being actively marketed for development or enquiries have been received from a developed As pre-application enquiries have recently been received, it is assumed for the purposes of this assessment that it has 0 2.1 Site marketability een actively marketed for development No viability issues identified 2.2 Site viability There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability 2.3 On-site and physical infrasturcture constraints Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.4a Primary schools (Planning area) Site is located more than 1km from a primary school 2.4b Primary schools Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.5a Secondary schools (Planning area) Site is located more than 1km from a secondary school 2.5b Secondary schools Site is located 400-600m from existing publicly accessible open space 2.6 Access to open space 0 Site is located more than 1km of a health facility (GP) 2.7 Health None of the site is located within a minerals safeguarding area 2.8 Impact on mineral deposits The site has not been included in the assessment as it is not proposed for allocation 3.1 Cumulative loss of open space in settlement The site has not been included in the assessment as it is not proposed for allocation 3.2 Cumulative impact on primary school (Planning area) The site has not been included in the assessment as it is not proposed for allocation 3.3 Cumulative impact on secondary schools 0 (Planning area) The site has not been included in the assessment as it is not proposed for allocation 3.4 Cumulative impact on the green infrastructure The site has not been included in the assessment as it is not proposed for allocation 3.5 Cumulative impact on sewage treatment work capacity The site has not been included in the assessment as it is not proposed for allocation 3.6 Cumulative impact on Central Line capacity

Site Reference: SR-0898 Settlement:

Address: Grange Court, 72 High Road, Chigwell, Essex, IG7 6PT

Grade II* listed Georgian House previously used by Chigwell School as a boarding house. Currently Notes:

Land type: Brownfield urban site

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0898 Epping Forest District Council

Indicative Site Capacity Assessment

No amendment made to site boundary. Site boundary amendment:

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy $_{\mathrm{0}}$ constraints (ha):

Unconstrained site area (ha): 0.08

Establishing indicative baseline density

Site located in: Large Village Site setting is: Other Site is near a commuter hub: Yes Indicative baseline density (dph): 58.5 Indicative baseline yield (units):

Refining the indicative site density

Identified density constraints: Listed Building

Constraints density adjustment: (dph): 58.5

Assumed sensitive conversion of Listed Building, therefore capacity not Justification for adjustment:

likely to require reduction. No capacity adjustment made.

Local setting: The site extent is largely coterminous with the footprint of the existing

building. Capacity adjusted to account for lack of requirement for external open space / access normally included within development

density multiplier.

Local setting density adjustment: +100% (dph): 117

Incorporate mixed use development: Site proposed for solely residential use.

Mixed use density adjustment: 0% (dph): 117 Gross to net adjustment: (dph): ₁₁₇

Existing on-site development or commitments (units):

Criteria		Score	Qualitative Assessment
	(+)	Site is in single ownership	As pre-application enquiries have been received, it is assumed for the purposes of this assessment that the site is in
1.1 Ownership	(+)		single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years	The Council's SLAA does not indicate the anticipated timescale for uses to cease, but based on a desk-top review the site is currently a vacant school boarding house which is judged not to constrain the site coming forward for development.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	No data is held on on-site restrictions.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020	As there have recently been pre-application enquiries for development is assumed that the site would be available fo development in the short term.
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer	As pre-application enquiries have recently been received, it is assumed for the purposes of this assessment that it has been actively marketed for development.
2.2 Site viability	(+)	No viability issues identified	
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	There are no known on-site constraints which would impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand	
2.4b Primary schools	0	Site is located within 1km of a primary school with a current or forecast capacity deficit	
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand	
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school	
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.	
2.7 Health	(-)	Site is located more than 1km of a health facility (GP)	
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area	
3.1 Cumulative loss of open space in settlement	0	There are no identified current deficiencies in the quantum of open space within the settlement, however the cumulative impact of the proposed allocations would result in a reduction in land for open space	Proposed allocation SR-0557 would result in a potential reduction in designated managed open space in the settlement (c. 2.64ha). However, the site will be subject to a comprehensive masterplan which will seek to re-provide existing provision.
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.	
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.	
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure	Development of SR-0897 would result in the loss of non-designated wooded area and SR-0557 would result in the reconfiguration of managed open space.
3.5 Cumulative impact on sewage treatment work capacity	0	No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructure Delivery Plan	
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District	



Report on Site Selection

Epping Forest
District Council

Drawing No. EFDC-S34-0003-Rev1

Date: September 2016

Content
Residential sites for testing at Stages 3/4 in Chipping
Ongar

Scale: 1:8,000 @A3

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

Legend

Stage 3/4 Sites



Site Reference: SR-0067i Settlement: Chipping Ongar

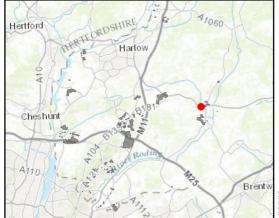
Address: Land to the west of Ongar

Land to West of Ongar. Agriculture Notes:

Land type: High performing Green Belt adjacent to a settlement

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0067i Epping Forest District Council

Indicative Site Capacity Assessment

No amendment made to site boundary. Site boundary amendment:

Site constraints affecting extent of developable area

Site area (ha):

Flood Risk Zone 3b in the south and west of site. On-site major policy constraints:

Area of site subject to major policy 6.34

constraints (ha):

On-site non-major policy constraints: A small portion in the south of the site is constrained by a BAP habitat.

Area of site subject to non-major policy $_{0.42}$

constraints (ha):

Unconstrained site area (ha): 15.47

Establishing indicative baseline density

Site located in: Town Site setting is: Other No Site is near a commuter hub: Indicative baseline density (dph): 45 Indicative baseline yield (units): 696

Refining the indicative site density

Identified density constraints: Flood Risk Zone 3b, Flood Risk Zone 2, Ancient/Veteran Trees outside

of Ancient Woodland, Woodland Semi Natural Open Space, Listed Building

Constraints density adjustment: (dph): 40.5

Justification for adjustment: Western and southern parts constrained by Flood Risk Zone 3b and 2.

Impact on Grade II Listed Buildings likely to reduce capacity of site. Ancient/Veteran Trees likely to be mitigated on-site without impact on capacity. Capacity adjusted accordingly.

Development should be limited to North east part of site. This equates Local setting:

to approximately 13% of site area.

Local setting density adjustment: (dph): 5.26

Site proposed for solely residential use. Incorporate mixed use development:

Mixed use density adjustment: 0% (dph): 5.26 Gross to net adjustment: (dph): 4.74

Existing on-site development or commitments (units):

Indicative net site canacity (units):

Availability and Achievability Assessme		ment Indicative net sit	e capacity (units): 73	
Criteria		Score	Qualitative Assessment	
1.1 Ownership	(+)	Site is in single ownership		
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years		
1.3 On-site restrictions	0	Site is subject to restrictions but agreement in place or being negotiated to overcome them, or not judged to be a constraint	A public footpath runs through the site, but it is judged that this would not constrain development.	
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020		
2.1 Site marketability	(-)	Site is not being actively marketed	The landowner has advised that they are willing to sell the land for development, at a time when development is a prospect. Seeking an allocation in the Local Plan represents the first step to development becoming a prospect.	
2.2 Site viability	(+)	No viability issues identified		
2.3 On-site and physical infrasturcture constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability.	The site is located in flood zone 2 and 3 which may be a constraint to development. Impacts upon delivery may be mitigated through considered masterplanning of housing and provision of new open space.	
2.4a Primary schools (Planning area)	(+)	Site is located in school planning area with no current or forecast deficit in places		
2.4b Primary schools	(-)	Site is located more than 1km from a primary school		
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school		
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.		
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients		
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area		
3.1 Cumulative loss of open space in settlement	(+)	There are no identified current deficiencies in the quantum of open space within the settlement. No open space is lost as a result of the proposed allocations in the settlement		
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.		
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.		
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure	In particular, SR-0067, SR-0120, SR-0184 and SR-0185 could link ecological assets to the settlement. Development of SR-0102 would result in the loss of non-designated woodland.	
3.5 Cumulative impact on sewage treatment work capacity	0	No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructure Delivery Plan		
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District		

Site Reference: SR-0102 Chipping Ongar Settlement:

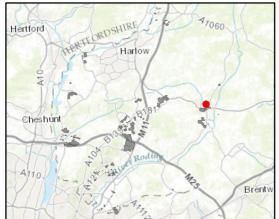
Land to the south and west (rear) of Nos 57a and 57b Fyfield Road, Ongar Address:

Small area of scrub/woodland Notes:

Land type: Medium performing Green Belt adjacent to a settlement

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0102 Epping Forest District Council

Indicative Site Capacity Assessment

No amendment made to site boundary. Site boundary amendment:

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy 0

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy 0 constraints (ha):

Unconstrained site area (ha): 8.0

Establishing indicative baseline density

Site located in: Town Site setting is: Other Site is near a commuter hub: No Indicative baseline density (dph): 45 Indicative baseline yield (units): 36

Refining the indicative site density

Identified density constraints: Access

Constraints density adjustment: (dph): 29.25

Justification for adjustment: Capacity has been reduced to take account of likely difficulties securing

Site located on edge of the settlement and predominantly low-density Local setting:

setting character of surrounding development likely to require reduction in density to mitigate possible negative impacts.

Local setting density adjustment: (dph): 21.94 -25%

Site proposed for solely residential use. Incorporate mixed use development:

Mixed use density adjustment: (dph): 21.94 0% Gross to net adjustment: (dph): 21.94

Existing on-site development or commitments (units):

Indicative net site capacity (units):

Availability and Achievability Assessment Criteria Score **Qualitative Assessment** Site is in single ownership 1.1 Ownership There are no existing uses on-site or existing uses could cease in less than two years 1.2 Existing uses Site is not subject to any known restrictions 1.3 On-site restrictions Site expected to be available between 2016 and 2020 1.4 Site availability Site is being actively marketed for development or enquiries have been received from a developer The site is owned by a developer who has received tentative enquiries from other developers interested in the site. 0 2.1 Site marketability No viability issues identified 2.2 Site viability There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability 2.3 On-site and physical infrasturcture constraints Site is located in school planning area with no current or forecast deficit in places 2.4a Primary schools (Planning area) Site is located more than 1km from a primary school 2.4b Primary schools Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.5a Secondary schools (Planning area) Site is located within 1km of a secondary school with current capacity and no forecast deficit. 2.5b Secondary schools Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open 2.6 Access to open space space provision as part of the development Site is located within 1km of a health facility (GP) with capacity to take on new patients 2.7 Health None of the site is located within a minerals safeguarding area 2.8 Impact on mineral deposits There are no identified current deficiencies in the quantum of open space within the settlement. No open space is 3.1 Cumulative loss of open space in settlement ost as a result of the proposed allocations in the settlement The proposed allocations in the settlement would lead to a shortage of current primary school places in the 3.2 Cumulative impact on primary school 0 Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a (Planning area) ew site. he proposed allocations in the settlement would lead to a shortage of current secondary school places in the 3.3 Cumulative impact on secondary schools Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a (Planning area) ew site. The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there In particular, SR-0067, SR-0120, SR-0184 and SR-0185 could link ecological assets to the settlement. Development c SR-0102 would result in the loss of non-designated woodland. 3.4 Cumulative impact on the green infrastructure s likely to be some loss of green infrastructure No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructur 3.5 Cumulative impact on sewage treatment work Delivery Plan capacity The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District 3.6 Cumulative impact on Central Line capacity

Site Reference: SR-0112 Chipping Ongar Settlement:

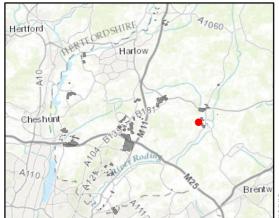
Address: Land to the west of Stanford Rivers Road, Ongar

Agricultural fields Notes:

Land type: Medium performing Green Belt adjacent to a settlement

Primary use:





Availability and Achievability Assessment

Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No SR-0112 P1 Epping Forest District Council

Indicative Site Capacity Assessment

No amendment made to site boundary. Site boundary amendment:

Site constraints affecting extent of developable area

Site area (ha): 31.3 On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints: The southeast of the site is constrained by BAP habitat.

Area of site subject to non-major policy $_{4.89}$ constraints (ha):

Unconstrained site area (ha): 26.41

Establishing indicative baseline density

Site located in: Town Site setting is: Other No Site is near a commuter hub: Indicative baseline density (dph): 45 Indicative baseline yield (units): 1188

Refining the indicative site density

Identified density constraints: Ancient/Veteran Trees outside of Ancient Woodland, BAP Habitats,

Listed Building

Constraints density adjustment: (dph): 40.5

Capacity reduced to account for buffer around BAP Habitats. Justification for adjustment: Ancient/Veteran Trees and Listed Building not likely to constrain capacity further.

No adjustment made for local setting. Local setting:

Local setting density adjustment: (**dph**): 40.5

Incorporate mixed use development: The Council's SLAA indicates that the site could accommodate a new

school with a land take of 1.66 hectare. The capacity has been reduced

accordingly.

(dph): 38.48 Mixed use density adjustment: -5% Gross to net adjustment: (dph): 25.01

Existing on-site development or commitments (units):

Indicative net site capacity (units): 660

Criteria		Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership	The Council's SLAA indicates that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years	The site is currently occupied by a tenant farmer, but possession could be obtained should be site come forward for development.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020	Discussions with the landowner have confirmed that the site is available for development.
2.1 Site marketability	(-)	Site is not being actively marketed	The site is not currently being actively marketed, but the site owners envisage considerable interest from developers.
2.2 Site viability	(+)	No viability issues identified	
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	
2.4a Primary schools (Planning area)	(+)	Site is located in school planning area with no current or forecast deficit in places	
2.4b Primary schools	0	Site is located within 1km of a primary school with a current or forecast capacity deficit	
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand	
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school	
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.	
2.7 Health	(-)	Site is located more than 1km of a health facility (GP)	
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area	
3.1 Cumulative loss of open space in settlement	0	The site has not been included in the assessment as it is not proposed for allocation	
3.2 Cumulative impact on primary school (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation	
3.3 Cumulative impact on secondary schools (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation	
3.4 Cumulative impact on the green infrastructure	0	The site has not been included in the assessment as it is not proposed for allocation	
3.5 Cumulative impact on sewage treatment work capacity	0	The site has not been included in the assessment as it is not proposed for allocation	
3.6 Cumulative impact on Central Line capacity	0	The site has not been included in the assessment as it is not proposed for allocation	

Site Reference: SR-0120 Settlement: Chipping Ongar

Address: Bowes Field, Chipping Ongar

Vacant greenfield plot Notes:

Land type: High performing Green Belt adjacent to a settlement

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No SR-0120 P1 Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy $_{\mathrm{0}}$ constraints (ha):

Unconstrained site area (ha): 3.34

Establishing indicative baseline density

Site located in: Town Site setting is: Other Site is near a commuter hub: No Indicative baseline density (dph): 45 Indicative baseline yield (units): 150

Refining the indicative site density

Identified density constraints: Conservation Area, Listed Building, TPOs

Constraints density adjustment: (dph): 45

Impact on Conservation Area and Listed Buildings could be mitigated through sensitive layout and design. Distance to TPOs does not pose constraint. No adjustment made. Justification for adjustment:

No adjustment made for local setting. Local setting:

Local setting density adjustment: (dph): 45 Incorporate mixed use development: Site proposed for solely residential use.

Mixed use density adjustment: (dph): 45 0% Gross to net adjustment: (dph): 40.5

Existing on-site development or commitments (units):

Indicative net site canacity (units):

Availability and Achievability	Assess	sment Indicative net sit	Indicative net site capacity (units): 135		
Criteria		Score	Qualitative Assessment		
1.1 Ownership	(+)	Site is in single ownership	The Council's SLAA indicates that the site is in single ownership.		
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years			
1.3 On-site restrictions	0	Site is subject to restrictions but agreement in place or being negotiated to overcome them, or not judged to be a constraint	The Council's SLAA indicates that a restrictive covanent exists in relation to the site, but that this would not constrain development.		
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020			
2.1 Site marketability	(+)	Site is under option to a developer	The Council's SLAA indicates the site is owned by a developer.		
2.2 Site viability	(+)	No viability issues identified			
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	There are no known on-site constraints which could impact upon deliverability. The site has existing connections to utilities including water, electricity and gas, and to highways infrastructure.		
2.4a Primary schools (Planning area)	(+)	Site is located in school planning area with no current or forecast deficit in places			
2.4b Primary schools	(-)	Site is located more than 1km from a primary school			
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand			
2.5b Secondary schools	(+)	Site is located within 1km of a secondary school with current capacity and no forecast deficit.			
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.	Existing masterplans propose new public open space provision on-site as part of the development.		
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients			
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area			
3.1 Cumulative loss of open space in settlement	(+)	There are no identified current deficiencies in the quantum of open space within the settlement. No open space is lost as a result of the proposed allocations in the settlement			
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.			
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.			
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure	In particular, SR-0067, SR-0120, SR-0184 and SR-0185 could link ecological assets to the settlement. Development of SR-0102 would result in the loss of non-designated woodland.		
3.5 Cumulative impact on sewage treatment work capacity	0	No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructure Delivery Plan			
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District			

Site Reference: SR-0184

Settlement: Chipping Ongar

Address: 0.96 ha plot of land adjacent to High Ongar Road, High Ongar

Notes: Agricultural field

Land type: High performing Green Belt adjacent to a settlement

Primary use: Housing





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Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No
SR-0184

P1

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Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): 0.88
On-site major policy constraints: None

Area of site subject to major policy 0

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy $_{\rm 0}$ constraints (ha):

Unconstrained site area (ha): 0.88

Establishing indicative baseline density

Site located in:TownSite setting is:OtherSite is near a commuter hub:NoIndicative baseline density (dph):45Indicative baseline yield (units):40

Refining the indicative site density

Identified density constraints: No constraints

Justification for adjustment: No constraints affecting site capacity identified. No adjustment made.

Local setting: Baseline density of 45 dph is relatively high for this more rural location.

Density adjusted accordingly.

Local setting density adjustment: -25% (dph): 33.75

Incorporate mixed use development: Site proposed for solely residential use.

Mixed use density adjustment: 0% (dph): 33.75 Gross to net adjustment: 0% (dph): 33.75

Existing on-site development or commitments (units):

Score	Qualitative Assessment
Site is in single ownership	
Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasir unknown	g is The timescale for existing uses ceasing on-site is unknown.
Site is not subject to any known restrictions	
Site expected to be available between 2016 and 2020	
Site is under option to a developer	The site is under option to a housebuilder.
No viability issues identified	
Identified on-site constraints may impact upon deliverability.	There may be some constraints to the provision of necessary sewage, electricity, and highways infrastructure whic could impact on the delivery of the site. No mitigation or design solutions have been identified to limit impacts.
Site is located in school planning area with no current or forecast deficit in places	
Site is located more than 1km from a primary school	
Site is located in a school planning area with a current or forecast deficit but schools have potential to expand	
Site is located within 1km of a secondary school with current capacity and no forecast deficit.	
Site is more than 600m from existing publicly accessible open space.	
Site is located within 1km of a health facility (GP) with capacity to take on new patients	
None of the site is located within a minerals safeguarding area	
There are no identified current deficiencies in the quantum of open space within the settlement. No open space lost as a result of the proposed allocations in the settlement	e is
The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites the is likely to be some loss of green infrastructure	here In particular, SR-0067, SR-0120, SR-0184 and SR-0185 could link ecological assets to the settlement. Development of SR-0102 would result in the loss of non-designated woodland.
No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastruc Delivery Plan	ture
The proposed allocations in this settlement do not have a material impact on the current or expected forecast puse of the Central Line stations within Epping Forest District	eak
(-; (-; (-; (-; (-; (-; (-; (-; (-; (-;	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasin unknown Site is not subject to any known restrictions (*) Site is not subject to any known restrictions (*) Site expected to be available between 2016 and 2020 (*) Site is under option to a developer (*) No viability issues identified (*) Identified on-site constraints may impact upon deliverability. (*) Site is located in school planning area with no current or forecast deficit in places (*) Site is located more than 1km from a primary school (*) Site is located more than 1km from a primary school (*) Site is located within 1km of a secondary school with current capacity and no forecast deficit. (*) Site is located within 1km of a secondary school with current capacity and no forecast deficit. (*) Site is nore than 600m from existing publicly accessible open space. (*) Site is located within 1km of a health facility (GP) with capacity to take on new patients (*) None of the site is located within a minerals safeguarding area (*) There are no identified current deficiencies in the quantum of open space within the settlement. No open space lost as a result of the proposed allocations in the settlement would lead to a shortage of current primary school places in schools Planning Area. There is potential to accommodate growth by either expanding schools or identifyin new site. 0 The proposed allocations generally provide opportunities to enhance green infrastructure; on some sites it is likely to be some loss of green infrastructure. 0 No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructure. 1 No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructure.

Site Reference: SR-0185
Settlement: Chipping Ongar

Address: 2.9 ha plot of land adjacent to High Ongar Road, High Ongar

Notes: Agricultural field

Land type: High performing Green Belt adjacent to a settlement

Primary use: Housing





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Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No
SR-0185

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Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): 3.06
On-site major policy constraints: None

Area of site subject to major policy 0

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy $_{\rm 0}$ constraints (ha):

Unconstrained site area (ha): 3.06

Establishing indicative baseline density

Site located in:TownSite setting is:OtherSite is near a commuter hub:NoIndicative baseline density (dph):45Indicative baseline yield (units):138

Refining the indicative site density

Identified density constraints: No constraints

Justification for adjustment: No constraints affecting site capacity identified. No adjustment made.

Local setting:No adjustment made for local setting.

Local setting density adjustment: 0% (dph): 45
Incorporate mixed use development: Site proposed for solely residential use.

Mixed use density adjustment: 0% (dph): 45 Gross to net adjustment: -10% (dph): 40.5

Existing on-site development or commitments (units):

Indicative net site capacity (units): 124

Availability and Achievability A	Assess	nt <u>Indicative net site capacity (units)</u> : 124	
Criteria		Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership	
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown	The timescale for existing uses ceasing on-site is unknown.
1.3 On-site restrictions	0	Site is subject to restrictions but agreement in place or being negotiated to overcome them, or not judged to be a constraint	The site is subject to legal constraints with respect to foul water drainage and mains electricity, but it was judged that this could be mitigated through design.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020	
2.1 Site marketability	(+)	Site is under option to a developer	The site is under option to a housebuilder.
2.2 Site viability	(+)	No viability issues identified	
2.3 On-site and physical infrasturcture constraints	(-)	Identified on-site constraints may impact upon deliverability.	There may be some constraints to the provision of necessary sewage, electricity, and highways infrastructure which could impact on the delivery of the site. No mitigation or design solutions have been identified to limit impacts.
2.4a Primary schools (Planning area)	(+)	Site is located in school planning area with no current or forecast deficit in places	
2.4b Primary schools	(-)	Site is located more than 1km from a primary school	
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand	
2.5b Secondary schools	(+)	Site is located within 1km of a secondary school with current capacity and no forecast deficit.	
2.6 Access to open space	0	Site is located 400-600m from existing publicly accessible open space.	
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients	
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area	
3.1 Cumulative loss of open space in settlement	(+)	There are no identified current deficiencies in the quantum of open space within the settlement. No open space is lost as a result of the proposed allocations in the settlement	
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.	
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.	
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure	In particular, SR-0067, SR-0120, SR-0184 and SR-0185 could link ecological assets to the settlement. Development of SR-0102 would result in the loss of non-designated woodland.
3.5 Cumulative impact on sewage treatment work capacity	0	No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructure Delivery Plan	
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District	

Site Reference: SR-0186 Settlement: Chipping Ongar

Address: Land adjacent to Chelmsford Road (A414) near the Four Wantz roundabout, High Ongar

Notes: Vacant scrub land plot

Land type: High performing Green Belt adjacent to a settlement

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No SR-0186 P1 Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy $_{\mathrm{0}}$ constraints (ha):

Unconstrained site area (ha): 0.27

Establishing indicative baseline density

Site located in: Town Site setting is: Other Site is near a commuter hub: No Indicative baseline density (dph): 45 Indicative baseline yield (units): 12

Refining the indicative site density

Identified density constraints: Conservation Area

Constraints density adjustment: (dph): 45

Conservation Area located at a distance from site and would not likely Justification for adjustment:

constrain capacity at this density. No adjustment made.

No adjustment made for local setting. Local setting:

Local setting density adjustment: (dph): 45 Site proposed for solely residential use. Incorporate mixed use development:

Mixed use density adjustment: (dph): 45 0% Gross to net adjustment: (**dph**): 45

Existing on-site development or commitments (units):

Availability and Achievability	Assess	ssment Indicative net site capacity (units): 12		
Criteria		Score	Qualitative Assessment	
1.1 Ownership	(+)	Site is in single ownership		
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown	The timescale for existing uses ceasing on-site is unknown.	
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions		
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020		
2.1 Site marketability	(+)	Site is under option to a developer	The site is under option to a housebuilder.	
2.2 Site viability	(+)	No viability issues identified		
2.3 On-site and physical infrasturcture constraints	(-)	Identified on-site constraints may impact upon deliverability.	There may be some constraints to the provision of necessary sewage, electricity, and highways infrastructure which could impact on the delivery of the site. No mitigation or design solutions have been identified to limit impacts.	
2.4a Primary schools (Planning area)	(+)	Site is located in school planning area with no current or forecast deficit in places		
2.4b Primary schools	(-)	Site is located more than 1km from a primary school		
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.5b Secondary schools	(+)	Site is located within 1km of a secondary school with current capacity and no forecast deficit.		
2.6 Access to open space	0	Site is located 400-600m from existing publicly accessible open space.		
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients		
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area		
3.1 Cumulative loss of open space in settlement	(+)	There are no identified current deficiencies in the quantum of open space within the settlement. No open space is lost as a result of the proposed allocations in the settlement		
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.		
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.		
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure	In particular, SR-0067, SR-0120, SR-0184 and SR-0185 could link ecological assets to the settlement. Development of SR-0102 would result in the loss of non-designated woodland.	
3.5 Cumulative impact on sewage treatment work capacity	0	No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructure Delivery Plan		
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District		
	-	•	·	

Site Reference: SR-0390 Chipping Ongar Settlement: Greenstead Road, Ongar Address:

Notes:

Land type: High performing Green Belt adjacent to a settlement

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0390 Epping Forest District Council

Indicative Site Capacity Assessment

No amendment made to site boundary. Site boundary amendment:

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy 0 constraints (ha):

Unconstrained site area (ha): 9.17

Establishing indicative baseline density

Site located in: Town Site setting is: Other No Site is near a commuter hub: Indicative baseline density (dph): 45 Indicative baseline yield (units): 413

Refining the indicative site density

Listed Building, Conservation Area, Scheduled Ancient Monument, Ancient/Veteran Trees outside of Ancient Woodland Identified density constraints:

Constraints density adjustment: (dph): 45

Justification for adjustment: Ancient/Veteran trees likely to be incorporated in site layout without

density reduction. Setting of Listed Building, Conservation Area and Scheduled Monument not likely to require reduction in capacity due to distance and enclosure. No adjustment made.

Development should be limited to eastern parts of the site. This equates Local setting:

to approximately 47% of site area.

Local setting density adjustment: (dph): 21.15

Site proposed for solely residential use. Incorporate mixed use development:

Mixed use density adjustment: (dph): 21.15 0% Gross to net adjustment: (dph): 19.04

Existing on-site development or commitments (units):

Availability and Achievability As		sment Indicative net sit	e capacity (units): 175
Criteria		Score	Qualitative Assessment
1.1 Ownership	(-)	Site ownership is unknown or is in multiple ownership and the other owners are either unknown, oppose the development or are promoting another conflicting scheme	There are multiple ownership parcels covering the site. Two landowners support development and are pursuing independent, non-conflicting schemes. The position on the third is unknown.
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown	Based on a desk-top review of site characteristics, there are a mixture of existing uses currently on the site and the Council's SLAA does not indicate the anticipated timescale for these to cease.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	No data is held on on-site restrictions.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020	A pre-application was previously submitted for 90 residential units on part of the site, whilst the owner of another part of the site stated their intention to make the land available for development.
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer	As a pre-application enquiry for 90 residential units has been received, it is assumed that at least part of the site has been actively marketed.
2.2 Site viability	(+)	No viability issues identified	
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	Limited data is held on on-site restrictions.
2.4a Primary schools (Planning area)	(+)	Site is located in school planning area with no current or forecast deficit in places	
2.4b Primary schools	(-)	Site is located more than 1km from a primary school	
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand	
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school	
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.	
2.7 Health	(-)	Site is located more than 1km of a health facility (GP)	
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area	
3.1 Cumulative loss of open space in settlement	(+)	There are no identified current deficiencies in the quantum of open space within the settlement. No open space is lost as a result of the proposed allocations in the settlement	
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.	
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.	
3.4 Cumulative impact on the green infrastructure	0		In particular, SR-0067, SR-0120, SR-0184 and SR-0185 could link ecological assets to the settlement. Development of SR-0102 would result in the loss of non-designated woodland.
3.5 Cumulative impact on sewage treatment work capacity	0	No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructure Delivery Plan	
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District	

Site Reference: SR-0842 Settlement: Chipping Ongar

Address: Car park at The Stag pub, Brentwood Road, Chipping Ongar

Notes: Public house and car park.

Land type: Brownfield urban site

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0842 Epping Forest District Council

Indicative Site Capacity Assessment

No amendment made to site boundary. Site boundary amendment:

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy 0

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy 0 constraints (ha):

Unconstrained site area (ha): 0.28

Establishing indicative baseline density

Site located in: Town Site setting is: Other Site is near a commuter hub: No Indicative baseline density (dph): 45 Indicative baseline yield (units): 13

Refining the indicative site density

Identified density constraints: Listed Building, TPOs,

Constraints density adjustment: (dph): 33.75

Justification for adjustment: Locally Listed Buildings on site would constraint capacity. Other constraints identified not likely to constrain capacity. No capacity

adjustment made.

Local setting: No adjustment made for local setting.

Local setting density adjustment: (dph): 33.75

Site proposed for solely residential use. Incorporate mixed use development:

Mixed use density adjustment: 0% (dph): 33.75 Gross to net adjustment: (dph): 33.75

Existing on-site development or commitments (units):

Indicative net site capacity (units):

Availability and Achievability Assessment Criteria Score **Qualitative Assessment** Site is in single ownership 1.1 Ownership There are no existing uses on-site or existing uses could cease in less than two years The landowner has confirmed that the existing public house use could cease in the short term. 1.2 Existing uses Site is not subject to any known restrictions 1.3 On-site restrictions Site expected to be available between 2016 and 2020 1.4 Site availability Site is not being actively marketed 2.1 Site marketability No viability issues identified 2.2 Site viability There are no known on-site constraints which would impact upon deliverability 2.3 On-site and physical infrasturcture constraints Site is located in school planning area with no current or forecast deficit in places 2.4a Primary schools (Planning area) Site is located within 1km of a primary school with a current or forecast capacity deficit 2.4b Primary schools Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.5a Secondary schools (Planning area) Site is located more than 1km from a secondary school 2.5b Secondary schools Site is located 400-600m from existing publicly accessible open space 2.6 Access to open space 0 Site is located more than 1km of a health facility (GP) 2.7 Health None of the site is located within a minerals safeguarding area 2.8 Impact on mineral deposits There are no identified current deficiencies in the quantum of open space within the settlement. No open space is 3.1 Cumulative loss of open space in settlement ost as a result of the proposed allocations in the settlement The proposed allocations in the settlement would lead to a shortage of current primary school places in the 3.2 Cumulative impact on primary school 0 Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a (Planning area) ew site. The proposed allocations in the settlement would lead to a shortage of current secondary school places in the 3.3 Cumulative impact on secondary schools Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a (Planning area) ew site. In particular, SR-0067, SR-0120, SR-0184 and SR-0185 could link ecological assets to the settlement. Development of SR-0102 would result in the loss of non-designated woodland. The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there 3.4 Cumulative impact on the green infrastructure s likely to be some loss of green infrastructure No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructur 3.5 Cumulative impact on sewage treatment work Delivery Plan capacity The proposed allocations in this settlement do not have a material impact on the current or expected forecast peal use of the Central Line stations within Epping Forest District 3.6 Cumulative impact on Central Line capacity

Site Reference: SR-0843 Settlement: Chipping Ongar

Address: Industrial site south 'The Borough', Chipping Ongar, Essex.

Notes: Builders merchant and yard

Land type: Brownfield urban site

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No SR-0843 P1 Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy $_{\mathrm{0}}$ constraints (ha):

Unconstrained site area (ha): 0.36

Establishing indicative baseline density

Site located in: Town Site setting is: Other Site is near a commuter hub: No Indicative baseline density (dph): 45 Indicative baseline yield (units): 16

Refining the indicative site density

Identified density constraints: No constraints

Constraints density adjustment: (dph): 45

No constraints affecting site capacity identified. No adjustment made. Justification for adjustment:

No adjustment made for local setting. Local setting:

Local setting density adjustment: (dph): 45 Incorporate mixed use development: Site proposed for solely residential use.

Mixed use density adjustment: (**dph**): 45 Gross to net adjustment: (**dph**): 45

Availability and Achievability Assess		ment <u>Indicative net sit</u>	e capacity (units): 16	
Criteria		Score	Qualitative Assessment	
1.1 Ownership	(+)	Site is in single ownership	An enquiry through the Land Registry confirmed that the site is in single ownership.	
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown	Based on a desk-top assessment of site characteristics, the site is currently in use as a builders' merchant. It is not known when this use could cease.	
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	No data is held on on-site restrictions.	
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown	The availability of the site is unknown.	
2.1 Site marketability	(-)	Site is not being actively marketed	As no response has been received from the site owner, it is assumed for the purposes of this assessment that the site is not being marketed.	
2.2 Site viability	(+)	No viability issues identified		
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	No data is held on on-site constraints.	
2.4a Primary schools (Planning area)	(+)	Site is located in school planning area with no current or forecast deficit in places		
2.4b Primary schools	0	Site is located within 1km of a primary school with a current or forecast capacity deficit		
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school		
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.		
2.7 Health	(-)	Site is located more than 1km of a health facility (GP)		
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area		
3.1 Cumulative loss of open space in settlement	0	The site has not been included in the assessment as it is not proposed for allocation		
3.2 Cumulative impact on primary school (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation		
3.3 Cumulative impact on secondary schools (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation		
3.4 Cumulative impact on the green infrastructure	0	The site has not been included in the assessment as it is not proposed for allocation		
3.5 Cumulative impact on sewage treatment work capacity	0	The site has not been included in the assessment as it is not proposed for allocation		
3.6 Cumulative impact on Central Line capacity	0	The site has not been included in the assessment as it is not proposed for allocation		
		I .		

Site Reference: SR-0848

Settlement: Chipping Ongar

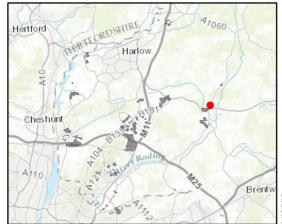
Address: Ongar Leisure Centre, The Gables, Chipping Ongar, Essex

Notes: Ongar Leisure Centre and car park

Land type: Previously developed Green Belt

Primary use: Housing





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Sources Est Heigh Bourne, Heimagn, proceeded to Close Oscales And Cook Sources Est Heimagn proceded to Close Oscales (2016)

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Sources Est Heimagn, proceded (2016)

Sources Est Heimagn, proceded (2016)

Sources Est Heimagn, proceded (2016)

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): 0.54
On-site major policy constraints: None

Area of site subject to major policy 0

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy ocnstraints (ha):

Unconstrained site area (ha): 0.54

Establishing indicative baseline density

Site located in:TownSite setting is:OtherSite is near a commuter hub:NoIndicative baseline density (dph):45Indicative baseline yield (units):24

Refining the indicative site density

Identified density constraints: TPOs

Constraints density adjustment: 0% (dph): 45

Justification for adjustment: Small area of TPOs to the north of site, however not likely to constrain

capacity. No adjustment made.

Local setting:No adjustment made for local setting.

Local setting density adjustment: 0% (dph): 45
Incorporate mixed use development: Site proposed for solely residential use.

Mixed use density adjustment: 0% (dph): 45 Gross to net adjustment: 0% (dph): 45

Existing on-site development or commitments (units):

Availability and Achievability	Assess	ment <u>Indicative net sit</u>	e capacity (units): 24
Criteria		Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership	
1.2 Existing uses	0	Existing uses on-site which could cease between two and 10 years	Would require re-location of existing uses to North Weald Bassett. This is estimated to take between two and five years.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	Information from the Council suggests that there are no on-site restrictions which would prevent the site coming forward for development.
1.4 Site availability	0	Site expected to be available between 2021 and 2025	
2.1 Site marketability	(+)	Site is under option to a developer	
2.2 Site viability	(+)	No viability issues identified	
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	There are no known on-site constraints which would impact upon deliverability.
2.4a Primary schools (Planning area)	(+)	Site is located in school planning area with no current or forecast deficit in places	
2.4b Primary schools	(-)	Site is located more than 1km from a primary school	
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand	
2.5b Secondary schools	(+)	Site is located within 1km of a secondary school with current capacity and no forecast deficit.	
2.6 Access to open space	0	Site is located 400-600m from existing publicly accessible open space.	
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients	
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area	
3.1 Cumulative loss of open space in settlement	(+)	There are no identified current deficiencies in the quantum of open space within the settlement. No open space is lost as a result of the proposed allocations in the settlement	
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.	
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.	
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure	In particular, SR-0067, SR-0120, SR-0184 and SR-0185 could link ecological assets to the settlement. Development of SR-0102 would result in the loss of non-designated woodland.
3.5 Cumulative impact on sewage treatment work capacity	0	No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructure Delivery Plan	
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District	

Site Reference: SR-0866 Chipping Ongar Settlement:

Smiths Brasserie and site of former bowls green at the rear, Fyfield Road, Ongar, Essex, CM5 0AL Address:

Car park for Smiths Brasserie restaurant, immediately adjacent to the site, and area of private green Notes:

Land type: Urban open space

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No SR-0866 P1 Epping Forest District Council

Indicative Site Capacity Assessment

No amendment made to site boundary. Site boundary amendment:

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy 0 constraints (ha):

Unconstrained site area (ha): 0.29

Establishing indicative baseline density

Site located in: Town

Site setting is: Town Local Centre

Site is near a commuter hub: Indicative baseline density (dph): 58.5 Indicative baseline yield (units): 17

Refining the indicative site density

Identified density constraints: No constraints

Constraints density adjustment: (dph): 58.5

Justification for adjustment: No constraints affecting site capacity identified. No adjustment made.

No

Planning application for six units refused due to requirements for Local setting:

parking provision. Capacity adjusted to account for likely parking requirement limiting site to 3 units or fewer.

(dph): 11.7 Local setting density adjustment: Incorporate mixed use development: Site proposed for solely residential use.

Mixed use density adjustment: 0% (dph): 11.7 Gross to net adjustment: (dph): 11.7

Existing on-site development or commitments (units):

Indicative net site capacity (units):

Availability and Achievability Assessment

Criteria		Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership	
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years	The site is an existing car park. The Council's SLAA indicates that this use could cease immediately to enable the site to be brought forward for development.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	No data is held on on-site restrictions.
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown	The availability of the site is unknown.
2.1 Site marketability	(-)	Site is not being actively marketed	As the position on the site is unknown following the survey, it is assumed that the site is not being actively marketed.
2.2 Site viability	(+)	No viability issues identified	
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	There are no known on-site constraints which would impact upon deliverability.
2.4a Primary schools (Planning area)	(+)	Site is located in school planning area with no current or forecast deficit in places	
2.4b Primary schools	(-)	Site is located more than 1km from a primary school	
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand	
2.5b Secondary schools	(+)	Site is located within 1km of a secondary school with current capacity and no forecast deficit.	
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.	
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients	
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area	
3.1 Cumulative loss of open space in settlement	0	The site has not been included in the assessment as it is not proposed for allocation	
3.2 Cumulative impact on primary school (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation	
3.3 Cumulative impact on secondary schools (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation	
3.4 Cumulative impact on the green infrastructure	0	The site has not been included in the assessment as it is not proposed for allocation	
3.5 Cumulative impact on sewage treatment work capacity	0	The site has not been included in the assessment as it is not proposed for allocation	
3.6 Cumulative impact on Central Line capacity	0	The site has not been included in the assessment as it is not proposed for allocation	



Report on Site Selection ARUP Epping Forest
District Council

Date: September 2016

Scale: 1:4,000 @A3

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

Stage 3/4 Sites



Site Reference: SR-0404 Settlement:

Institute Road Allotments, Coopersale Address:

Notes:

Land type: Urban open space

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0404 Epping Forest District Council

Indicative Site Capacity Assessment

No amendment made to site boundary. Site boundary amendment:

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy 0 constraints (ha):

Unconstrained site area (ha): 0.79

Establishing indicative baseline density

Site located in: Small Village Site setting is: Other No Site is near a commuter hub: Indicative baseline density (dph): 34.5 Indicative baseline yield (units): 27

Refining the indicative site density

Local setting density adjustment:

Local setting:

Identified density constraints: Nationally Protected Sites, Ancient Woodland, Access

Constraints density adjustment: (dph): 17.25

Justification for adjustment: Site bounded to west by rail track and to north, south and east by

existing development, therefore capacity reduction not likely required for Nationally Protected Site. Access issues and Ancient Woodland likely to

(dph): 33.64

significantly reduce capacity. Planning Permission for 27 units on site. Adjustment made to match permitted quantum of development.

+95%

Incorporate mixed use development: Site proposed for solely residential use.

Mixed use density adjustment: 0% (dph): 33.64 Gross to net adjustment: (dph): 33.64

Existing on-site development or commitments (units):

Indicative net site capacity (units):

Availability and Achievability Assessment

Criteria		Score	Qualitative Assessment
1.1 Ownership	(-)	Site ownership is unknown or is in multiple ownership and the other owners are either unknown, oppose the development or are promoting another conflicting scheme	The site has multiple ownerships. One owner supports development; the position of the other parties is unknown.
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown	Half of the site is leased to Coopersale Institute until 2135 and it is not clear if this use could cease at an earlier stage.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020	
2.1 Site marketability	(+)	Site is under option to a developer	The site is under option to a housebuilder.
2.2 Site viability	(+)	No viability issues identified	A planning application has been submitted for the site which proposes to comply with the Council's affordable housing policy, thus it is judged that there are no viability issues with the site.
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	There are no known on-site constraints which would impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand	
2.4b Primary schools	0	Site is located within 1km of a primary school with a current or forecast capacity deficit	
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand	
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school	
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.	
2.7 Health	(-)	Site is located more than 1km of a health facility (GP)	
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area	
3.1 Cumulative loss of open space in settlement	(-)	There is a current deficiency in the quantum of open space within this settlement. The cumulative impact of the proposed allocations would result in a reduction in land for open space	The proposed allocations would result in a reduction in land for allotments in Epping parish (c. 0.64ha). Opportunities for re-provision should be explored. There is not an existing deficit or forecast loss in other types of assessed open space.
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.	
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.	
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure	In particular, SR-0208 and SR-0132Ci could link ecological assets with the settlement and SR-0071 could enhance the public rights of way network. Re-development of SR-0556 would result in the loss of woodland open space.
3.5 Cumulative impact on sewage treatment work capacity	0	No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructure Delivery Plan	
3.6 Cumulative impact on Central Line capacity	0	The proposed allocations in this settlement are expected to result in a minor increase in the expected forecast peak use of the Central Line stations within Epping Forest District, which will not affect the capacity of these stations	

Site Reference: SR-0405 Settlement:

Address: Coopersale Cricket Club and Coopersale and Theydon Garnon Primary School Playing Fields

Notes:

Land type: Low performing Green Belt adjacent to a settlement

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0405 Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary

Site constraints affecting extent of developable area

Site area (ha): 1.72 On-site major policy constraints: None

Area of site subject to major policy 0

constraints (ha):

constraints (ha):

The southern boundary of the site is constrained by a Local Wildlife Site On-site non-major policy constraints: and BAP habitat. The west of the site is an existing playing field.

Area of site subject to non-major policy $_{0.62}$

Unconstrained site area (ha): 1.1

Establishing indicative baseline density

Site located in: Small Village Site setting is: Other Site is near a commuter hub: No Indicative baseline density (dph): 34.5 Indicative baseline yield (units): 38

Refining the indicative site density

Identified density constraints: Nationally Protected Site, Ancient Woodland, Local Wildlife Site

Constraints density adjustment: (dph): 25.88

Justification for adjustment: Site adjacent to SSSI, Ancient Woodland and LoWS , which is likely to required a reduction in density to provide a buffer against development. Capacity adjusted accordingly.

Local setting: No adjustment made for local setting

Local setting density adjustment: (dph): 25.88

Incorporate mixed use development: Assumed that a requirement for public open space on site - reduction in

Mixed use density adjustment: -25% (dph): 19.41 Gross to net adjustment: -10% (dph): 17.47

Existing on-site development or commitments (units):

Indicative net site capacity (units): 19

Availability and Achievability Assessment Criteria **Qualitative Assessment** Score Site is in multiple ownership where landowners are promoting independent schemes that are not in conflict, o working collaboratively on a scheme, and there is an agreement in place between the parties The site is split into two ownership parcels, with a scheme being promoted on the eastern part of the site (Coopersale Cricket Ground) which would not conflict with the on-going operation of the western area (primary school site). 1.1 Ownership Existing uses on-site which could cease between two and 10 years The agent has confirmed that an existing lease to the cricket club could be terminated and that this use is likely to 1.2 Existing uses 0 vithin 5 years. An alternative site for the club has been identified. Site is not subject to any known restrictions The promoter has confirmed that there are no on-site restrictions that would prevent the site coming forward for 1.3 On-site restrictions Site expected to be available between 2021 and 2025 The promoter has indicated that the site would be available for development within 5 years. 1.4 Site availability 0 Site is not being actively marketed The site has not yet been marketed for development. 2.1 Site marketability No viability issues identified 2.2 Site viability There are no known on-site constraints which would impact upon deliverability No data is held on on-site constraints. 2.3 On-site and physical infrasturcture constraints Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.4a Primary schools (Planning area) 0 Site is located within 1km of a primary school with a current or forecast capacity deficit 2.4b Primary schools Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.5a Secondary schools (Planning area) Site is located more than 1km from a secondary school 2.5b Secondary schools Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site ope 2.6 Access to open space space provision as part of the development Site is located more than 1km of a health facility (GP) 2.7 Health None of the site is located within a minerals safeguarding area 2.8 Impact on mineral deposits The proposed allocations would result in a reduction in land for allotments in Epping parish (c. 0.64ha). Opportunitie for re-provision should be explored. There is not an existing deficit or forecast loss in other types of assessed oper here is a current deficiency in the quantum of open space within this settlement. The cumulative impact of the 3.1 Cumulative loss of open space in settlement roposed allocations would result in a reduction in land for open space The proposed allocations in the settlement would lead to a shortage of current primary school places in the 3.2 Cumulative impact on primary school 0 Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a (Planning area) ew site. The proposed allocations in the settlement would lead to a shortage of current secondary school places in the 3.3 Cumulative impact on secondary schools Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a (Planning area) ew site. In particular, SR-0208 and SR-0132Ci could link ecological assets with the settlement and SR-0071 could enhance the public rights of way network. Re-development of SR-0556 would result in the loss of woodland open space. The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there 3.4 Cumulative impact on the green infrastructure s likely to be some loss of green infrastructure No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructur 3.5 Cumulative impact on sewage treatment work Delivery Plan capacity The proposed allocations in this settlement are expected to result in a minor increase in the expected forecas beak use of the Central Line stations within Epping Forest District, which will not affect the capacity of these 3.6 Cumulative impact on Central Line capacity



Site Reference: SR-0226

Loughton/Debden Settlement:

Loughton London Underground car park, adjacent to station, off Old Station Road, IG10 4 Address:

Existing use as London Underground car park. Notes:

Land type: Brownfield urban site

Primary use:





Availability and Achievability Assessment

Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No SR-0226 P1 Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha):

On-site major policy constraints: None

Area of site subject to major policy 0

constraints (ha):

Settlement Capacity Study indicates that London Underground parking could be re-provided through basement parking and therefore no On-site non-major policy constraints:

Area of site subject to non-major policy 0 constraints (ha):

Unconstrained site area (ha):

Establishing indicative baseline density Site located in:

Site setting is: Town Centre Site is near a commuter hub: Yes Indicative baseline density (dph): 101.25 Indicative baseline yield (units): 101

Refining the indicative site density

Identified density constraints: Nationally Protected Site, Locally Listed Building

Town

Constraints density adjustment: (dph): 101.25

Justification for adjustment: Impact on SSSI not likely to constrain density, as site is in existing urban area. Grade II Listed Building Loughton Station not likely to constrain capacity. No capacity adjustment made.

Car park site adjacent to London Underground station is identified as Local setting:

being suitable for higher density than that indicated in the baseline. Adjustment to density made to account for local setting.

Local setting density adjustment: +50% (dph): 151.88

The Council's Settlement Capacity Study recommended this site incorporate employment/retail uses, and assumed some 1000 sqm Incorporate mixed use development:

employment space which equates to approximately 25% of site area.

The capacity has been reduced accordingly

Mixed use density adjustment: -25% (dph): 113.91 Gross to net adjustment: (dph): 113.91 0%

0

Existing on-site development or commitments (units):

Criteria		Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership	The Council's SLAA indicates that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years	The site is currently in use as a car park. It is understood that this issue could be resolved and that the use could cease within a short timescale.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	The Council's SLAA suggests that there no known on-site restrictions on the site.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020	
2.1 Site marketability	(-)	Site is not being actively marketed	
2.2 Site viability	(+)	No viability issues identified	
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	There are no known on-site constraints which could impact upon deliverability. The site has existing connections to utilities including water, electricity and gas, and to highways infrastructure.
2.4a Primary schools (Planning area)	(-)	Site is located in a school planning area with a current or forecast deficit and where schools have limited ability to expand	
2.4b Primary schools	(-)	Site is located more than 1km from a primary school	
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand	
2.5b Secondary schools	0	Site is located within 1km of a secondary school with a current or forecast capacity deficit	
2.6 Access to open space	0	Site is located 400-600m from existing publicly accessible open space.	
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients	
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area	
3.1 Cumulative loss of open space in settlement	0	There are no identified current deficiencies in the quantum of open space within the settlement, however the cumulative impact of the proposed allocations would result in a reduction in land for open space	The proposed allocations would result in a reduction in designated managed open space in the settlement (c. 9.28ha). The Council will be undertaking further work to quantify the existing surplus and how the loss of managed open space can be mitigated.
3.2 Cumulative impact on primary school (Planning area)	(-)	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is limited scope to further expand school provision due to site constraints.	
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.	
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure	Sites to the west of the settlement provide opportunities to better link to Epping Forest. Development of SR-0356, SR-0358 and SR-0361 would result in the loss of woodland open space.
3.5 Cumulative impact on sewage treatment work capacity	0	No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructure Delivery Plan	
3.6 Cumulative impact on Central Line capacity	0	The proposed allocations in this settlement are expected to result in a minor increase in the expected forecast peak use of the Central Line stations within Epping Forest District, which will not affect the capacity of these stations	

Site Reference: SR-0227

Loughton/Debden Settlement:

Address: Debden LU Car Park and land adjacent to station, off Chigwell Lane, IG10 3

Existing use as London underground car park and vehicle yard Notes:

Brownfield urban site Land type:

Primary use



Site is in single ownership

ew site.

Delivery Plan

s likely to be some loss of green infrastructure



Availability and Achievability Assessment

Criteria

3.3 Cumulative impact on secondary schools

3.4 Cumulative impact on the green infrastructure

3.5 Cumulative impact on sewage treatment work

3.6 Cumulative impact on Central Line capacity

(Planning area)

capacity

Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0227 Epping Forest District Council

Score

The proposed allocations in the settlement would lead to a shortage of current secondary school places in the

Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying

The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there

No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructur

The proposed allocations in this settlement are expected to result in a minor increase in the expected forecas beak use of the Central Line stations within Epping Forest District, which will not affect the capacity of these

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): 1.66 On-site major policy constraints: None

Area of site subject to major policy 0

constraints (ha):

On-site non-major policy constraints: Settlement Capacity Study indicates that London Underground parking could be re-provided through basement parking and therefore no

Area of site subject to non-major policy 0 constraints (ha):

Unconstrained site area (ha): 1.66

Establishing indicative baseline density

Site located in: Town Site setting is: Town Centre Site is near a commuter hub: Yes Indicative baseline density (dph): 101.25 Indicative baseline yield (units): 168

Refining the indicative site density

Identified density constraints: Nationally Protected Sites

Constraints density adjustment: (dph): 101.25

Justification for adjustment: Potential effects on ecological designations not considered to constrain

capacity. No capacity adjustment made.

Car park site adjacent to London Underground station is identified as Local setting:

being suitable for higher density than that indicated in the baseline. Adjustment to density made to account for local setting.

Local setting density adjustment: +50% (dph): 151.88

The Council's Settlement Capacity Study recommended this site incorporate employment/retail uses, and assumed some 980 sqm Incorporate mixed use development:

employment space which equates to approximately 15% of site area.

The capacity has been reduced accordingly

Qualitative Assessment

Sites to the west of the settlement provide opportunities to better link to Epping Forest. Development of SR-0356, SR 0358 and SR-0361 would result in the loss of woodland open space.

(dph): 129.09 Mixed use density adjustment: -15% Gross to net adjustment: -10% (dph): 116.18

The Council's SLAA indicates that the site is in single ownership

Existing on-site development or commitments (units):

Indicative net site capacity (units):

1.1 Ownership There are no existing uses on-site or existing uses could cease in less than two years The site is currently in use as a car park. It is understood that this issue could be resolved and that the use could 1.2 Existing uses The Council's SLAA suggests that there no known on-site restrictions on the site. Site is not subject to any known restrictions 1.3 On-site restrictions Site expected to be available between 2016 and 2020 1.4 Site availability Site is not being actively marketed 2.1 Site marketability No viability issues identified 2.2 Site viability There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which could impact upon deliverability. The site has existing connections to 2.3 On-site and physical infrasturcture constraints utilities including water, electricity and gas, and to highways infrastructure Site is located in a school planning area with a current or forecast deficit and where schools have limited ability to 2.4a Primary schools (Planning area) Site is located within 1km of a primary school with a current or forecast capacity deficit 2.4b Primary schools Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.5a Secondary schools (Planning area) Site is located more than 1km from a secondary school 2.5b Secondary schools Site is located 400-600m from existing publicly accessible open space 0 2.6 Access to open space Site is located more than 1km of a health facility (GP) 2.7 Health None of the site is located within a minerals safeguarding area 2.8 Impact on mineral deposits (+) The proposed allocations would result in a reduction in designated managed open space in the settlement (c. 9.28ha). The Council will be undertaking further work to quantify the existing surplus and how the loss of managed open space here are no identified current deficiencies in the quantum of open space within the settlement, however the 3.1 Cumulative loss of open space in settlement umulative impact of the proposed allocations would result in a reduction in land for open space an be mitigated. he proposed allocations in the settlement would lead to a shortage of current primary school places in th 3.2 Cumulative impact on primary school Schools Planning Area. There is limited scope to further expand school provision due to site constraints (Planning area)

Site Reference: SR-0286

Loughton/Debden Settlement:

Address: Burton Road, Loughton Broadway

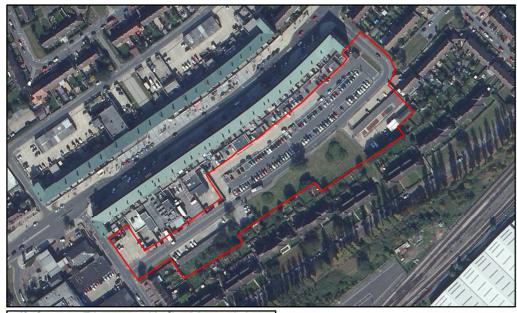
Notes:

Urban site comprising three plots along Burton Road identified in Loughton Broadway Development Brief as Opportunity Sites 5,6 and 7.Adjacent land (car park and green area) - current uses as

garages/retail service area/car parking

Land type: Brownfield urban site

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0286 Epping Forest District Council

Indicative Site Capacity Assessment

No amendment made to site boundary. Site boundary amendment:

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy 0

constraints (ha):

Site located in:

On-site non-major policy constraints:

Area of site subject to non-major policy 0 constraints (ha):

Unconstrained site area (ha): 1.38

Establishing indicative baseline density

Site setting is: Town Centre Site is near a commuter hub: Yes Indicative baseline density (dph): 101.25 Indicative baseline yield (units): 140

Refining the indicative site density

Identified density constraints: No constraints

Constraints density adjustment: (dph): 101.25

Justification for adjustment: No constraints affecting site capacity identified. No adjustment made.

Town

Planning permissions have been granted for the majority of the site, and Local setting:

the Council has indicated that there is no further capacity on this site. Capacity reduced to 0.

Local setting density adjustment: (**dph**): 0 -100% Site proposed for solely residential use. Incorporate mixed use development:

Mixed use density adjustment: (dph): 0 0% Gross to net adjustment: (dph): 0

Existing on-site development or commitments (units):

Indicative net site capacity (units):

Availability and Achievability Assessment Criteria Score **Qualitative Assessment** The Council's SLAA indicates that the site is in single ownership Site is in single ownership 1.1 Ownership The promoter has confirmed that consent has been granted for development on the southern portion of the site, while the northern part of the site is in use as a car park. This use is not expected to cease in the short term. Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is 1.2 Existing uses Site is not subject to any known restrictions Information from the Council suggests that there are no on-site restrictions which would prevent the site coming 1.3 On-site restrictions Site not expected to be available until at least 2026 or site availability is unknown The promoter has confirmed that consent has been granted for development on the southern portion of the site and 1.4 Site availability the northern portion is not available for development during the plan period. Site is not being actively marketed The promoter has confirmed that the site has not been marketed. 2.1 Site marketability No viability issues identified 2.2 Site viability There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability 2.3 On-site and physical infrasturcture constraints Site is located in a school planning area with a current or forecast deficit and where schools have limited ability to 2.4a Primary schools (Planning area) Site is located within 1km of a primary school with a current or forecast capacity deficit 2.4b Primary schools Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.5a Secondary schools (Planning area) Site is located more than 1km from a secondary school 2.5b Secondary schools Site is located 400-600m from existing publicly accessible open space 2.6 Access to open space 0 Site is located more than 1km of a health facility (GP) 2.7 Health None of the site is located within a minerals safeguarding area 2.8 Impact on mineral deposits The site has not been included in the assessment as it is not proposed for allocation 3.1 Cumulative loss of open space in settlement The site has not been included in the assessment as it is not proposed for allocation 3.2 Cumulative impact on primary school (Planning area) The site has not been included in the assessment as it is not proposed for allocation 3.3 Cumulative impact on secondary schools 0 (Planning area) The site has not been included in the assessment as it is not proposed for allocation 3.4 Cumulative impact on the green infrastructure The site has not been included in the assessment as it is not proposed for allocation 3.5 Cumulative impact on sewage treatment work capacity The site has not been included in the assessment as it is not proposed for allocation 3.6 Cumulative impact on Central Line capacity

Site Reference: SR-0289

Loughton/Debden Settlement:

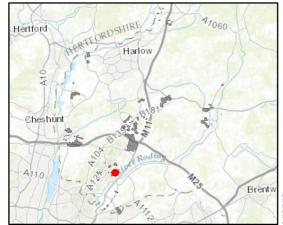
Vere Road, Loughton Broadway Address:

Notes: Car parking and garages to the rear of Loughton Broadway

Land type: Brownfield urban site

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0289 Epping Forest District Council

Indicative Site Capacity Assessment

No amendment made to site boundary. Site boundary amendment:

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy 0

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy 0 constraints (ha):

Unconstrained site area (ha): 0.86

Establishing indicative baseline density

Site located in: Town Site setting is: Town Centre Site is near a commuter hub: Yes Indicative baseline density (dph): 101.25 Indicative baseline yield (units): 87

Refining the indicative site density

Identified density constraints: No constraints

Constraints density adjustment: (dph): 101.25

Justification for adjustment: No constraints affecting site capacity identified. No adjustment made.

Local setting: Development to be limited to Site 5 (easternmost site), which equates to approximately 19% of the site area. Report to cabinet recommends 10

affordable homes. Adjustment made to match recommended scheme.

Local setting density adjustment: (dph): 11.14 -89%

Proposed for housing only. Incorporate mixed use development:

Mixed use density adjustment: (dph): 11.14 0% Gross to net adjustment: (dph): 11.14

Existing on-site development or commitments (units):

Indicative net site capacity (units):

Availability and Achievability Assessment Criteria Score **Qualitative Assessment** Site is in single ownership 1.1 Ownership Existing uses on-site which could cease between two and 10 years The promoter has confirmed that the site is currently in use as a car park. It is intended that this use will cease within 5 1.2 Existing uses 0 Site is not subject to any known restrictions The promoter has confirmed that there are no on-site restrictions 1.3 On-site restrictions Site expected to be available between 2016 and 2020 The promoter has confirmed that the site will be available for development in the short term. 1.4 Site availability Site is not being actively marketed The promoter has confirmed that the site has not been marketed. 2.1 Site marketability No viability issues identified 2.2 Site viability There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability 2.3 On-site and physical infrasturcture constraints Site is located in a school planning area with a current or forecast deficit and where schools have limited ability to 2.4a Primary schools (Planning area) Site is located within 1km of a primary school with a current or forecast capacity deficit 2.4b Primary schools Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.5a Secondary schools (Planning area) Site is located more than 1km from a secondary school 2.5b Secondary schools Site is located 400-600m from existing publicly accessible open space 0 2.6 Access to open space Site is located more than 1km of a health facility (GP) 2.7 Health None of the site is located within a minerals safeguarding area 2.8 Impact on mineral deposits (+) The proposed allocations would result in a reduction in designated managed open space in the settlement (c. 9.28ha). The Council will be undertaking further work to quantify the existing surplus and how the loss of managed open space There are no identified current deficiencies in the quantum of open space within the settlement, however the 3.1 Cumulative loss of open space in settlement umulative impact of the proposed allocations would result in a reduction in land for open space an be mitigated. he proposed allocations in the settlement would lead to a shortage of current primary school places in th 3.2 Cumulative impact on primary school Schools Planning Area. There is limited scope to further expand school provision due to site constraints (Planning area) The proposed allocations in the settlement would lead to a shortage of current secondary school places in the 3.3 Cumulative impact on secondary schools Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying (Planning area) ew site. Sites to the west of the settlement provide opportunities to better link to Epping Forest. Development of SR-0356, SR 0358 and SR-0361 would result in the loss of woodland open space. The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there 3.4 Cumulative impact on the green infrastructure s likely to be some loss of green infrastructure No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructur 3.5 Cumulative impact on sewage treatment work Delivery Plan capacity The proposed allocations in this settlement are expected to result in a minor increase in the expected forecas beak use of the Central Line stations within Epping Forest District, which will not affect the capacity of these 3.6 Cumulative impact on Central Line capacity

Site Reference: SR-0356

Loughton/Debden Settlement:

Address: Borders Lane Playing Fields, Opposite Epping College

Amenity open space next to Epping College Notes:

Land type: Urban open space

Primary use:





Availability and Achievability Assessment

Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No SR-0356 P1 Epping Forest District Council

Indicative Site Capacity Assessment

No amendment made to site boundary. Site boundary amendment:

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

The Council's Settlement Capacity Study indicates roughly a quarter of the site should be retained as public open space. On-site non-major policy constraints:

Area of site subject to non-major policy $_{1.19}$ constraints (ha):

Unconstrained site area (ha): 3.58

Establishing indicative baseline density

Site located in: Town Site setting is: Town Centre Site is near a commuter hub: Yes Indicative baseline density (dph): 101.25 Indicative baseline yield (units): 363

Refining the indicative site density

Identified density constraints: Nationally Protected Sites

Constraints density adjustment: (dph): 101.25

Justification for adjustment: SSSI located some distance across railway therefore not likely to

require reduction in density. No capacity adjustment made.

No adjustment made for local setting. Local setting:

Local setting density adjustment: (dph): 101.25

Incorporate mixed use development:

The Council's Settlement Capacity Study recommended this site incorporate employment/retail uses and assumed some 1,000sqm of employment space, which equates to circa 7% of the site area. The

capacity has been reduced accordingly.

Mixed use density adjustment: -7% (dph): 94.16 Gross to net adjustment: (dph): 84.75 -10%

Existing on-site development or commitments (units):

Criteria		Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership	
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years	Would require re-location of existing uses on part of the site. This is estimated to take between one and two years.
1.3 On-site restrictions	0	Site is subject to restrictions but agreement in place or being negotiated to overcome them, or not judged to be a constraint	The site is subject to a restrictive covanent limiting development to that of educational use. As this is held in favour of Epping Forest District Council, it is likely that this restriction can be overcome.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020	
2.1 Site marketability	(-)	Site is not being actively marketed	As the position on the site is unknown following the survey, it is assumed that the site is not being actively marketed.
2.2 Site viability	(+)	No viability issues identified	
2.3 On-site and physical infrasturcture constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability.	There may be some constraints on the existing capacity of utilities and highways infrastructure, but mitigations including network capacity assessment have been identified to limit impact to the delivery of the site.
2.4a Primary schools (Planning area)	(-)	Site is located in a school planning area with a current or forecast deficit and where schools have limited ability to expand	
2.4b Primary schools	0	Site is located within 1km of a primary school with a current or forecast capacity deficit	
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand	
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school	
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.	
2.7 Health	(-)	Site is located more than 1km of a health facility (GP)	
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area	
3.1 Cumulative loss of open space in settlement	0	There are no identified current deficiencies in the quantum of open space within the settlement, however the cumulative impact of the proposed allocations would result in a reduction in land for open space	The proposed allocations would result in a reduction in designated managed open space in the settlement (c. 9.28ha). The Council will be undertaking further work to quantify the existing surplus and how the loss of managed open space can be mitigated.
3.2 Cumulative impact on primary school (Planning area)	(-)	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is limited scope to further expand school provision due to site constraints.	
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.	
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure	Sites to the west of the settlement provide opportunities to better link to Epping Forest. Development of SR-0356, SR-0358 and SR-0361 would result in the loss of woodland open space.
3.5 Cumulative impact on sewage treatment work capacity	0	No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructure Delivery Plan	
3.6 Cumulative impact on Central Line capacity	0	The proposed allocations in this settlement are expected to result in a minor increase in the expected forecast peak use of the Central Line stations within Epping Forest District, which will not affect the capacity of these stations	

Site Reference: SR-0358

Settlement: Loughton/Debden

Address: Sandford Ave/Westall Road Amenity Open Space

Notes: Open amenity space

Land type: Urban open space

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0358 Epping Forest District Council

Score

Indicative Site Capacity Assessment

No amendment made to site boundary. Site boundary amendment:

Site constraints affecting extent of developable area

Site area (ha): 1.04 On-site major policy constraints: None

Area of site subject to major policy 0

constraints (ha):

The Council's Settlement Capacity Study indicates roughly a quarter of the site should be retained as public open space. On-site non-major policy constraints:

Area of site subject to non-major policy $_{
m 0.26}$

constraints (ha):

Unconstrained site area (ha): 0.78

Establishing indicative baseline density

Site located in: Town Site setting is: Other Site is near a commuter hub: Yes Indicative baseline density (dph): 67.5 Indicative baseline yield (units): 53

Refining the indicative site density

Identified density constraints: No constraints

Constraints density adjustment: (dph): 67.5

Justification for adjustment: No constraints affecting site capacity identified. No adjustment made

No adjustment made for local setting Local setting:

Local setting density adjustment: (dph): 67.5

Site proposed for solely residential use. Incorporate mixed use development:

Mixed use density adjustment: (dph): 67.5 0% Gross to net adjustment: (dph): 67.5

The promoter has confirmed that the site has not been actively marketed.

Existing on-site development or commitments (units):

Indicative net site capacity (units):

Availability and Achievability Assessment

Criteria

2.1 Site marketability

2.4a Primary schools (Planning area)

2.5a Secondary schools (Planning area)

3.1 Cumulative loss of open space in settlement

3.3 Cumulative impact on secondary schools

3.4 Cumulative impact on the green infrastructure

2.6 Access to open space

(Planning area)

(Planning area)

1.1 Ownership	(+)	Site is in single ownership	
1.2 Existing uses	(+)		The promoter has confirmed that the site is currently in use as public open space but that this use could cease in the short term.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	The promoter has confirmed that there are no on-site restrictions.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020	The promoter has confirmed that the site will be available for development.

No viability issues identified 2.2 Site viability There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability 2.3 On-site and physical infrasturcture constraints

Site is located in a school planning area with a current or forecast deficit and where schools have limited ability to

Site is located in a school planning area with a current or forecast deficit but schools have potential to expand

Site is located within 1km of a primary school with a current or forecast capacity deficit 2.4b Primary schools

Site is located within 1km of a secondary school with a current or forecast capacity deficit 2.5b Secondary schools Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site ope

space provision as part of the development Site is located within 1km of a health facility (GP) with capacity to take on new patients 2.7 Health

Site is not being actively marketed

None of the site is located within a minerals safeguarding area 2.8 Impact on mineral deposits (+)

There are no identified current deficiencies in the quantum of open space within the settlement, however the umulative impact of the proposed allocations would result in a reduction in land for open space he proposed allocations in the settlement would lead to a shortage of current primary school places in th 3.2 Cumulative impact on primary school Schools Planning Area. There is limited scope to further expand school provision due to site constraints

he proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying ew site. The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there s likely to be some loss of green infrastructure

No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructur 3.5 Cumulative impact on sewage treatment work Delivery Plan capacity The proposed allocations in this settlement are expected to result in a minor increase in the expected forecas beak use of the Central Line stations within Epping Forest District, which will not affect the capacity of these 3.6 Cumulative impact on Central Line capacity

The proposed allocations would result in a reduction in designated managed open space in the settlement (c. 9.28ha). The Council will be undertaking further work to quantify the existing surplus and how the loss of managed open space

Qualitative Assessment

an be mitigated.

Sites to the west of the settlement provide opportunities to better link to Epping Forest. Development of SR-0356, SR 0358 and SR-0361 would result in the loss of woodland open space.

Site Reference: SR-0360

Settlement: Loughton/Debden

Hillyfields Open Space, Loughton Address:

Open amenity space Notes:

Land type: Urban open space

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0360 Epping Forest District Council

Indicative Site Capacity Assessment

No amendment made to site boundary. Site boundary amendment:

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

The Council's Settlement Capacity Study indicates roughly a quarter of the site should be retained as public open space. On-site non-major policy constraints:

Area of site subject to non-major policy $_{1.24}$ constraints (ha):

Unconstrained site area (ha): 3.73

Establishing indicative baseline density

Site located in: Town Site setting is: Other No Site is near a commuter hub: Indicative baseline density (dph): 45 Indicative baseline yield (units): 168

Refining the indicative site density

Identified density constraints: Nationally Protected Sites, Ancient/Veteran Trees outside of Ancient

Woodland

Constraints density adjustment: (dph): 45

Justification for adjustment: Effects on Nationally Protected Sites not likely to require density

reduction. Ancient/Veteran Trees dispersed through site and could be incorporated in design / transposing therefore not considered to effect capacity. No capacity adjustment made.

(dph): 40.5

No adjustment made for local setting. Local setting:

(**dph**): 45 Local setting density adjustment: Incorporate mixed use development: Site proposed for solely residential use.

Mixed use density adjustment: 0% (dph): 45

Existing on-site development or commitments (units):

Gross to net adjustment:

Availability and Achievability Ass		Indicative net site capacity (units): 151		
Criteria		Score	Qualitative Assessment	
1.1 Ownership	0	Site is in multiple ownership where landowners are promoting independent schemes that are not in conflict, or working collaboratively on a scheme, and there is an agreement in place between the parties	The majority of the site is owned by Loughton Town Council, with a small area owned by the City of London Corporation.	
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years	The Council's SLAA does not indicate the anticipated timescale for on-site uses to cease, but based on a desk-top review of site characteristics, the site is currently amenity space which would not constrain the site coming forward for development.	
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	No data is held on on-site restrictions.	
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown	Discussions with the owners have confirmed that the site would not be available for development.	
2.1 Site marketability	(-)	Site is not being actively marketed	As the position on the site is unknown following the survey, it is assumed that the site is not being actively marketed.	
2.2 Site viability	(+)	No viability issues identified		
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	Limited data is held on on-site restrictions.	
2.4a Primary schools (Planning area)	(-)	Site is located in a school planning area with a current or forecast deficit and where schools have limited ability to expand		
2.4b Primary schools	(-)	Site is located more than 1km from a primary school		
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school		
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.		
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients		
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area		
3.1 Cumulative loss of open space in settlement	0	The site has not been included in the assessment as it is not proposed for allocation		
3.2 Cumulative impact on primary school (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation		
3.3 Cumulative impact on secondary schools (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation		
3.4 Cumulative impact on the green infrastructure	0	The site has not been included in the assessment as it is not proposed for allocation		
3.5 Cumulative impact on sewage treatment work capacity	0	The site has not been included in the assessment as it is not proposed for allocation		
3.6 Cumulative impact on Central Line capacity	0	The site has not been included in the assessment as it is not proposed for allocation		

Site Reference: SR-0361

Loughton/Debden Settlement:

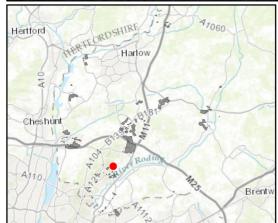
Address: Colebrook Lane/Jessel Drive Amenity Open Space

Open amenity space Notes:

Land type: Urban open space

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0361 Epping Forest District Council

Indicative Site Capacity Assessment

No amendment made to site boundary. Site boundary amendment:

Site constraints affecting extent of developable area

Site area (ha): 8.03 On-site major policy constraints: None

Area of site subject to major policy 0

constraints (ha):

The Council's Settlement Capacity Study indicates roughly a quarter of the site should be retained as public open space. On-site non-major policy constraints:

Area of site subject to non-major policy $_{2.01}$ constraints (ha):

Unconstrained site area (ha): 6.03

Establishing indicative baseline density

Site located in: Town Site setting is: Other Site is near a commuter hub: No Indicative baseline density (dph): 45 Indicative baseline yield (units): 271

Refining the indicative site density

Identified density constraints: Nationally Protected Sites

Constraints density adjustment: (dph): 45

Justification for adjustment: Nationally Protected Sites located at some distance from site not likely

to constrain capacity

Low density, suburban setting and character of surrounding Local setting:

development likely to require reduction in density. Density reduced

(dph): 32.4

accordingly

Local setting density adjustment: -10% (dph): 40.5 Incorporate mixed use development: Site proposed for solely residential use.

Mixed use density adjustment: (dph): 40.5 0% Gross to net adjustment:

Existing on-site development or commitments (units):

Indicative net site capacity (units):

Availability and Achievability Assessment Criteria Score **Qualitative Assessment** Site is in single ownership 1.1 Ownership The promoter has confirmed that the site is currently in use as public open space. This use would not cease entirely There are no existing uses on-site or existing uses could cease in less than two years 1.2 Existing uses nd an element of public space would be retained on site Site is not subject to any known restrictions The promoter has confirmed that there are no on-site restrictions on the site 1.3 On-site restrictions Site expected to be available between 2021 and 2025 1.4 Site availability 0 Site is being actively marketed for development or enquiries have been received from a developer The promoter has confirmed that the site is being actively marketed. 2.1 Site marketability No viability issues identified 2.2 Site viability On-site constraints have been identified but mitigation or design solutions mean that there would be no impac Constraints have been identified on the site including topography and trees. However, it was judged that these could 2.3 On-site and physical infrasturcture constraints 0 Site is located in a school planning area with a current or forecast deficit and where schools have limited ability to 2.4a Primary schools (Planning area) Site is located within 1km of a primary school with a current or forecast capacity deficit 2.4b Primary schools Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.5a Secondary schools (Planning area) Site is located within 1km of a secondary school with a current or forecast capacity deficit 0 2.5b Secondary schools Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site ope 2.6 Access to open space space provision as part of the development Site is located within 1km of a health facility (GP) with capacity to take on new patients 2.7 Health None of the site is located within a minerals safeguarding area 2.8 Impact on mineral deposits (+) The proposed allocations would result in a reduction in designated managed open space in the settlement (c. 9.28ha). The Council will be undertaking further work to quantify the existing surplus and how the loss of managed open space here are no identified current deficiencies in the quantum of open space within the settlement, however the 0 3.1 Cumulative loss of open space in settlement umulative impact of the proposed allocations would result in a reduction in land for open space an be mitigated. he proposed allocations in the settlement would lead to a shortage of current primary school places in th 3.2 Cumulative impact on primary school Schools Planning Area. There is limited scope to further expand school provision due to site constraints (Planning area) The proposed allocations in the settlement would lead to a shortage of current secondary school places in the 3.3 Cumulative impact on secondary schools Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying (Planning area) ew site. Sites to the west of the settlement provide opportunities to better link to Epping Forest. Development of SR-0356, SR 0358 and SR-0361 would result in the loss of woodland open space. The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there 3.4 Cumulative impact on the green infrastructure s likely to be some loss of green infrastructure No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructur 3.5 Cumulative impact on sewage treatment work Delivery Plan capacity The proposed allocations in this settlement are expected to result in a minor increase in the expected forecas beak use of the Central Line stations within Epping Forest District, which will not affect the capacity of these 3.6 Cumulative impact on Central Line capacity

Site Reference: SR-0513A Loughton/Debden Settlement:

Address: Centric Parade, High Road, Loughton

Notes: Retail ground floor and flats on three floors above.

Land type: Brownfield urban site

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0513A Epping Forest District Council

Indicative Site Capacity Assessment

No amendment made to site boundary. Site boundary amendment:

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy 0

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy 0 constraints (ha):

Unconstrained site area (ha): 0.22

Establishing indicative baseline density

Site located in: Town Site setting is: Town Centre Site is near a commuter hub: Yes Indicative baseline density (dph): 101.25 Indicative baseline yield (units): 22

Refining the indicative site density

Identified density constraints: Nationally Protected Sites

Constraints density adjustment: (dph): 101.25

Justification for adjustment: Any impact on ecology designations not likely to constrain capacity due

to site's town centre location

High Street location suitable for higher density flatted development, Local setting: ground floor retail with limited external open space requirements.

Adjustment made accordingly

Local setting density adjustment: +50% (dph): 151.88

The site promoter proposes residential and retail uses for the site. Incorporate mixed use development:

Given the existing retail it has been assumed that the ground floor would be retained as retail with three storeys of residential above. The

capacity has been reduced accordingly.

Mixed use density adjustment: (dph): 113.91 -25% Gross to net adjustment: (dph): 113.91

Existing on-site development or commitments (units):

Indicative net site capacity (units):

Availability and Achievability Assessment Criteria Score **Qualitative Assessment** Site ownership is unknown or is in multiple ownership and the other owners are either unknown, oppose the Ownership details for the site are unknown 1.1 Ownership development or are promoting another conflicting scheme Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is Based on a desk-top assessment of site characteristics, the site is currently in retail use. The timescale for this use to 1.2 Existing uses Site is not subject to any known restrictions There are no known restrictions on the site, though the position in relation to legal constraints and ransom strips is 1.3 On-site restrictions Site not expected to be available until at least 2026 or site availability is unknown The availability of the site is unknown. 1.4 Site availability Site is not being actively marketed 2.1 Site marketability No viability issues identified 2.2 Site viability There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability 2.3 On-site and physical infrasturcture constraints Site is located in a school planning area with a current or forecast deficit and where schools have limited ability to 2.4a Primary schools (Planning area) Site is located within 1km of a primary school with a current or forecast capacity deficit 2.4b Primary schools Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.5a Secondary schools (Planning area) Site is located within 1km of a secondary school with a current or forecast capacity deficit 2.5b Secondary schools Site is located 400-600m from existing publicly accessible open space 0 2.6 Access to open space Site is located within 1km of a health facility (GP) with capacity to take on new patients 2.7 Health None of the site is located within a minerals safeguarding area 2.8 Impact on mineral deposits The site has not been included in the assessment as it is not proposed for allocation 3.1 Cumulative loss of open space in settlement The site has not been included in the assessment as it is not proposed for allocation 3.2 Cumulative impact on primary school (Planning area) The site has not been included in the assessment as it is not proposed for allocation 3.3 Cumulative impact on secondary schools 0 (Planning area) The site has not been included in the assessment as it is not proposed for allocation 3.4 Cumulative impact on the green infrastructure The site has not been included in the assessment as it is not proposed for allocation 3.5 Cumulative impact on sewage treatment work capacity The site has not been included in the assessment as it is not proposed for allocation 3.6 Cumulative impact on Central Line capacity

Site Reference: SR-0525

Settlement: Loughton/Debden

Address: 2 Connaught Avenue, Loughton, IG10 4DP

Notes: One dwelling and two garages. Corner plot forming a triangle with concrete area forward of the

Land type: Urban open space

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0525 Epping Forest District Council

Indicative Site Capacity Assessment

No amendment made to site boundary. Site boundary amendment:

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy $\ 0$ constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy 0

constraints (ha):

Unconstrained site area (ha): 0.08

Establishing indicative baseline density

Site located in: Town Site setting is: Town Centre Site is near a commuter hub: Yes

Indicative baseline density (dph): 101.25 Indicative baseline yield (units):

Refining the indicative site density

Identified density constraints: Nationally Protected Sites

Constraints density adjustment: (dph): 101.25

Small site size, urban location and distance to ecological sites mean Justification for adjustment: that reduction in density not required to mitigate any impact. No capacity adjustment made.

Surrounding development generally lower density than that indicated. Local setting:

Triangular plot shape reduces the developable area of the site marginally further. Density adjusted to reflect this.

Local setting density adjustment: (dph): 75.94 -25%

Site proposed for solely residential use. Incorporate mixed use development:

(dph): 75.94 Mixed use density adjustment: 0% Gross to net adjustment: (dph): 75.94

Availability and Achievability A		Indicative net site capacity (units): 5		
Criteria		Score	Qualitative Assessment	
1.1 Ownership	(+)	Site is in single ownership		
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown	Based on a desk-top review of site characteristics the existing land use is residential, and the Council's SLAA does not indicate the anticipated timescale for on-site uses to cease.	
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	No data is held on on-site restrictions.	
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020	An application has been submitted for 6 residential units. It is therefore assumed that the site is available for development.	
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer	As a planning application has been submitted for 6 residential units, it is assumed for the purposes of this assessment that it has been actively marketed for development.	
2.2 Site viability	(+)	No viability issues identified		
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	There are no known on-site constraints which would impact upon deliverability.	
2.4a Primary schools (Planning area)	(-)	Site is located in a school planning area with a current or forecast deficit and where schools have limited ability to expand		
2.4b Primary schools	(-)	Site is located more than 1km from a primary school		
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.5b Secondary schools	0	Site is located within 1km of a secondary school with a current or forecast capacity deficit		
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.		
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients		
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area		
3.1 Cumulative loss of open space in settlement	0	The site has not been included in the assessment as it is not proposed for allocation		
3.2 Cumulative impact on primary school (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation		
3.3 Cumulative impact on secondary schools (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation		
3.4 Cumulative impact on the green infrastructure	0	The site has not been included in the assessment as it is not proposed for allocation		
3.5 Cumulative impact on sewage treatment work capacity	0	The site has not been included in the assessment as it is not proposed for allocation		
3.6 Cumulative impact on Central Line capacity	0	The site has not been included in the assessment as it is not proposed for allocation		
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Site Reference: SR-0526

Settlement: Loughton/Debden

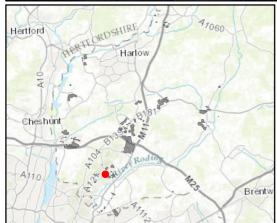
Address: Golden Lion public house, Newmans Lane, Loughton

Notes: A public house and associated car park. The pub is in use.

Land type: Urban open space

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0526 Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy $_{\mathrm{0}}$

Establishing indicative baseline density

constraints (ha):

Unconstrained site area (ha): 0.35

Site located in: Town

Site setting is: Town Local Centre

Site is near a commuter hub: Yes Indicative baseline density (dph): 87.75 Indicative baseline yield (units): 30

Refining the indicative site density

Identified density constraints: Ancient/Veteran Trees outside of Ancient Woodland, TPOs

Constraints density adjustment: (dph): 65.81

Justification for adjustment: Ancient/Veteran Trees and TPOs on the site likely to reduce capacity in

order to provide adequate buffers.

Planning application EPF/1269/15 approved for 30 unit scheme. Density Local setting:

adjusted to reflect approved scheme.

Local setting density adjustment: +40% (dph): 92.14

Incorporate mixed use development: Site proposed for solely residential use.

Mixed use density adjustment: (dph): 92.14 0% Gross to net adjustment: (dph): 92.14

Score The use could cease in more than 10 years or the timescale for on-site uses ceasing is a very restrictions. The use could cease in more than 10 years or the timescale for on-site uses ceasing is a very restrictions. The use could cease in more than 10 years or the timescale for on-site uses ceasing is a very restrictions. The use could cease in more than 10 years or the timescale for on-site uses ceasing is a very restriction. The use could cease in more than 10 years or the timescale for on-site uses ceasing is a very restriction. The use could cease in more than 10 years or the timescale for on-site uses ceasing is a very restriction. The use could cease in more than 10 years or the timescale for on-site uses ceasing is a very restriction. The use could cease in more than 10 years or the timescale for on-site uses ceasing is a very restriction. The use could cease in more than 10 years or the timescale for on-site uses ceasing is a very restriction. The use could cease in more than 10 years or the timescale for on-site uses ceasing is a very restriction. The use could cease in more than 10 years or the timescale for on-site uses ceasing is a very restriction. The use could cease in more than 10 years or the timescale for on-site uses ceasing is a very restriction. The use could cease in more than 10 years or the timescale for on-site uses ceasing is a very restriction. The use could cease in more than 10 years or the timescale for on-site uses ceasing is a very restriction. The use could cease in more than 10 years or the timescale for on-site uses ceasing is a very restriction. The use could cease in more than 10 years or the timescale for on-site uses ceasing is a very restriction. The use could cease in more than 10 years or the timescale for on-site uses ceasing is a very restriction. The use could cease in more than 10 years or the timescale for on-site uses ceasing is a very restriction. The use could cease in more than 10 years or the use of the use of the use of the use of the	Council's SLAA does not indicate the anticipated timescale for on-site uses to cease. No data is held on on-site restrictions. As a planning application has been received it is assumed for the purposes of this assessment that the site is available for development.
between 2016 and 2020 d for development or enquiries have been received from a developer onstraints which would impact upon deliverability	ownership. Based on a desk-top review of site characteristics the existing land uses are car parking and a public house, and the Council's SLAA does not indicate the anticipated timescale for on-site uses to cease. No data is held on on-site restrictions. As a planning application has been received it is assumed for the purposes of this assessment that the site is available for development. As a planning application has been received it is assumed for the purposes of this assessment that the site has been actively marketed for development.
between 2016 and 2020 d for development or enquiries have been received from a developer onstraints which would impact upon deliverability	No data is held on on-site restrictions. As a planning application has been received it is assumed for the purposes of this assessment that the site is available for development. As a planning application has been received it is assumed for the purposes of this assessment that the site has been actively marketed for development.
between 2016 and 2020 d for development or enquiries have been received from a developer postraints which would impact upon deliverability	As a planning application has been received it is assumed for the purposes of this assessment that the site is available for development. As a planning application has been received it is assumed for the purposes of this assessment that the site has been actively marketed for development.
d for development or enquiries have been received from a developer	for development. As a planning application has been received it is assumed for the purposes of this assessment that the site has been actively marketed for development.
onstraints which would impact upon deliverability	actively marketed for development.
	There are no known on-site constraints which would impact upon deliverability.
	There are no known on-site constraints which would impact upon deliverability.
nning area with a current or forecast deficit and where schools have limited ability to	1
primary school with current capacity and no forecast deficit	
nning area with a current or forecast deficit but schools have potential to expand	
from a secondary school	
existing publicly accessible open space, or there are proposals for new on-site open development.	
health facility (GP) with capacity to take on new patients	
hin a minerals safeguarding area	
	The proposed allocations would result in a reduction in designated managed open space in the settlement (c. 9.28ha) The Council will be undertaking further work to quantify the existing surplus and how the loss of managed open space can be mitigated.
the settlement would lead to a shortage of current secondary school places in the e is potential to accommodate growth by either expanding schools or identifying a	
	Sites to the west of the settlement provide opportunities to better link to Epping Forest. Development of SR-0356, SR-0358 and SR-0361 would result in the loss of woodland open space.
ith further engagement with Thames Water to take place as part of the Infrastructure	
this settlement are expected to result in a minor increase in the expected forecast	
t te	the alth facility (GP) with capacity to take on new patients thin a minerals safeguarding area ent deficiencies in the quantum of open space within the settlement, however the osed allocations would result in a reduction in land for open space the settlement would lead to a shortage of current primary school places in the is limited scope to further expand school provision due to site constraints. the settlement would lead to a shortage of current secondary school places in the e is potential to accommodate growth by either expanding schools or identifying a generally provide opportunities to enhance green infrastructure; on some sites there een infrastructure ith further engagement with Thames Water to take place as part of the Infrastructure

Site Reference: SR-0527

Loughton/Debden Settlement:

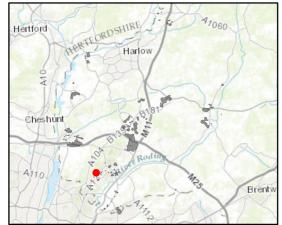
Royal Oak public house, Forest Road, Loughton, IG10 1EG Address:

A vacant public house. Notes:

Land type: Brownfield urban site

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No SR-0527 P1 Epping Forest District Council

Indicative Site Capacity Assessment

No amendment made to site boundary. Site boundary amendment:

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy 0 constraints (ha):

Unconstrained site area (ha): 0.14

Establishing indicative baseline density

Site located in: Town

Site setting is: Town Local Centre

Site is near a commuter hub: Yes Indicative baseline density (dph): 87.75 Indicative baseline yield (units): 12

Refining the indicative site density

Internationally Protected Sites, Nationally Protected Sites, Ancient Woodland, Locally Listed Building, TPOs Identified density constraints:

Constraints density adjustment: (dph): 65.81

Justification for adjustment: Due to limited size of development, potential impacts to Epping Forest,

and Ancient Woodland likely to be mitigated without reduction in site capacity. Locally Listed Building and TPOs on site likely to constrain

capacity substantially.

Pre-application received for the site for 14 unit scheme, and discussion Local setting: concluded that quantum acceptable in principle. Density increased to

match pre-application scheme.

Local setting density adjustment: +50% (dph): 98.72

Incorporate mixed use development: Site proposed for solely residential use.

Mixed use density adjustment: (dph): 98.72 0% Gross to net adjustment: (dph): 98.72

Existing on-site development or commitments (units):

Availability and Achievability Assessment <u>Indicative net si</u>			e capacity (units): 14
Criteria		Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership	
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years	The Council's SLAA does not indicate the anticipated timescale for on-site uses to cease, but based on a desk-top review of site characteristics, the site is currently a vacant public house which is judged not to constrain the site coming forward for dev
1.3 On-site restrictions	0	Site is subject to restrictions but agreement in place or being negotiated to overcome them, or not judged to be a constraint	A public right of way runs through the site, but it is judged that this would not constrain development.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020	A pre-application was recently submitted for 14 residential units, thus it is assumed that the site is available for development.
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer	As a planning application has been submitted for 6 residential units, it is assumed for the purposes of this assessment that it has been actively marketed for development.
2.2 Site viability	(+)	No viability issues identified	
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	There are no known on-site constraints which would impact upon deliverability.
2.4a Primary schools (Planning area)	(-)	Site is located in a school planning area with a current or forecast deficit and where schools have limited ability to expand	
2.4b Primary schools	(-)	Site is located more than 1km from a primary school	
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand	
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school	
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.	
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients	
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area	
3.1 Cumulative loss of open space in settlement	0	There are no identified current deficiencies in the quantum of open space within the settlement, however the cumulative impact of the proposed allocations would result in a reduction in land for open space	The proposed allocations would result in a reduction in designated managed open space in the settlement (c. 9.28ha). The Council will be undertaking further work to quantify the existing surplus and how the loss of managed open space can be mitigated.
3.2 Cumulative impact on primary school (Planning area)	(-)	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is limited scope to further expand school provision due to site constraints.	
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.	
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure	Sites to the west of the settlement provide opportunities to better link to Epping Forest. Development of SR-0356, SR-0358 and SR-0361 would result in the loss of woodland open space.
3.5 Cumulative impact on sewage treatment work capacity	0	No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructure Delivery Plan	
3.6 Cumulative impact on Central Line capacity	0	The proposed allocations in this settlement are expected to result in a minor increase in the expected forecast peak use of the Central Line stations within Epping Forest District, which will not affect the capacity of these stations	

Site Reference: SR-0532

Loughton/Debden Settlement:

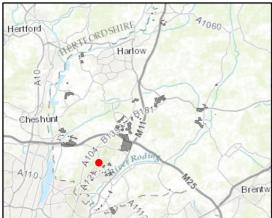
Address: Trevalyn House, Goldings Hill, Loughton, IG10 2SP

Notes: A grouping of three dwellings with private track access.

Land type: Brownfield urban site

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No SR-0532 P1 Epping Forest District Council

Indicative Site Capacity Assessment

No amendment made to site boundary. Site boundary amendment:

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy 0 constraints (ha):

Unconstrained site area (ha): 0.21

Establishing indicative baseline density

Site located in: Town Site setting is: Other No Site is near a commuter hub: Indicative baseline density (dph): 45 Indicative baseline yield (units):

Refining the indicative site density

Internationally Protected Sites, Nationally Protected Sites, Ancient Woodland, Conservation Area, TPOs Identified density constraints:

Constraints density adjustment: (dph): 45

Scale of development unlikely to require reduction to mitigate impacts on Internationally and Nationally Protected Sites or setting of Conservation Area. TPOs located on the western boundary but likely to Justification for adjustment:

be accommodated without a reduction in capacity.

Council Officer comment indicated that site would not likely be able to Local setting: accommodate more than 4 or 5 units. Density adjusted to reflect officer

Local setting density adjustment: -50% (dph): 22.5 Incorporate mixed use development: Site proposed for solely residential use.

(dph): 22.5 Mixed use density adjustment: 0% Gross to net adjustment: (dph): 22.5

Existing on-site development or commitments (units):

Availability and Achievability Assessment

Criteria		Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership	As a planning application has been received, it is assumed for the purposes of this assessment that the site is in single ownership.
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown	Based on a desk-top review of site characteristics the existing land use is residential, and the Council's SLAA does no indicate the anticipated timescale for on-site uses to cease.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	No data is held on on-site restrictions.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020	As a planning application has been received it is assumed for the purposes of this assessment that the site is available for development.
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer	As a planning application has been received it is assumed for the purposes of this assessment that the site has been actively marketed for development.
2.2 Site viability	(+)	No viability issues identified	
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	There are no known on-site constraints which would impact upon deliverability.
2.4a Primary schools (Planning area)	(-)	Site is located in a school planning area with a current or forecast deficit and where schools have limited ability to expand	
2.4b Primary schools	(-)	Site is located more than 1km from a primary school	
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand	
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school	
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.	
2.7 Health	(-)	Site is located more than 1km of a health facility (GP)	
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area	
3.1 Cumulative loss of open space in settlement	0	The site has not been included in the assessment as it is not proposed for allocation	
3.2 Cumulative impact on primary school (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation	
3.3 Cumulative impact on secondary schools (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation	
3.4 Cumulative impact on the green infrastructure	0	The site has not been included in the assessment as it is not proposed for allocation	
3.5 Cumulative impact on sewage treatment work capacity	0	The site has not been included in the assessment as it is not proposed for allocation	
3.6 Cumulative impact on Central Line capacity	0	The site has not been included in the assessment as it is not proposed for allocation	
			© An

Site Reference: SR-0548

Settlement: Loughton/Debden

Address: Loughton Resource Centre

Notes: Children's Centre and associated parking.

Land type: Brownfield urban site

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0548 Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

Site located in:

On-site non-major policy constraints:

Area of site subject to non-major policy $_{\mathrm{0}}$ constraints (ha):

Unconstrained site area (ha): 0.58

Establishing indicative baseline density

Site setting is: Town Centre Site is near a commuter hub: Yes Indicative baseline density (dph): 101.25 Indicative baseline yield (units): 59

Refining the indicative site density

Identified density constraints: No constraints

Constraints density adjustment: (dph): 101.25

Justification for adjustment: No constraints affecting site capacity identified. No adjustment made.

Town

Baseline density over 100 dph is significantly higher than surrounding Local setting:

development. Density reduced to reflect likely requirements to mitigate potential impact on neighbours' amenity.

Site proposed for solely residential use.

Local setting density adjustment: -40% (dph): 60.75

Incorporate mixed use development:

Mixed use density adjustment: (dph): 60.75 0% Gross to net adjustment: (dph): 60.75

Availability and Achievability Assessment		ment Indicative net sit	Indicative net site capacity (units): 35	
Criteria		Score	Qualitative Assessment	
1.1 Ownership	(+)	Site is in single ownership		
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown	Based on a desk-top review of site characteristics the existing land use is as a children's centre, and the Council's SLAA does not indicate the anticipated timescale for on-site uses to cease.	
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	No data is held on on-site restrictions.	
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown	The availability of the site is unknown.	
2.1 Site marketability	(-)	Site is not being actively marketed	As the position on the site is unknown following the survey, it is assumed that the site is not being actively marketed.	
2.2 Site viability	(+)	No viability issues identified		
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	There are no known on-site constraints which would impact upon deliverability.	
2.4a Primary schools (Planning area)	(-)	Site is located in a school planning area with a current or forecast deficit and where schools have limited ability to expand		
2.4b Primary schools	0	Site is located within 1km of a primary school with a current or forecast capacity deficit		
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school		
2.6 Access to open space	0	Site is located 400-600m from existing publicly accessible open space.		
2.7 Health	(-)	Site is located more than 1km of a health facility (GP)		
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area		
3.1 Cumulative loss of open space in settlement	0	There are no identified current deficiencies in the quantum of open space within the settlement, however the cumulative impact of the proposed allocations would result in a reduction in land for open space	The proposed allocations would result in a reduction in designated managed open space in the settlement (c. 9.28ha). The Council will be undertaking further work to quantify the existing surplus and how the loss of managed open space can be mitigated.	
3.2 Cumulative impact on primary school (Planning area)	(-)	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is limited scope to further expand school provision due to site constraints.		
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.		
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure	Sites to the west of the settlement provide opportunities to better link to Epping Forest. Development of SR-0356, SR-0358 and SR-0361 would result in the loss of woodland open space.	
3.5 Cumulative impact on sewage treatment work capacity	0	No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructure Delivery Plan		
3.6 Cumulative impact on Central Line capacity	0	The proposed allocations in this settlement are expected to result in a minor increase in the expected forecast peak use of the Central Line stations within Epping Forest District, which will not affect the capacity of these stations		

Site Reference: SR-0549

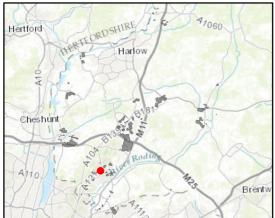
Loughton/Debden Settlement: Address: Limber, 49 Church Lane

Notes: Large vacant house and garage

Land type: Brownfield urban site

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0549 Epping Forest District Council

Indicative Site Capacity Assessment

No amendment made to site boundary. Site boundary amendment:

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy 0

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy 0 constraints (ha):

Unconstrained site area (ha): 0.19

Establishing indicative baseline density

Site located in: Town Site setting is: Other Site is near a commuter hub: No Indicative baseline density (dph): 45 Indicative baseline yield (units):

Refining the indicative site density

Identified density constraints: Listed Building, TPOs

Constraints density adjustment: (dph): 22.5

Justification for adjustment: Limited site size, and existing Grade II Listed Building and TPOs on

site. Retention of existing building and trees, and protection of setting likely to require density reduction.

Local setting: No adjustment made for local setting.

Local setting density adjustment: (dph): 22.5

Site proposed for solely residential use. Incorporate mixed use development:

Mixed use density adjustment: 0% (dph): 22.5 Gross to net adjustment: (dph): 22.5

Existing on-site development or commitments (units):

Indicative net site capacity (units):

Availability and Achievability Assessment Criteria Score **Qualitative Assessment** Site is in single ownership 1.1 Ownership Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is Based on a desk-top review of site characteristics the existing land use is residential, and the Council's SLAA does not 1.2 Existing uses ndicate the anticipated timescale for on-site uses to cease No data is held on on-site restrictions Site is not subject to any known restrictions 1.3 On-site restrictions Site not expected to be available until at least 2026 or site availability is unknown The availability of the site is unknown. 1.4 Site availability Site is not being actively marketed As the position on the site is unknown following the survey, it is assumed that the site is not being actively marketed. 2.1 Site marketability No viability issues identified 2.2 Site viability There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability. 2.3 On-site and physical infrasturcture constraints Site is located in a school planning area with a current or forecast deficit and where schools have limited ability to 2.4a Primary schools (Planning area) Site is located more than 1km from a primary school 2.4b Primary schools Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.5a Secondary schools (Planning area) Site is located more than 1km from a secondary school 2.5b Secondary schools Site is located 400-600m from existing publicly accessible open space 2.6 Access to open space 0 Site is located within 1km of a health facility (GP) with capacity to take on new patients 2.7 Health None of the site is located within a minerals safeguarding area 2.8 Impact on mineral deposits The site has not been included in the assessment as it is not proposed for allocation 3.1 Cumulative loss of open space in settlement The site has not been included in the assessment as it is not proposed for allocation 3.2 Cumulative impact on primary school (Planning area) The site has not been included in the assessment as it is not proposed for allocation 3.3 Cumulative impact on secondary schools 0 (Planning area) The site has not been included in the assessment as it is not proposed for allocation 3.4 Cumulative impact on the green infrastructure The site has not been included in the assessment as it is not proposed for allocation 3.5 Cumulative impact on sewage treatment work capacity The site has not been included in the assessment as it is not proposed for allocation 3.6 Cumulative impact on Central Line capacity

Site Reference: SR-0565

Loughton/Debden Settlement:

Address: Loughton library adjacent car park

Library and leisure centre with substantial parking provision. Notes:

Brownfield urban site Land type:

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No SR-0565 P1 Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): 0.72 On-site major policy constraints: None

Area of site subject to major policy 0

constraints (ha):

On-site non-major policy constraints: Settlement Capacity Study indicates that some surface parking would

remain taking approximately 20% of site.

Area of site subject to non-major policy $_{0.14}$ constraints (ha):

Unconstrained site area (ha): 0.58

Establishing indicative baseline density

Site located in: Town Site setting is: Town Centre

Site is near a commuter hub: No Indicative baseline density (dph): 67.5 Indicative baseline yield (units): 39

Refining the indicative site density

Identified density constraints: Internationally Protected Sites, Nationally Protected Sites

Constraints density adjustment: (dph): 67.5

Justification for adjustment: Impact on Internationally and Nationally Protected Sites not likely to

constraint capacity, given that site is already within existing urban area. No capacity adjustment made.

Development should be limited to the car park, and not include the Local setting: library building. This equates to 74% of site area. Highly accessible car

park site identified as opportunity to deliver higher densities. Capacity

increased to account for setting, and f

Local setting density adjustment: (dph): 75.94

Although Council's Settlement Capacity Study recommended this site Incorporate mixed use development:

incorporate employment/retail uses, given the revised site area, it is not considered feasible to assume a mix of uses on site. No adjustment

made.

Mixed use density adjustment: 0% (dph): 75.94 Gross to net adjustment: (dph): 75.94

Existing on-site development or commitments (units):

Indicative net site capacity (units):

Availability and Achievability Assessment Criteria **Qualitative Assessment** Score The Council's SLAA indicates that Essex County Council and GPU have ownership of land. The intentions of these ite ownership is unknown or is in multiple ownership and the other owners are either unknown, oppose the 1.1 Ownership development or are promoting another conflicting scheme The Council's SLAA indicates that the site is currently in use and the timeframe for this use ceasing is unknown. Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is 1.2 Existing uses No data is held on on-site restrictions Site is not subject to any known restrictions 1.3 On-site restrictions Site not expected to be available until at least 2026 or site availability is unknown The availability of the site is unknown. 1.4 Site availability Site is not being actively marketed As the position on the site is unknown following the survey, it is assumed that the site is not being actively marketed. 2.1 Site marketability No viability issues identified 2.2 Site viability There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability 2.3 On-site and physical infrasturcture constraints Site is located in a school planning area with a current or forecast deficit and where schools have limited ability to 2.4a Primary schools (Planning area) Site is located within 1km of a primary school with a current or forecast capacity deficit 2.4b Primary schools Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.5a Secondary schools (Planning area) Site is located within 1km of a secondary school with a current or forecast capacity deficit 0 2.5b Secondary schools Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site ope 2.6 Access to open space space provision as part of the development Site is located within 1km of a health facility (GP) with capacity to take on new patients 2.7 Health None of the site is located within a minerals safeguarding area 2.8 Impact on mineral deposits (+) The proposed allocations would result in a reduction in designated managed open space in the settlement (c. 9.28ha) The Council will be undertaking further work to quantify the existing surplus and how the loss of managed open space here are no identified current deficiencies in the quantum of open space within the settlement, however the 0 3.1 Cumulative loss of open space in settlement umulative impact of the proposed allocations would result in a reduction in land for open space an be mitigated. The proposed allocations in the settlement would lead to a shortage of current primary school places in the 3.2 Cumulative impact on primary school Schools Planning Area. There is limited scope to further expand school provision due to site constraints (Planning area) The proposed allocations in the settlement would lead to a shortage of current secondary school places in the 3.3 Cumulative impact on secondary schools Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying (Planning area) ew site. Sites to the west of the settlement provide opportunities to better link to Epping Forest. Development of SR-0356, SR 0358 and SR-0361 would result in the loss of woodland open space. The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there 3.4 Cumulative impact on the green infrastructure s likely to be some loss of green infrastructure No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructur 3.5 Cumulative impact on sewage treatment world Delivery Plan capacity The proposed allocations in this settlement are expected to result in a minor increase in the expected forecas beak use of the Central Line stations within Epping Forest District, which will not affect the capacity of these 3.6 Cumulative impact on Central Line capacity

Site Reference: SR-0834

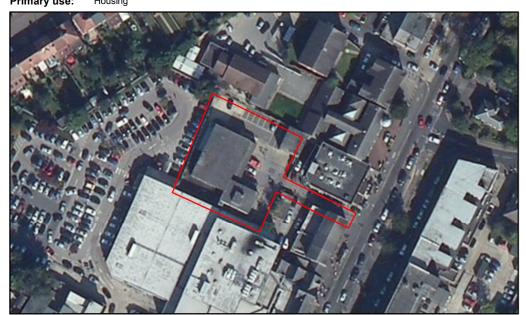
Loughton/Debden Settlement:

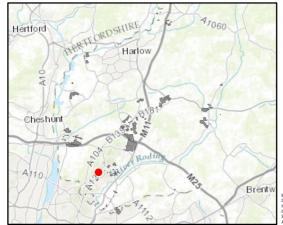
Address: Car Park, west of High Road, Loughton, Essex

Former post office depot and associated car parking (now vacant). Existing Access is onto High Notes:

Land type: Brownfield urban site

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No SR-0834 P1 Epping Forest District Council

Indicative Site Capacity Assessment

No amendment made to site boundary. Site boundary amendment:

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy 0

constraints (ha):

Unconstrained site area (ha): 0.18

Establishing indicative baseline density

Site located in: Town Site setting is: Town Centre Site is near a commuter hub: Yes Indicative baseline density (dph): 101.25 Indicative baseline yield (units): 18

Refining the indicative site density

Identified density constraints: Internationally Protected Sites, Nationally Protected Sites, Ancient

Woodland

Constraints density adjustment: (dph): 101.25

Justification for adjustment: Existing town centre site, therefore all identified constraints are likely to be mitigated without requiring a reduction to the baseline density. No capacity adjustment made.

Planning application EPF/1545/16 received for 30 unit scheme. Pre-app Local setting: discussions concluded that proposed quantum is acceptable in

principle. Density adjusted to match application.

Local setting density adjustment: (**dph**): 162

Planning application EPF/1545/16 received for 30 housing units. No adjustment made for mix of uses. Incorporate mixed use development:

Mixed use density adjustment: (dph): 162 0% Gross to net adjustment: (dph): 162

vailability and Achievability	Assess	sment Indicative net site capacity (units): 30		
Criteria	Score		Qualitative Assessment	
1.1 Ownership	(+)	Site is in single ownership		
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years	The agent has confirmed that the site would be available for immediate development. Thus, for the purposes of this assessment, it is assumed that the existing storage use could cease in the short term.	
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions		
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020		
2.1 Site marketability	(+)	Site is under option to a developer	It was confirmed by the promoter that the site is owned by an organisation wishing to pursue development of the site.	
2.2 Site viability	(+)	No viability issues identified		
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	There are no known on-site constraints which would impact upon deliverability.	
2.4a Primary schools (Planning area)	(-)	Site is located in a school planning area with a current or forecast deficit and where schools have limited ability to expand		
2.4b Primary schools	0	Site is located within 1km of a primary school with a current or forecast capacity deficit		
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.5b Secondary schools	0	Site is located within 1km of a secondary school with a current or forecast capacity deficit		
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.		
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients		
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area		
3.1 Cumulative loss of open space in settlement	0	There are no identified current deficiencies in the quantum of open space within the settlement, however the cumulative impact of the proposed allocations would result in a reduction in land for open space	The proposed allocations would result in a reduction in designated managed open space in the settlement (c. 9.28ha) The Council will be undertaking further work to quantify the existing surplus and how the loss of managed open space can be mitigated.	
3.2 Cumulative impact on primary school (Planning area)	(-)	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is limited scope to further expand school provision due to site constraints.		
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.		
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure	Sites to the west of the settlement provide opportunities to better link to Epping Forest. Development of SR-0356, SR 0358 and SR-0361 would result in the loss of woodland open space.	
3.5 Cumulative impact on sewage treatment work capacity	0	No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructure Delivery Plan		
3.6 Cumulative impact on Central Line capacity	0	The proposed allocations in this settlement are expected to result in a minor increase in the expected forecast peak use of the Central Line stations within Epping Forest District, which will not affect the capacity of these stations		

Site Reference: SR-0835

Settlement: Loughton/Debden

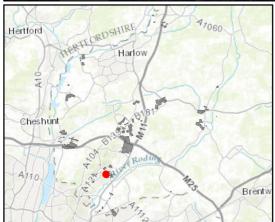
Address: Old Epping Forest College Site, Borders Lane, Loughton, Essex

Notes: Vacant school plot (Old Epping Forest College Site) - vacant land and buildings

Land type: Brownfield urban site

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0835 Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): 1.44 On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy $_{\mathrm{0}}$

constraints (ha): Unconstrained site area (ha): 1.44

Establishing indicative baseline density

Site located in: Town Site setting is: Other Site is near a commuter hub: Yes Indicative baseline density (dph): 67.5 Indicative baseline yield (units): 97

Refining the indicative site density

Identified density constraints: Nationally Protected Sites, TPOs

Constraints density adjustment: (dph): 60.75

Justification for adjustment: Distance from SSSI across railway not likely to constrain capacity. TPOs

on site and adjacent to site likely to require reduction in density to provide adequate buffers. Adjustment made accordingly.

Given built-up nature of surrounding area a higher density development Local setting:

is considered appropriate in this location; the density has been adjusted

accordingly.

Local setting density adjustment: +100% (dph): 121.5

Site proposed for solely residential use. Incorporate mixed use development:

(dph): 121.5 Mixed use density adjustment: 0% Gross to net adjustment: (**dph**): 109.35

Availability and Achievability	Assess	Indicative net site capacity (units): 158			
Criteria		Score	Qualitative Assessment		
1.1 Ownership	(+)	Site is in single ownership			
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years			
1.3 On-site restrictions	0	Site is subject to restrictions but agreement in place or being negotiated to overcome them, or not judged to be a constraint	The site is subject to a restrictive covanent limiting development to that of educational use. As this is held in favour of Epping Forest District Council, there is potential for this restriction to be overcome.		
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020			
2.1 Site marketability	(-)	Site is not being actively marketed	Following the survey it is assumed for the purposes of this assessment that the site has not been actively marketed.		
2.2 Site viability	(+)	No viability issues identified			
2.3 On-site and physical infrasturcture constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability.	There may be some constraints on the existing capacity of utilities and highways infrastructure, but mitigations including network capacity assessment and officer consultation has been identified to limit impact to the delivery of the site.		
2.4a Primary schools (Planning area)	(-)	Site is located in a school planning area with a current or forecast deficit and where schools have limited ability to expand			
2.4b Primary schools	0	Site is located within 1km of a primary school with a current or forecast capacity deficit			
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand			
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school			
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.			
2.7 Health	(-)	Site is located more than 1km of a health facility (GP)			
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area			
3.1 Cumulative loss of open space in settlement	0	There are no identified current deficiencies in the quantum of open space within the settlement, however the cumulative impact of the proposed allocations would result in a reduction in land for open space	The proposed allocations would result in a reduction in designated managed open space in the settlement (c. 9.28ha). The Council will be undertaking further work to quantify the existing surplus and how the loss of managed open space can be mitigated.		
3.2 Cumulative impact on primary school (Planning area)	(-)	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is limited scope to further expand school provision due to site constraints.			
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.			
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure	Sites to the west of the settlement provide opportunities to better link to Epping Forest. Development of SR-0356, SR-0358 and SR-0361 would result in the loss of woodland open space.		
3.5 Cumulative impact on sewage treatment work capacity	0	No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructure Delivery Plan			
3.6 Cumulative impact on Central Line capacity	0	The proposed allocations in this settlement are expected to result in a minor increase in the expected forecast peak use of the Central Line stations within Epping Forest District, which will not affect the capacity of these stations			
		ı	©Arup		

Site Reference: SR-0836

Loughton/Debden Settlement:

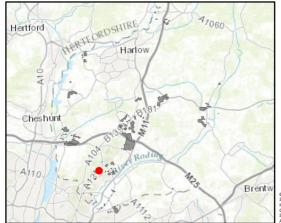
Yard at Eleven Acre Rise, Traps Hill, Loughton, Epping. Address:

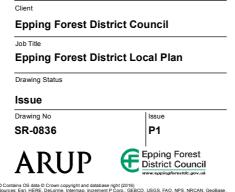
Notes: Vacant paved area used for parking by adjacent bowls club (previous tennis club site)

Land type: Brownfield urban site

Primary use:







Indicative Site Capacity Assessment

No amendment made to site boundary. Site boundary amendment:

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy 0 constraints (ha):

Unconstrained site area (ha): 0.16

Establishing indicative baseline density

Site located in: Town Site setting is: Town Centre No Site is near a commuter hub: Indicative baseline density (dph): 67.5 Indicative baseline yield (units): 11

Refining the indicative site density

Identified density constraints: Internationally Protected Sites, Nationally Protected Sites

Constraints density adjustment: (dph): 67.5

Justification for adjustment: Impact on Internationally and Nationally Protected Sites not likely to constrain capacity due to small site size and urban location. No capacity adjustment made.

No adjustment made for local setting. Local setting:

Local setting density adjustment: (**dph**): 67.5

Incorporate mixed use development:

The Council's Settlement Capacity Study recommended this site incorporate employment/retail uses, and assumed some 100 sqm employment space which equates to approximately 15% of site area. The capacity has been reduced accordingly.

Mixed use density adjustment: -15% (dph): 57.38 Gross to net adjustment: (dph): 57.38

Availability and Achievability Assessment Indicative net site capacity (u			e capacity (units): 9	
Criteria	Score		Qualitative Assessment	
1.1 Ownership	(+)	Site is in single ownership	An enquiry through the Land Registry confirmed that the site is in single ownership.	
1.2 Existing uses		Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown	Based on a desk-top assessment of site characteristics, the site is currently in use as a car park. It is not known when this use could cease.	
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	No data is held on on-site restrictions.	
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown	The availability of the site is unknown.	
2.1 Site marketability	(-)	Site is not being actively marketed	As no response has been received from the site owner, it is assumed for the purposes of this assessment that the site is not being marketed.	
2.2 Site viability	(+)	No viability issues identified		
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	No data is held on on-site constraints.	
2.4a Primary schools (Planning area)		Site is located in a school planning area with a current or forecast deficit and where schools have limited ability to expand		
2.4b Primary schools	0	Site is located within 1km of a primary school with a current or forecast capacity deficit		
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school		
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.		
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients		
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area		
3.1 Cumulative loss of open space in settlement	0	The site has not been included in the assessment as it is not proposed for allocation		
3.2 Cumulative impact on primary school (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation		
3.3 Cumulative impact on secondary schools (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation		
3.4 Cumulative impact on the green infrastructure	0	The site has not been included in the assessment as it is not proposed for allocation		
3.5 Cumulative impact on sewage treatment work capacity	0	The site has not been included in the assessment as it is not proposed for allocation		
3.6 Cumulative impact on Central Line capacity	0	The site has not been included in the assessment as it is not proposed for allocation		

Site Reference: SR-0867

Settlement: Loughton/Debden

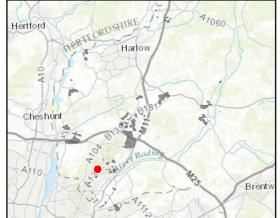
Address: Lucas McMullen, 258 High Road, Loughton, Essex, IG10 1RB

Notes: Retail (restaurant and Subway) at ground floor, offices at first floor

Land type: Brownfield urban site

Primary use: Housing





Epping Forest District Council Job Title Epping Forest District Local Plan Drawing Status Issue Drawing No SR-0867 P1 Epping Forest District Council www.upingforestote.gev.uix ECCONTains OS data © Crown copyright and database right (2016)

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): 0.04
On-site major policy constraints: None

Area of site subject to major policy 0

constraints (ha):

Local setting:

On-site non-major policy constraints:

Area of site subject to non-major policy $_{\rm 0}$ constraints (ha):

Unconstrained site area (ha): 0.04

Establishing indicative baseline density

Site located in:TownSite setting is:Town CentreSite is near a commuter hub:YesIndicative baseline density (dph):101.25Indicative baseline yield (units):4

Refining the indicative site density

Local setting density adjustment:

Incorporate mixed use development:

Identified density constraints: Internationally Protected Sites, Nationally Protected Sites, Air Quality

Constraints density adjustment: 0% (dph): 101.25

Justification for adjustment: Impacts to Internationally and Nationally Protected Sites not likely to require reduction of baseline density due to distance. Air Quality impact

require reduction of baseline density due to distance. Air Quality impact not likely to be mitigated through reduction in capacity. No capacity adjustment made

High Street location suitable for higher density flatted development,

djustment made.

ground floor retail with limited external open space requirements.

Adjustment made to match refused application EPF/0728/15 for 9 flats across three storeys, with ground floor retail.

+200% **(dph):** 303.75

Given the existing ground floor retail use it has been assumed that this

would remain with residential development above. The capacity has been reduced accordingly.

Mixed use density adjustment: -32.26% (dph): 205.76 Gross to net adjustment: 0% (dph): 205.76

Existing on-site development or commitments (units):

Availability and Achievability Assessment

Availability and Achievability Assessment <u>indicative her site capacity (ainto).</u>				
Criteria	Score		Qualitative Assessment	
1.1 Ownership	(+)	Site is in single ownership		
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years		
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	No data is held on on-site restrictions.	
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown	The availability of the site is unknown.	
2.1 Site marketability	(-)	Site is not being actively marketed	As the position on the site is unknown following the survey, it is assumed that the site is not being actively marketed.	
2.2 Site viability	(+)	No viability issues identified		
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	There are no known on-site constraints which would impact upon deliverability.	
2.4a Primary schools (Planning area)	(-)	Site is located in a school planning area with a current or forecast deficit and where schools have limited ability to expand		
2.4b Primary schools	0	Site is located within 1km of a primary school with a current or forecast capacity deficit		
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.5b Secondary schools	0	Site is located within 1km of a secondary school with a current or forecast capacity deficit		
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.		
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients		
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area		
3.1 Cumulative loss of open space in settlement	0	The site has not been included in the assessment as it is not proposed for allocation		
3.2 Cumulative impact on primary school (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation		
3.3 Cumulative impact on secondary schools (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation		
3.4 Cumulative impact on the green infrastructure	0	The site has not been included in the assessment as it is not proposed for allocation		
3.5 Cumulative impact on sewage treatment work capacity	0	The site has not been included in the assessment as it is not proposed for allocation		
3.6 Cumulative impact on Central Line capacity	0	The site has not been included in the assessment as it is not proposed for allocation		
			Paris de la companya della companya della companya della companya de la companya della companya	

Site Reference: SR-0878

Settlement: Loughton/Debden

Address: 46 - 48 Station Road, Loughton, Essex, IG10 4NX

Notes: Residential units and gardens

Land type: Brownfield urban site

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No SR-0878 P1 Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy $_{\mathrm{0}}$ constraints (ha):

Unconstrained site area (ha): 0.14

Establishing indicative baseline density

Site located in: Town Site setting is: Town Centre Site is near a commuter hub: Yes Indicative baseline density (dph): 101.25 Indicative baseline yield (units): 14

Refining the indicative site density

Identified density constraints: No constraints

Constraints density adjustment: (dph): 101.25

Justification for adjustment: No constraints affecting site capacity identified. No adjustment made.

No adjustment made for local setting. Local setting:

Local setting density adjustment: (dph): 101.25

Site proposed for solely residential use. Incorporate mixed use development:

Mixed use density adjustment: 0% (dph): 101.25 Gross to net adjustment: (dph): 101.25

Availability and Achievability Assessment		ment <u>Indicative net sit</u>	Indicative net site capacity (units): 12	
Criteria	Score		Qualitative Assessment	
1.1 Ownership	(+)	Site is in single ownership	As pre-application enquiries have been received, it is assumed for the purposes of this assessment that the site is in single ownership.	
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown	Based on a desk-top review of site characteristics the existing land use is residential, and the Council's SLAA does not indicate the anticipated timescale for on-site uses to cease.	
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	No data is held on on-site restrictions.	
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020	As pre-application enquiries were received for residential development on the site, it is assumed for the purposes of this assessment that the site would be available in the short term.	
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer	As pre-application enquiries have recently been received, it is assumed for the purposes of this assessment that it has been actively marketed for development.	
2.2 Site viability	(+)	No viability issues identified		
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	There are no known on-site constraints which would impact upon deliverability.	
2.4a Primary schools (Planning area)	(-)	Site is located in a school planning area with a current or forecast deficit and where schools have limited ability to expand		
2.4b Primary schools	(-)	Site is located more than 1km from a primary school		
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.5b Secondary schools	0	Site is located within 1km of a secondary school with a current or forecast capacity deficit		
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.		
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients		
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area		
3.1 Cumulative loss of open space in settlement	0	There are no identified current deficiencies in the quantum of open space within the settlement, however the cumulative impact of the proposed allocations would result in a reduction in land for open space	The proposed allocations would result in a reduction in designated managed open space in the settlement (c. 9.28ha). The Council will be undertaking further work to quantify the existing surplus and how the loss of managed open space can be mitigated.	
3.2 Cumulative impact on primary school (Planning area)	(-)	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is limited scope to further expand school provision due to site constraints.		
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.		
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure	Sites to the west of the settlement provide opportunities to better link to Epping Forest. Development of SR-0356, SR-0358 and SR-0361 would result in the loss of woodland open space.	
3.5 Cumulative impact on sewage treatment work capacity	0	No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructure Delivery Plan		
3.6 Cumulative impact on Central Line capacity	0	The proposed allocations in this settlement are expected to result in a minor increase in the expected forecast peak use of the Central Line stations within Epping Forest District, which will not affect the capacity of these stations		
			© Arın	

Site Reference: SR-0885

Settlement: Loughton/Debden

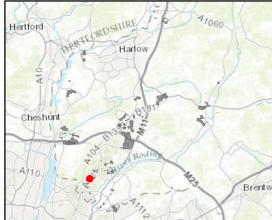
Address: 1 Spring Grove, Loughton, Essex, IG10 4QA

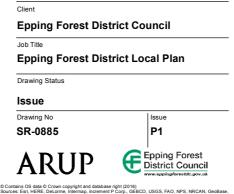
Notes: One residential unit, garden and garage

Land type: Brownfield urban site

Primary use: Housing







Indicative Site Capacity Assessment

Site boundary amendment: Site boundary amended to more accurately reflect promoter's

Site constraints affecting extent of developable area

Site area (ha): 0.04
On-site major policy constraints: None

Area of site subject to major policy 0

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy $_{\rm 0}$ constraints (ha):

Unconstrained site area (ha): 0.04

Establishing indicative baseline density

Site located in:TownSite setting is:OtherSite is near a commuter hub:YesIndicative baseline density (dph):67.5Indicative baseline yield (units):3

Refining the indicative site density

Identified density constraints: Internationally Protected Sites, Nationally Protected Sites, Ancient

Woodland

Constraints density adjustment: 0% (dph): 67.5

Justification for adjustment: Small, previously developed site in urban location. Internationally and Nationally Protected Sites and Ancient Woodland located at some

Nationally Protected Sites and Ancient Woodland located at some distance and not likely to constrain capacity. No capacity adjustment

Local setting:Site subject to a number of refused planning applications. Officer comment indicates that the site is not likely to accommodate more than

7 units. Adjustment made accordingly.

Local setting density adjustment: +150% (dph): 168.75

Incorporate mixed use development: Site proposed for solely residential use.

Mixed use density adjustment: 0% (dph): 168.75 Gross to net adjustment: 0% (dph): 168.75

Existing on-site development or commitments (units):

Indicative net site capacity (units):

Availability and Achievability Assessment

Criteria		Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership	As several planning applications have been received, it is assumed for the purposes of this assessment that the site is in single ownership.
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown	Based on a desk-top review of site characteristics the existing land use is residential, and the Council's SLAA does not indicate the anticipated timescale for on-site uses to cease.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	No data is held on on-site restrictions.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020	A number of applications have been made for development on the site, thus it is assumed that the site is available in the short term.
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer	As a number of planning applications have been submitted, it is assumed for the purposes of this assessment that it has been actively marketed for development.
2.2 Site viability	(+)	No viability issues identified	
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	There are no known on-site constraints which would impact upon deliverability.
2.4a Primary schools (Planning area)	(-)	Site is located in a school planning area with a current or forecast deficit and where schools have limited ability to expand	
2.4b Primary schools	(-)	Site is located more than 1km from a primary school	
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand	
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school	
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.	
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients	
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area	
3.1 Cumulative loss of open space in settlement	0	The site has not been included in the assessment as it is not proposed for allocation	
3.2 Cumulative impact on primary school (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation	
3.3 Cumulative impact on secondary schools (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation	
3.4 Cumulative impact on the green infrastructure	0	The site has not been included in the assessment as it is not proposed for allocation	
3.5 Cumulative impact on sewage treatment work capacity	0	The site has not been included in the assessment as it is not proposed for allocation	
3.6 Cumulative impact on Central Line capacity	0	The site has not been included in the assessment as it is not proposed for allocation	



Report on Site Selection **ARUP** Epping Forest
District Council

Date: September 2016

Scale: 1:10,000 @A3

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

Stage 3/4 Sites



Site Reference: SR-0069 Settlement: **Epping**

Address: Land at Ivy Chimneys Road, Epping

Notes: Agricultural field

Land type: High performing Green Belt adjacent to a settlement

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0069 Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy $_{\mathrm{0}}$ constraints (ha):

Unconstrained site area (ha): 1.92

Establishing indicative baseline density

Site located in: Town Site setting is: Other Site is near a commuter hub: No Indicative baseline density (dph): 45 Indicative baseline yield (units): 86

Refining the indicative site density

Identified density constraints: TPOs

Constraints density adjustment: (dph): 45

Justification for adjustment: TPOs adjacent to north-east of site not likely to affect site density. No

capacity adjustment made.

No adjustment made for local setting. Local setting:

Local setting density adjustment: (dph): 45 Incorporate mixed use development: Site proposed for solely residential use.

Mixed use density adjustment: (**dph**): 45 0% Gross to net adjustment: (dph): 40.5

Availability and Achievability A		Assessment Indicative net site capacity (units): 78			
Criteria		Score	Qualitative Assessment		
1.1 Ownership	(+)	Site is in single ownership			
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years			
1.3 On-site restrictions	0	Site is subject to restrictions but agreement in place or being negotiated to overcome them, or not judged to be a constraint	A public footpath runs along the northern and eastern boundaries of the site, but it is judged that this would not constrain development.		
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020			
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer			
2.2 Site viability	(+)	No viability issues identified			
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	There are no known on-site constraints which would impact upon deliverability.		
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand			
2.4b Primary schools	0	Site is located within 1km of a primary school with a current or forecast capacity deficit			
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand			
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school			
2.6 Access to open space	0	Site is located 400-600m from existing publicly accessible open space.			
2.7 Health	(-)	Site is located more than 1km of a health facility (GP)			
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area			
3.1 Cumulative loss of open space in settlement	(-)	There is a current deficiency in the quantum of open space within this settlement. The cumulative impact of the proposed allocations would result in a reduction in land for open space	The proposed allocations would result in a reduction in land for allotments in Epping parish (c. 0.64ha). Opportunities for re-provision should be explored. There is not an existing deficit or forecast loss in other types of assessed open space.		
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.			
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.			
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure	In particular, SR-0208 and SR-0132Ci could link ecological assets with the settlement and SR-0071 could enhance the public rights of way network. Re-development of SR-0556 would result in the loss of woodland open space.		
3.5 Cumulative impact on sewage treatment work capacity	0	No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructure Delivery Plan			
3.6 Cumulative impact on Central Line capacity	0	The proposed allocations in this settlement are expected to result in a minor increase in the expected forecast peak use of the Central Line stations within Epping Forest District, which will not affect the capacity of these stations			
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Site Reference: SR-0069/33
Settlement: Epping

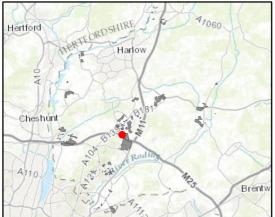
Address: South of Epping Town

Notes: Open land.

Land type: High performing Green Belt adjacent to a settlement

Primary use: Housing





Epping Forest District Council Job Title Epping Forest District Local Plan Drawing Status Issue Drawing No SR-0069/33 REP Epping Forest District Local Plan Drawing No SR-0069/33 P1 ARUP Epping Forest District Council www.upphnghrestde.gov.uk P2-Contains OS data e Crown copyright and database right (2016) Doublest Earl, HERE, DeLorme, Interment P Cop., GEBOO, USGS, FAO, NPS, NRCAN, GeoBase,

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): 12.47
On-site major policy constraints: None

Area of site subject to major policy 0

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy $_{\mbox{\scriptsize 0}}$ constraints (ha):

Unconstrained site area (ha): 12.47

Establishing indicative baseline density

Site located in:TownSite setting is:OtherSite is near a commuter hub:NoIndicative baseline density (dph):45Indicative baseline yield (units):561

Refining the indicative site density

Identified density constraints: Power Lines, Internationally Protected Site, TPOs

Constraints density adjustment: -30% (dph): 31.5

Justification for adjustment: Effects on Internationally Protected Sites likely to required reduction in

density. Electricity line located on western edge of site and not considered a constraint. Cluster of TPOs not likely to effect capacity.

Local setting:No adjustment made for local setting.

Local setting density adjustment: 0% (dph): 31.5

Incorporate mixed use development: Site proposed for solely residential use.

Mixed use density adjustment: 0% (dph): 31.5 Gross to net adjustment: -35% (dph): 20.48

Existing on-site development or commitments (units):

Availability and Achievability	Assess	Indicative net site capacity (units): 255		
Criteria		Score	Qualitative Assessment	
1.1 Ownership	0	Site is in multiple ownership where landowners are promoting independent schemes that are not in conflict, or working collaboratively on a scheme, and there is an agreement in place between the parties	The Council's SLAA identifies that the site is in family ownership, which indicates the site is subject to multiple ownerships.	
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years		
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	No data is held on on-site restrictions.	
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown	The availability of the site is unknown.	
2.1 Site marketability	(-)	Site is not being actively marketed	The position on the site is unknown. It is therefore assumed that the site is not being actively marketed.	
2.2 Site viability	(+)	No viability issues identified		
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	There are no known on-site constraints which could impact upon deliverability. The site has existing connections to utilities including water, main sewerage, electricity, and to highways infrastructure.	
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.4b Primary schools	0	Site is located within 1km of a primary school with a current or forecast capacity deficit		
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school		
2.6 Access to open space	0	Site is located 400-600m from existing publicly accessible open space.		
2.7 Health	(-)	Site is located more than 1km of a health facility (GP)		
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area		
3.1 Cumulative loss of open space in settlement	(-)	There is a current deficiency in the quantum of open space within this settlement. The cumulative impact of the proposed allocations would result in a reduction in land for open space	The proposed allocations would result in a reduction in land for allotments in Epping parish (c. 0.64ha). Opportunities for re-provision should be explored. There is not an existing deficit or forecast loss in other types of assessed open space.	
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.		
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.		
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure	In particular, SR-0208 and SR-0132Ci could link ecological assets with the settlement and SR-0071 could enhance the public rights of way network. Re-development of SR-0556 would result in the loss of woodland open space.	
3.5 Cumulative impact on sewage treatment work capacity	0	No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructure Delivery Plan		
3.6 Cumulative impact on Central Line capacity	0	The proposed allocations in this settlement are expected to result in a minor increase in the expected forecast peak use of the Central Line stations within Epping Forest District, which will not affect the capacity of these stations	t ·	

Site Reference: SR-0071
Settlement: Epping

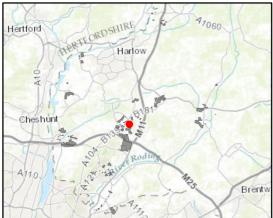
Address: Land at Standards Hill, Epping

Notes: Agricultural/vacant fields

Land type: Medium performing Green Belt adjacent to a settlement

Primary use: Housing





Availability and Achievability Assessment

Epping Forest District Council Job Title Epping Forest District Local Plan Drawing Status Issue Drawing No SR-0071 ARUP Epping Forest District Council Www.expiningforest/fic.gov.us Incortains OS data © Crown copyright and database right (2016) Ources: Earl, HERE, DeLorme, Interment P. Cop., GEBOO, USGS, FAO, NPS, NRCAN, Geoßasse.

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): 14.43
On-site major policy constraints: None

Area of site subject to major policy 0

constraints (ha):

On-site non-major policy constraints: North, east, centre and part of the south-west of the site are constrained

by the BAP habitat.

Area of site subject to non-major policy $_{10.89}$

constraints (ha):

10.89

Unconstrained site area (ha): 3.54

Establishing indicative baseline density

Site located in:TownSite setting is:OtherSite is near a commuter hub:NoIndicative baseline density (dph):45Indicative baseline yield (units):159

Refining the indicative site density

Identified density constraints: Nationally Protected Sites, BAP Habitats, TPOs

Constraints density adjustment: -20% (dph): 36

Justification for adjustment: Density reduced to account for likely required to provide a buffer around

BAP habitat and clusters of TPOs on-site. Proximity of site to Nationally Protected Sites not likely to reduce capacity further.

Local setting: Development should be limited to the south-western part of the site that

is unconstrained by BAP Habitats. No adjustment made to the site capacity as constrained area is not included within the developable

area.

Local setting density adjustment: 0% (dph): 36
Incorporate mixed use development: Site proposed for solely residential use.

Mixed use density adjustment: 0% (dph): 36

Gross to net adjustment: -10% (dph): 32.4

Existing on-site development or commitments (units):

Indicative net site capacity (units): 115

Criteria Score **Qualitative Assessment** Site is in single ownership The Council's SLAA indicates that the site is in single ownership 1.1 Ownership There are no existing uses on-site or existing uses could cease in less than two years Based on a desk-top assessment of the site it is vacant agricultural land. It is judged that this would not preclude the 1.2 Existing uses Information from the Council's SLAA suggests that there are no known legal or ownership problems, ransom strips or operational requirements which would prevent the site coming forward for development. Site is not subject to any known restrictions 1.3 On-site restrictions Site expected to be available between 2016 and 2020 Information from the Council's SLAA suggests that the site is likely to be available between 2016 and 2020. 1.4 Site availability Site is under option to a developer Based on information from the Council's SLAA, the site is under option to a developer. 2.1 Site marketability No viability issues identified 2.2 Site viability There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which could impact upon deliverability. The site has existing connections to 2.3 On-site and physical infrasturcture constraints utilities including water, electricity and gas, and to highways infrastructure Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.4a Primary schools (Planning area) Site is located more than 1km from a primary school 2.4b Primary schools Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.5a Secondary schools (Planning area) Site is located more than 1km from a secondary school 2.5b Secondary schools Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open Existing masterplans propose new public open space provision on-site as part of the development. 2.6 Access to open space space provision as part of the development Site is located within 1km of a health facility (GP) with a patient list size that exceeds recommended GP/patien 2.7 Health 0 None of the site is located within a minerals safeguarding area 2.8 Impact on mineral deposits (+) The proposed allocations would result in a reduction in land for allotments in Epping parish (c. 0.64ha). Opportunitie for re-provision should be explored. There is not an existing deficit or forecast loss in other types of assessed ope here is a current deficiency in the quantum of open space within this settlement. The cumulative impact of the 3.1 Cumulative loss of open space in settlement roposed allocations would result in a reduction in land for open space The proposed allocations in the settlement would lead to a shortage of current primary school places in the 3.2 Cumulative impact on primary schoo Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a (Planning area) ew site. The proposed allocations in the settlement would lead to a shortage of current secondary school places in the 3.3 Cumulative impact on secondary schools Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a (Planning area) ew site. In particular, SR-0208 and SR-0132Ci could link ecological assets with the settlement and SR-0071 could enhance the public rights of way network. Re-development of SR-0556 would result in the loss of woodland open space. The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there 3.4 Cumulative impact on the green infrastructure s likely to be some loss of green infrastructure No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructur 3.5 Cumulative impact on sewage treatment work Delivery Plan capacity The proposed allocations in this settlement are expected to result in a minor increase in the expected forecas beak use of the Central Line stations within Epping Forest District, which will not affect the capacity of these 3.6 Cumulative impact on Central Line capacity

Site Reference: SR-0113A Settlement: Epping

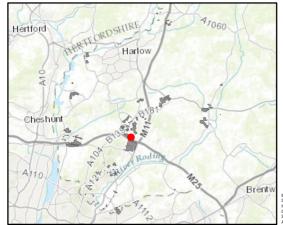
Address: Land South of Brook Road, Epping

Notes: Agricultural fields

Land type: High performing Green Belt adjacent to a settlement

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0113A Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy $_{\mathrm{0}}$ constraints (ha):

Unconstrained site area (ha): 26.08

Establishing indicative baseline density

Site located in: Town Site setting is: Other Site is near a commuter hub: No Indicative baseline density (dph): 45 Indicative baseline yield (units): 1174

Refining the indicative site density

Identified density constraints: Listed Building, TPOs, Power Lines

Constraints density adjustment: (dph): 40.5

Justification for adjustment:

TPOs on site likely to be incorporated within site layout with density reduction required. Electricity line located on the south of the site but not considered a constraint. Buffer likely to be required around Listed Building. Capacity reduced accordingl

No adjustment made for local setting. Local setting:

(dph): 40.5 Local setting density adjustment:

Incorporate mixed use development: Site proposed for solely residential use.

Mixed use density adjustment: (dph): 40.5 0% Gross to net adjustment: (dph): 26.32

Existing on-site development or commitments (units):

35622	ment <u>Indicative net sit</u>	<u>e capacity (units)</u> : 687	
Score		Qualitative Assessment	
(+)	Site is in single ownership	The Council's SLAA indicates that the site is in single ownership.	
(+)	There are no existing uses on-site or existing uses could cease in less than two years		
(+)	Site is not subject to any known restrictions	The Council's SLAA suggests that there no known on-site restrictions on the site.	
(+)	Site expected to be available between 2016 and 2020		
(+)	Site is under option to a developer		
(+)	No viability issues identified		
(+)	There are no known on-site constraints which would impact upon deliverability	There are no known on-site constraints which could impact upon deliverability. The site has existing connections to utilities including water, electricity and gas, and to highways infrastructure.	
0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
(-)	Site is located more than 1km from a primary school		
0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
(-)	Site is located more than 1km from a secondary school		
(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.	Existing masterplans propose new public open space provision on-site as part of the development.	
(-)	Site is located more than 1km of a health facility (GP)		
(+)	None of the site is located within a minerals safeguarding area		
0	The site has not been included in the assessment as it is not proposed for allocation		
0	The site has not been included in the assessment as it is not proposed for allocation		
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Site Reference: SR-0113B Settlement: Epping

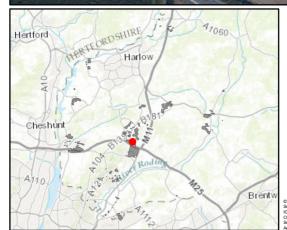
Land to the South of Brook Road, Epping Address:

Notes: Open land.

Land type: Medium performing Green Belt adjacent to a settlement

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0113B Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy $_{\mathrm{0}}$ constraints (ha):

Unconstrained site area (ha): 6.78

Establishing indicative baseline density

Site located in: Town Site setting is: Other Site is near a commuter hub: No Indicative baseline density (dph): 45 Indicative baseline yield (units): 305

Refining the indicative site density

Identified density constraints: Conservation Area, Listed Building

Constraints density adjustment: (dph): 45

Listed Buildings and Conservation Area not likely to constrain capacity Justification for adjustment:

due to site size. No capacity adjustment made.

No adjustment made for local setting. Local setting:

Local setting density adjustment: (dph): 45 Site proposed for solely residential use. Incorporate mixed use development:

Mixed use density adjustment: (**dph**): 45 0% Gross to net adjustment: (**dph**): 36

Availability and Achievability	Assessment Indicative net site capacity (units): 244			
Criteria		Score	Qualitative Assessment	
1.1 Ownership	0	Site is in multiple ownership where landowners are promoting independent schemes that are not in conflict, or working collaboratively on a scheme, and there is an agreement in place between the parties	The site is subject to an option agreement with the landowner for all land being promoted.	
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years		
1.3 On-site restrictions	0	Site is subject to restrictions but agreement in place or being negotiated to overcome them, or not judged to be a constraint	A public footpath runs through the site, but it is judged that this would not constrain development.	
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020		
2.1 Site marketability	(+)	Site is under option to a developer	Based on information from the SLAA, the site is under option to a developer.	
2.2 Site viability	(+)	No viability issues identified		
2.3 On-site and physical infrasturcture constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability.	The site has an identified need for connection to utilities, highways infrastructure and telecoms, which may impact on deliverability. Connections have been identified close to the site to mitigate against these constraints.	
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.4b Primary schools	0	Site is located within 1km of a primary school with a current or forecast capacity deficit		
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school		
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.		
2.7 Health	(-)	Site is located more than 1km of a health facility (GP)		
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area		
3.1 Cumulative loss of open space in settlement	(-)	There is a current deficiency in the quantum of open space within this settlement. The cumulative impact of the proposed allocations would result in a reduction in land for open space	The proposed allocations would result in a reduction in land for allotments in Epping parish (c. 0.64ha). Opportunities for re-provision should be explored. There is not an existing deficit or forecast loss in other types of assessed open space.	
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.		
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.		
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure	In particular, SR-0208 and SR-0132Ci could link ecological assets with the settlement and SR-0071 could enhance the public rights of way network. Re-development of SR-0556 would result in the loss of woodland open space.	
3.5 Cumulative impact on sewage treatment work capacity	0	No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructure Delivery Plan		
3.6 Cumulative impact on Central Line capacity	0	The proposed allocations in this settlement are expected to result in a minor increase in the expected forecast peak use of the Central Line stations within Epping Forest District, which will not affect the capacity of these stations		

Site Reference: SR-0132Ci Settlement: **Epping**

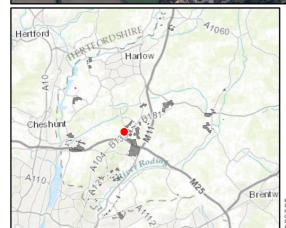
Address: Epping Sports Club, Lower Bury Lane

Notes: Land to the West of Bury Lane, and Epping Sports Club - promoter indicated potential relocation.

Land type: Medium performing Green Belt adjacent to a settlement

Primary use:





Availability and Achievability Assessment

Criteria

3.5 Cumulative impact on sewage treatment work

3.6 Cumulative impact on Central Line capacity

capacity

Delivery Plan

Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0132Ci Epping Forest District Council

Score

No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructur

The proposed allocations in this settlement are expected to result in a minor increase in the expected forecas beak use of the Central Line stations within Epping Forest District, which will not affect the capacity of these

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy 0.04

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy 0 constraints (ha):

Unconstrained site area (ha): 8.88

Establishing indicative baseline density

Site located in: Town Site setting is: Other Site is near a commuter hub: No Indicative baseline density (dph): 45 Indicative baseline yield (units): 399

Refining the indicative site density

Identified density constraints: TPOs, Ancient/Veteran Trees outside of Ancient Woodland, Epping

Forest Buffer Land, Listed Building, Conservation Area

Constraints density adjustment: (dph): 45

Justification for adjustment: TPOs and Ancient/Veteran Trees and Buffer Lands on-site could be

accommodated in the scheme design. Western part of site includes a Listed Building and adjacent to Conservation Area; this area is proposed for new sports facilities so no adjustment made.

Development should be limited to part of the site currently used as a Local setting: sports club. This equates to approximately 30% of site area. density

further reduced as surrounding development is of a lower density.

Local setting density adjustment: (dph): 25.2

The site includes the re-located Epping sports centre, which would leave approximately 25% of the site available for residential Incorporate mixed use development:

Qualitative Assessment

development. The capacity has been reduced accordingly.

Mixed use density adjustment: (dph): 6.3 -75% Gross to net adjustment: (dph): 5.67

Existing on-site development or commitments (units):

Indicative net site capacity (units):

Site is in single ownership 1.1 Ownership Existing uses on-site which could cease between two and 10 years The developer has confirmed that the existing sports facilities would be re-located on site. It is assumed that this could 1.2 Existing uses 0 e undertaken within 2-10 years Site is not subject to any known restrictions 1.3 On-site restrictions Site expected to be available between 2021 and 2025 1.4 Site availability 0 Site is being actively marketed for development or enquiries have been received from a developed 2.1 Site marketability Site viability is marginal or weaker demand for development Based on information provided by the developer, site viability may be more marginal as a result of the costs associa 2.2 Site viability with relocating the sports facilities. This may be overcome by agreeing a lower affordable housing provision. There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability 2.3 On-site and physical infrasturcture constraints Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.4a Primary schools (Planning area) Site is located more than 1km from a primary school 2.4b Primary schools Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.5a Secondary schools (Planning area) Site is located within 1km of a secondary school with a current or forecast capacity deficit 2.5b Secondary schools Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site ope 2.6 Access to open space space provision as part of the development Site is located more than 1km of a health facility (GP) 2.7 Health None of the site is located within a minerals safeguarding area 2.8 Impact on mineral deposits The proposed allocations would result in a reduction in land for allotments in Epping parish (c. 0.64ha). Opportunitie for re-provision should be explored. There is not an existing deficit or forecast loss in other types of assessed oper here is a current deficiency in the quantum of open space within this settlement. The cumulative impact of the 3.1 Cumulative loss of open space in settlement roposed allocations would result in a reduction in land for open space The proposed allocations in the settlement would lead to a shortage of current primary school places in the 3.2 Cumulative impact on primary school Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a (Planning area) ew site. The proposed allocations in the settlement would lead to a shortage of current secondary school places in the 3.3 Cumulative impact on secondary schools Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a (Planning area) ew site. In particular, SR-0208 and SR-0132Ci could link ecological assets with the settlement and SR-0071 could enhance the public rights of way network. Re-development of SR-0556 would result in the loss of woodland open space. The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there 3.4 Cumulative impact on the green infrastructure s likely to be some loss of green infrastructure

Site Reference: SR-0153 Settlement: Epping

Address: Land north of Stewards Green Road, Epping

Agricultural fields Notes:

Land type: Medium performing Green Belt adjacent to a settlement

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0153 Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): 14.75 On-site major policy constraints: None

Area of site subject to major policy 0.05

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy $_{\mathrm{0}}$ constraints (ha):

Unconstrained site area (ha): 14.7

Establishing indicative baseline density

Site located in: Town Site setting is: Other No Site is near a commuter hub: Indicative baseline density (dph): 45 Indicative baseline yield (units): 661

Refining the indicative site density

Identified density constraints: No constraints

Constraints density adjustment: (dph): 45

Justification for adjustment: No constraints affecting site capacity identified. No adjustment made.

Development should be limited to the parts of the site removing the Local setting:

south east corner equating to approximately 71% of the site. Higher densities could be focused closer to tube station, and lower densities to

the south.

Local setting density adjustment: (dph): 31.95 -29% Incorporate mixed use development: Site proposed for solely residential use.

Mixed use density adjustment: 0% (dph): 31.95 Gross to net adjustment: (dph): 20.77

Availability and Achievability Asse		ssessment Indicative net site capacity (units): 305			
Criteria		Score	Qualitative Assessment		
1.1 Ownership	(+)	Site is in single ownership	The Council's SLAA indicates that the site is in single ownership.		
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years			
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	The Council's SLAA suggests that there no known on-site restrictions on the site.		
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020			
2.1 Site marketability	0	Site is under option to a developer			
2.2 Site viability	(+)	No viability issues identified			
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	There are no known on-site constraints which could impact upon deliverability. The site has existing connections to highways infrastructure.		
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand			
2.4b Primary schools	(-)	Site is located more than 1km from a primary school			
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand			
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school			
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.			
2.7 Health	(-)	Site is located more than 1km of a health facility (GP)			
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area			
3.1 Cumulative loss of open space in settlement	(-)	There is a current deficiency in the quantum of open space within this settlement. The cumulative impact of the proposed allocations would result in a reduction in land for open space	The proposed allocations would result in a reduction in land for allotments in Epping parish (c. 0.64ha). Opportunities for re-provision should be explored. There is not an existing deficit or forecast loss in other types of assessed open space.		
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.			
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.			
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure	In particular, SR-0208 and SR-0132Ci could link ecological assets with the settlement and SR-0071 could enhance the public rights of way network. Re-development of SR-0556 would result in the loss of woodland open space.		
3.5 Cumulative impact on sewage treatment work capacity	0	No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructure Delivery Plan			
3.6 Cumulative impact on Central Line capacity	0	The proposed allocations in this settlement are expected to result in a minor increase in the expected forecast peak use of the Central Line stations within Epping Forest District, which will not affect the capacity of these stations			
			© Arin		

Site Reference: SR-0208 Epping Settlement:

Address: Theydon Place, Epping

Fallow fields and paddocks Notes:

Land type: High performing Green Belt adjacent to a settlement

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No SR-0208 P1 Epping Forest District Council

Indicative Site Capacity Assessment

No amendment made to site boundary. Site boundary amendment:

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy 0.01

constraints (ha):

Southern half of the site constrained by a Local Wildlife Site. A BAP habitat is also located on the south-eastern quarter of the site. On-site non-major policy constraints:

Area of site subject to non-major policy $_{3.9}$ constraints (ha):

Unconstrained site area (ha): 2.03

Establishing indicative baseline density

Site located in: Town Site setting is: Other No Site is near a commuter hub: Indicative baseline density (dph): 45 Indicative baseline yield (units): 91

Refining the indicative site density

Identified density constraints: BAP Habitats, LoWS, TPOs

Constraints density adjustment: (dph): 36

Justification for adjustment:

Buffer likely to be required to mitigate impact on BAP habitat and LoWS. Clusters and single TPOs located on-site, which may affect site layout. Density reduced for these constraints. Effect on Epping Forest not likely

to affect capacity further.

No adjustment made for local setting. Local setting:

Local setting density adjustment: (dph): 36 Incorporate mixed use development: Site proposed for solely residential use.

Mixed use density adjustment: 0% (dph): 36 Gross to net adjustment: (dph): 32.4

Existing on-site development or commitments (units):

3.6 Cumulative impact on Central Line capacity

Availability and Achievability A	-		
Criteria		Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership	
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years	
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020	
2.1 Site marketability	(+)	Site is under option to a developer	The site freehold is owned by a housebuilder.
2.2 Site viability	(+)	No viability issues identified	
2.3 On-site and physical infrasturcture constraints	(-)	Identified on-site constraints may impact upon deliverability.	There are identified site constraints to connections to mains, sewage, electricity and gas, which could impact on the delivery of the site. No mitigation or design solutions have been identified to limit impacts.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand	
2.4b Primary schools	0	Site is located within 1km of a primary school with a current or forecast capacity deficit	
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand	
2.5b Secondary schools	0	Site is located within 1km of a secondary school with a current or forecast capacity deficit	
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.	Existing masterplans propose new public open space provision on-site as part of the development.
2.7 Health	(-)	Site is located more than 1km of a health facility (GP)	
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area	
3.1 Cumulative loss of open space in settlement	(-)	There is a current deficiency in the quantum of open space within this settlement. The cumulative impact of the proposed allocations would result in a reduction in land for open space	The proposed allocations would result in a reduction in land for allotments in Epping parish (c. 0.64ha). Opportunities for re-provision should be explored. There is not an existing deficit or forecast loss in other types of assessed open space.
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.	
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.	
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure	In particular, SR-0208 and SR-0132Ci could link ecological assets with the settlement and SR-0071 could enhance the public rights of way network. Re-development of SR-0556 would result in the loss of woodland open space.
3.5 Cumulative impact on sewage treatment work capacity	0	No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructure Delivery Plan	
		<u> </u>	

The proposed allocations in this settlement are expected to result in a minor increase in the expected forecas peak use of the Central Line stations within Epping Forest District, which will not affect the capacity of these

Site Reference: SR-0229 Settlement:

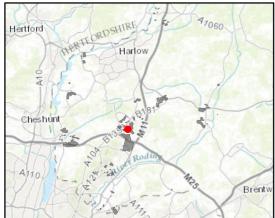
Epping LU Car Park and land adjacent to station, off Station Road, CM16 4 Address:

Car park and builder's yard Notes:

Land type: Brownfield urban site

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No SR-0229 P1 Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): 1.6 On-site major policy constraints: None

Area of site subject to major policy 0

constraints (ha):

Settlement Capacity Study indicates that London Underground parking could be re-provided through decked car parking, taking approximately On-site non-major policy constraints:

Area of site subject to non-major policy $_{
m 0.4}$ constraints (ha):

Unconstrained site area (ha): 1.2

Establishing indicative baseline density

Site located in: Town Site setting is: Other Site is near a commuter hub: Yes Indicative baseline density (dph): 67.5 Indicative baseline yield (units): 81

Refining the indicative site density

Identified density constraints: Nationally protected sites, Locally Listed Building

Constraints density adjustment: (dph): 67.5

Justification for adjustment: Urban site located some distance from Nationally Protected Sites,

therefore not likely to constrain capacity. Locally Listed Building not likely to constrain capacity. No adjustment made.

Highly accessible car park site within town, identified as an opportunity Local setting: to deliver higher densities on this site. Capacity adjusted to account for

local setting.

Local setting density adjustment: +50% (dph): 101.25

The Council's Settlement Capacity Study recommended this site incorporate employment/retail uses and assumed some 1,120sqm Incorporate mixed use development:

floorspace which equates to circa 18% of the whole site area (before non-major policy reduction for car parks). Capacity reduced ac

Mixed use density adjustment: (dph): 83.03 -18% Gross to net adjustment: (dph): 74.72 -10%

Existing on-site development or commitments (units):

Indicative net site capacity (units):

Availability and Achievability	Assessment Indicative net site capacity (units): 89			
Criteria	Score		Qualitative Assessment	
1.1 Ownership	(+)	Site is in single ownership	The Council's SLAA indicates that the site is in single ownership.	
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years	The site is currently in use as a car park. It is understood that this issue could be resolved and that the use could cease within a short timescale.	
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	The Council's SLAA suggests that there no known on-site restrictions on the site.	
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020		
2.1 Site marketability	(-)	Site is not being actively marketed		
2.2 Site viability	(+)	No viability issues identified		
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	There are no known on-site constraints which could impact upon deliverability. The site has existing connections to utilities including water, electricity and gas, and to highways infrastructure.	
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.4b Primary schools	(-)	Site is located more than 1km from a primary school		
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school		
2.6 Access to open space	0	Site is located 400-600m from existing publicly accessible open space.		
2.7 Health	(-)	Site is located more than 1km of a health facility (GP)		
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area		
3.1 Cumulative loss of open space in settlement	(-)	There is a current deficiency in the quantum of open space within this settlement. The cumulative impact of the proposed allocations would result in a reduction in land for open space	The proposed allocations would result in a reduction in land for allotments in Epping parish (c. 0.64ha). Opportunities for re-provision should be explored. There is not an existing deficit or forecast loss in other types of assessed open space.	
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.		
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.		
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure	In particular, SR-0208 and SR-0132Ci could link ecological assets with the settlement and SR-0071 could enhance the public rights of way network. Re-development of SR-0556 would result in the loss of woodland open space.	
3.5 Cumulative impact on sewage treatment work capacity	0	No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructure Delivery Plan		
3.6 Cumulative impact on Central Line capacity	0	The proposed allocations in this settlement are expected to result in a minor increase in the expected forecast peak use of the Central Line stations within Epping Forest District, which will not affect the capacity of these stations		
			© Arup	

Site Reference: SR-0333Bi Settlement: **Epping**

Address: Epping, south west area

Broad area south west of Epping between settlement, M25 and railway line Notes:

Land type: High performing Green Belt adjacent to a settlement

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0333Bi Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: Site boundary amended to remove part of site to the south of overhead power lines, to better reflect promoter's submission.

Site constraints affecting extent of developable area

Site area (ha): 10.84 On-site major policy constraints: None

Area of site subject to major policy 0

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy 0 constraints (ha):

Unconstrained site area (ha): 10.84

Establishing indicative baseline density

Site located in: Town Site setting is: Other Site is near a commuter hub: No Indicative baseline density (dph): 45 Indicative baseline yield (units): 488

Refining the indicative site density

Identified density constraints: Power Lines, Internationally Protected Site, Nationally Protected Site

Constraints density adjustment: (dph): 45

Justification for adjustment: Effects on Internationally and Nationally Protected Sites not likely to require reduction in density. Power Lines located on western edge of site and BAP habitat nearby site are not considered a constraint. No

capacity adjustment made.

Local setting: Development should be limited to the northern part of the site, of approximately 0.57 hectares. This equates to 5% of site area. Capacity

has been calculated based on this area.

Local setting density adjustment: (dph): 2.25 -95% Site proposed for solely residential use. Incorporate mixed use development:

(dph): 2.25 Mixed use density adjustment: Gross to net adjustment: (dph): 2.25

Existing on-site development or commitments (units):

Indicative net site capacity (units): 24

Availability and Achievability Assessment Criteria **Qualitative Assessment** Score Information in the Council's SLAA identifies that overlapping site SR-0069/333b is in family ownership, which indicates Site is in multiple ownership where landowners are promoting independent schemes that are not in conflict, or working collaboratively on a scheme, and there is an agreement in place between the parties 1.1 Ownership this site is also subject to multiple ownerships There are no existing uses on-site or existing uses could cease in less than two years 1.2 Existing uses Site is subject to restrictions but agreement in place or being negotiated to overcome them, or not judged to be a A public footpath runs along the northern and eastern boundaries of the site, but it is judged that this would not 1.3 On-site restrictions 0 Site expected to be available between 2016 and 2020 1.4 Site availability Site is being actively marketed for development or enquiries have been received from a developed 2.1 Site marketability 0 No viability issues identified 2.2 Site viability There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability 2.3 On-site and physical infrasturcture constraints Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.4a Primary schools (Planning area) Site is located within 1km of a primary school with a current or forecast capacity deficit 2.4b Primary schools Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.5a Secondary schools (Planning area) Site is located more than 1km from a secondary school 2.5b Secondary schools Site is located 400-600m from existing publicly accessible open space 0 2.6 Access to open space Site is located more than 1km of a health facility (GP) 2.7 Health None of the site is located within a minerals safeguarding area 2.8 Impact on mineral deposits The proposed allocations would result in a reduction in land for allotments in Epping parish (c. 0.64ha). Opportunitie for re-provision should be explored. There is not an existing deficit or forecast loss in other types of assessed oper here is a current deficiency in the quantum of open space within this settlement. The cumulative impact of the 3.1 Cumulative loss of open space in settlement roposed allocations would result in a reduction in land for open space he proposed allocations in the settlement would lead to a shortage of current primary school places in the 3.2 Cumulative impact on primary school Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a (Planning area) ew site. he proposed allocations in the settlement would lead to a shortage of current secondary school places in the 3.3 Cumulative impact on secondary schools Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a (Planning area) ew site. In particular, SR-0208 and SR-0132Ci could link ecological assets with the settlement and SR-0071 could enhance the public rights of way network. Re-development of SR-0556 would result in the loss of woodland open space. The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there 3.4 Cumulative impact on the green infrastructure s likely to be some loss of green infrastructure No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructur 3.5 Cumulative impact on sewage treatment work Delivery Plan capacity The proposed allocations in this settlement are expected to result in a minor increase in the expected forecas beak use of the Central Line stations within Epping Forest District, which will not affect the capacity of these 3.6 Cumulative impact on Central Line capacity

Site Reference: SR-0334
Settlement: Epping

Address: Epping, north west area

Notes: Broad area north west of Epping

Land type: Medium performing Green Belt adjacent to a settlement

Primary use: Housing





Colient Epping Forest District Council Job Title Epping Forest District Local Plan Drawing Status Issue Drawing No SR-0334 ARUP Epping Forest District Council www.appingforestde.gov.uk Distri

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): 16.44
On-site major policy constraints: None

Area of site subject to major policy 0

constraints (ha):

On-site non-major policy constraints:

The southwest and centre of site are constrained by a BAP habitat and Local Wildlife Site. A BAP protected specie has been recorded on the

Area of site subject to non-major policy 9.35

constraints (ha):

Unconstrained site area (ha): 7.08

Establishing indicative baseline density

Site located in:TownSite setting is:OtherSite is near a commuter hub:NoIndicative baseline density (dph):45Indicative baseline yield (units):319

Refining the indicative site density

Identified density constraints: Ancient/Veteran Trees outside of Ancient Woodland, LoWS, BAP

habitat, Conservation Area

Constraints density adjustment: -10% (dph): 40.5

Justification for adjustment: LoWS and BAP Habitats likely to require reduction in capacity in order to provide adequate buffer. Potential impact on Conservation Area and

to provide adequate buffer. Potential impact on Conservation Area and Veteran Trees on site, however not likely to further constrain capacity at

this density.

Local setting: No adjustment made for local setting.

Local setting density adjustment: 0% (dph): 40.5

Incorporate mixed use development: Site proposed for solely residential use.

Mixed use density adjustment: 0% (dph): 40.5 Gross to net adjustment: -20% (dph): 32.4

Existing on-site development or commitments (units):

Indicative net site capacity (units): 230

Availability and Achievability Accessmen

Availability and Achievability As		sessment Indicative net site capacity (units): 230			
Criteria		Score	Qualitative Assessment		
1.1 Ownership	(-)	Site ownership is unknown or is in multiple ownership and the other owners are either unknown, oppose the development or are promoting another conflicting scheme	An enquiry from the land registry returned multiple titles but no information on ownership for the main portion of the site.		
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown	An enquiry from the land registry returned no information on ownership for the main portion of the site and there is no known timescale for existing on-site uses to cease.		
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions			
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown	The availability of the site is unknown.		
2.1 Site marketability	(-)	Site is not being actively marketed	An enquiry from the land registry returned no information on ownership for the main portion of the site and the site has not previously been put forward for development.		
2.2 Site viability	(+)	No viability issues identified			
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	No data is held on on-site constraints.		
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand			
2.4b Primary schools	0	Site is located within 1km of a primary school with a current or forecast capacity deficit			
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand			
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school			
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.			
2.7 Health	(-)	Site is located more than 1km of a health facility (GP)			
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area			
3.1 Cumulative loss of open space in settlement	0	The site has not been included in the assessment as it is not proposed for allocation			
3.2 Cumulative impact on primary school (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation			
3.3 Cumulative impact on secondary schools (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation			
3.4 Cumulative impact on the green infrastructure	0	The site has not been included in the assessment as it is not proposed for allocation			
3.5 Cumulative impact on sewage treatment work capacity	0	The site has not been included in the assessment as it is not proposed for allocation			
3.6 Cumulative impact on Central Line capacity	0	The site has not been included in the assessment as it is not proposed for allocation			

Site Reference: SR-0343 Settlement: Epping

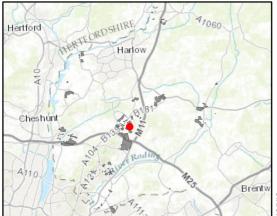
Address: Land east of Garnon Cottage, Bower Hill, Epping

Notes: Agricultural field

Land type: Medium performing Green Belt adjacent to a settlement

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0343 Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints: A small part of the north of the site is constrained by BAP habitat.

Area of site subject to non-major policy $_{0.09}$ constraints (ha):

Unconstrained site area (ha): 8.2

Establishing indicative baseline density

Site located in: Town Site setting is: Other Site is near a commuter hub: No Indicative baseline density (dph): 45 Indicative baseline yield (units): 369

Refining the indicative site density

Identified density constraints: No constraints

Constraints density adjustment: (dph): 45

No constraints affecting site capacity identified. No adjustment made. Justification for adjustment:

Local setting: No adjustment made for local setting.

Local setting density adjustment: (dph): 45 Site proposed for solely residential use. Incorporate mixed use development:

Mixed use density adjustment: (**dph**): 45 0% Gross to net adjustment: (**dph**): 36

Availability and Achievability Asso		sessment Indicative net site capacity (units): 295			
Criteria		Score	Qualitative Assessment		
1.1 Ownership	(-)	Site ownership is unknown or is in multiple ownership and the other owners are either unknown, oppose the development or are promoting another conflicting scheme	An enquiry through the Land Registry returned no titles for the site and the owner is unknown.		
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years	Based on a desk-top review of site characteristics, the site is currently open agricultural land. It is judged that this would not preclude the site coming forward for development.		
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	No data is held on on-site restrictions.		
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown	An enquiry through the Land Registry did not confirm the owner of the site, thus its availability is unknown.		
2.1 Site marketability	(-)	Site is not being actively marketed	An enquiry through the Land Registry did not confirm the owner of the site, thus it is assumed that it has not been marketed.		
2.2 Site viability	(+)	No viability issues identified			
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	No data is held on on-site restrictions.		
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand			
2.4b Primary schools	(-)	Site is located more than 1km from a primary school			
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand			
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school			
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.			
2.7 Health	(-)	Site is located more than 1km of a health facility (GP)			
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area			
3.1 Cumulative loss of open space in settlement	0	The site has not been included in the assessment as it is not proposed for allocation			
3.2 Cumulative impact on primary school (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation			
3.3 Cumulative impact on secondary schools (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation			
3.4 Cumulative impact on the green infrastructure	0	The site has not been included in the assessment as it is not proposed for allocation			
3.5 Cumulative impact on sewage treatment work capacity	0	The site has not been included in the assessment as it is not proposed for allocation			
3.6 Cumulative impact on Central Line capacity	0	The site has not been included in the assessment as it is not proposed for allocation			
			<u> </u>		

Site Reference: SR-0345 Settlement: Epping

Address: Coniston Court, Bower Hill, Epping, CM16 7BH

Notes: Existing residential development

Land type: Brownfield urban site

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No SR-0345 P1 Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy $_{\mathrm{0}}$ constraints (ha):

Unconstrained site area (ha): 0.4

Establishing indicative baseline density

Site located in: Town Site setting is: Other Site is near a commuter hub: Yes Indicative baseline density (dph): 67.5 Indicative baseline yield (units): 27

Refining the indicative site density

Identified density constraints: TPOs

Constraints density adjustment: (dph): 67.5

Justification for adjustment:

There is one TPO on-site, which is likely to be incorporated within site layout without reduction in capacity required. No adjustments made.

No adjustment made for local setting. Local setting:

(dph): 67.5 Local setting density adjustment:

Incorporate mixed use development: Site proposed for solely residential use.

Mixed use density adjustment: (dph): 67.5 0% Gross to net adjustment: (dph): 67.5

Availability and Achievability	Assess	Indicative net site capacity (units): 19			
Criteria		Score	Qualitative Assessment		
1.1 Ownership	(-)	Site ownership is unknown or is in multiple ownership and the other owners are either unknown, oppose the development or are promoting another conflicting scheme	Information from the Council's SLAA suggests that the site has a complex ownership pattern. It is a private residential development in multiple ownership.		
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown	Information from the Council's SLAA indicates that there is no prospect for existing private residential uses to cease within the plan period.		
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	No data is held on on-site restrictions.		
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown	Information from the Council's SLAA suggests that the site is unlikely to be available during the plan period.		
2.1 Site marketability	(-)	Site is not being actively marketed	As the site is currently in active residential use, across multiple ownership, it is assumed that the site has not been marketed.		
2.2 Site viability	(+)	No viability issues identified			
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	No data is held on on-site constraints.		
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand			
2.4b Primary schools	(-)	Site is located more than 1km from a primary school			
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand			
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school			
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.			
2.7 Health	0	Site is located within 1km of a health facility (GP) with a patient list size that exceeds recommended GP/patient ratio			
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area			
3.1 Cumulative loss of open space in settlement	0	The site has not been included in the assessment as it is not proposed for allocation			
3.2 Cumulative impact on primary school (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation			
3.3 Cumulative impact on secondary schools (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation			
3.4 Cumulative impact on the green infrastructure	0	The site has not been included in the assessment as it is not proposed for allocation			
3.5 Cumulative impact on sewage treatment work capacity	0	The site has not been included in the assessment as it is not proposed for allocation			
3.6 Cumulative impact on Central Line capacity	0	The site has not been included in the assessment as it is not proposed for allocation			
,					

Site Reference: SR-0347 Settlement: Epping

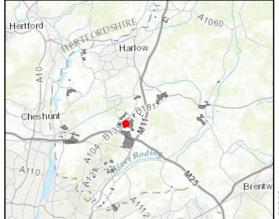
Address: Epping Sports Centre, Nicholl Road

Notes: Existing sports centre building and car park

Land type: Brownfield urban site

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0347 Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy $_{\mathrm{0}}$ constraints (ha):

Unconstrained site area (ha): 0.43

Establishing indicative baseline density

Site located in: Town Site setting is: Town Centre Site is near a commuter hub: Yes Indicative baseline density (dph): 101.25 Indicative baseline yield (units): 44

Refining the indicative site density

Identified density constraints: TPOs, Conservation Area

Constraints density adjustment: (dph): 101.25

Site adjacent to Conservation Area although no historic or visual links to town centre identified. Clusters of TPOs on site boundary; could be accommodated through sensitive layout. No capacity adjustment made. Justification for adjustment:

No adjustment made for local setting. Local setting:

Local setting density adjustment: (dph): 101.25

Incorporate mixed use development: Site proposed for solely residential use.

Mixed use density adjustment: (dph): 101.25 0% Gross to net adjustment: (dph): 101.25

Existing on-site development or commitments (units):

Indicative net site capacity (units):

wailability and Achievability Assessment <u>Indicative net s</u>			e capacity (units): 44
Criteria	Criteria Score		Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership	
1.2 Existing uses	0	Existing uses on-site which could cease between two and 10 years	Would require re-location of leisure centre from Epping to North Weald Bassett. This is estimated to take between two and five years.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	The promoter has confirmed that there are no on-site restrictions.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020	
2.1 Site marketability	(+)	Site is under option to a developer	
2.2 Site viability	(+)	No viability issues identified	
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	There are no known on-site constraints which would impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand	
2.4b Primary schools	0	Site is located within 1km of a primary school with a current or forecast capacity deficit	
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand	
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school	
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.	
2.7 Health	0	Site is located within 1km of a health facility (GP) with a patient list size that exceeds recommended GP/patient ratio	
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area	
3.1 Cumulative loss of open space in settlement	(-)	There is a current deficiency in the quantum of open space within this settlement. The cumulative impact of the proposed allocations would result in a reduction in land for open space	The proposed allocations would result in a reduction in land for allotments in Epping parish (c. 0.64ha). Opportunities for re-provision should be explored. There is not an existing deficit or forecast loss in other types of assessed open space.
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.	
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.	
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure	In particular, SR-0208 and SR-0132Ci could link ecological assets with the settlement and SR-0071 could enhance the public rights of way network. Re-development of SR-0556 would result in the loss of woodland open space.
3.5 Cumulative impact on sewage treatment work capacity	0	No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructure Delivery Plan	
3.6 Cumulative impact on Central Line capacity	0	The proposed allocations in this settlement are expected to result in a minor increase in the expected forecast peak use of the Central Line stations within Epping Forest District, which will not affect the capacity of these stations	

Site Reference: SR-0348 Settlement: Epping

Address: Cottis Lane Car Park

Pay and Display car park Notes:

Land type: Brownfield urban site

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No SR-0348 P1 Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

Local setting:

Settlement Capacity Study indicates SR-0348 will be intensified to provide additional parking (equal to 57% of total both site areas). It is On-site non-major policy constraints:

Area of site subject to non-major policy $_{0.11}$ constraints (ha):

Unconstrained site area (ha): 0.45

Establishing indicative baseline density

Site located in: Town Site setting is: Town Centre Site is near a commuter hub: Yes Indicative baseline density (dph): 101.25 Indicative baseline yield (units): 45

Refining the indicative site density

Identified density constraints: Conservation Area, Listed Buildings

Constraints density adjustment: (dph): 101.25

Justification for adjustment: Impact on setting of Conservation Area and Grade II* Listed Building

likely to limit capacity of the site to four storeys. Given the proposed density this is not considered a constraint so no adjustment made to

Car park sites were generally identified in the Settlement Capacity

Study as being suitable for higher densities. Given baseline, density increased marginally having regard to nearby heritage assets.

Local setting density adjustment: (dph): 121.5 +20% Incorporate mixed use development: Site proposed for solely residential use.

Mixed use density adjustment: 0% (dph): 121.5 Gross to net adjustment: (dph): 121.5

Existing on-site development or commitments (units):

Indicative net site capacity (units):

Availability and Achievability Assessment <u>Indicative net site capacity (units)</u> : 54			
Criteria		Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership	The site is owned by Epping Forest District Council.
1.2 Existing uses	0	Existing uses on-site which could cease between two and 10 years	The promoter has confirmed that the on-site car parking use would cease within the next five years.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	The Council has confirmed that there are no on-site restrictions on the site.
1.4 Site availability	0	Site expected to be available between 2021 and 2025	
2.1 Site marketability	(-)	Site is not being actively marketed	
2.2 Site viability	(+)	No viability issues identified	
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand	
2.4b Primary schools	0	Site is located within 1km of a primary school with a current or forecast capacity deficit	
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand	
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school	
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.	
2.7 Health	0	Site is located within 1km of a health facility (GP) with a patient list size that exceeds recommended GP/patient ratio	
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area	
3.1 Cumulative loss of open space in settlement	(-)	There is a current deficiency in the quantum of open space within this settlement. The cumulative impact of the proposed allocations would result in a reduction in land for open space	The proposed allocations would result in a reduction in land for allotments in Epping parish (circa 0.64ha). Opportunities for re-provision should be explored. There is not an existing deficit or forecast loss in other types of assessed open space.
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.	
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.	
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure	In particular, SR-0208 and SR-0132Ci could link ecological assets with the settlement and SR-0071 could enhance the public rights of way network. Re-development of SR-0556 would result in the loss of woodland open space.
3.5 Cumulative impact on sewage treatment work capacity	0	No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructure Delivery Plan	
3.6 Cumulative impact on Central Line capacity	0	The proposed allocations in this settlement are expected to result in a minor increase in the expected forecast peak use of the Central Line stations within Epping Forest District, which will not affect the capacity of these stations	
	•		©Arup

Site Reference: SR-0349 Settlement: **Epping**

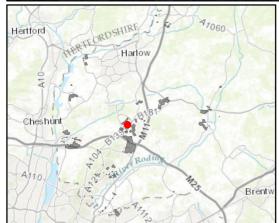
Address: Bakers Lane Car Park, Bakers Lane

Pay and Display car park Notes:

Land type: Brownfield urban site

Primary use:





3.6 Cumulative impact on Central Line capacity

Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0349 Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy 0

constraints (ha):

constraints (ha):

Local setting:

Settlement Capacity Study indicates SR-0348 will be intensified to provide additional parking (equal to 57% of total both site areas). It is On-site non-major policy constraints:

Area of site subject to non-major policy $_{0.08}$

Unconstrained site area (ha): 0.33

Establishing indicative baseline density

Site located in: Town Site setting is: Town Centre Site is near a commuter hub: Yes Indicative baseline density (dph): 101.25 Indicative baseline yield (units): 34

Refining the indicative site density

Identified density constraints: Conservation Area, Listed Buildings

Constraints density adjustment: (dph): 101.25

Justification for adjustment: Impact on setting of Conservation Area and Grade II* Listed Building

likely to limit capacity of the site to four storeys. Given the proposed density this is not considered a constraint so no adjustment made to

Car park sites were generally identified in the Settlement Capacity

Study as being suitable for higher densities. Given baseline, density increased marginally having regard to nearby heritage assets.

Local setting density adjustment: +20% (dph): 121.5 Site proposed for solely residential use. Incorporate mixed use development:

Mixed use density adjustment: (dph): 121.5 0% Gross to net adjustment: (dph): 121.5

Existing on-site development or commitments (units):

Indicative net site capacity (units):

Availability and Achievability Assessment Criteria Score **Qualitative Assessment** The site is owned by Epping Forest District Council. Site is in single ownership 1.1 Ownership Existing uses on-site which could cease between two and 10 years The promoter has confirmed that the on-site car parking use would cease within the next five years. 1.2 Existing uses The Council has confirmed that there are no on-site restrictions on the site Site is not subject to any known restrictions 1.3 On-site restrictions Site expected to be available between 2021 and 2025 1.4 Site availability 0 Site is not being actively marketed 2.1 Site marketability No viability issues identified 2.2 Site viability There are no known on-site constraints which would impact upon deliverability 2.3 On-site and physical infrasturcture constraints Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.4a Primary schools (Planning area) Site is located within 1km of a primary school with a current or forecast capacity deficit 2.4b Primary schools Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.5a Secondary schools (Planning area) Site is located more than 1km from a secondary school 2.5b Secondary schools Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open 2.6 Access to open space space provision as part of the development Site is located within 1km of a health facility (GP) with a patient list size that exceeds recommended GP/patien 2.7 Health 0 None of the site is located within a minerals safeguarding area 2.8 Impact on mineral deposits The proposed allocations would result in a reduction in land for allotments in Epping parish (circa 0.64ha). Opportunities for re-provision should be explored. There is not an existing deficit or forecast loss in other types of here is a current deficiency in the quantum of open space within this settlement. The cumulative impact of the 3.1 Cumulative loss of open space in settlement roposed allocations would result in a reduction in land for open space sessed open space he proposed allocations in the settlement would lead to a shortage of current primary school places in the 3.2 Cumulative impact on primary school Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a (Planning area) ew site. he proposed allocations in the settlement would lead to a shortage of current secondary school places in the 3.3 Cumulative impact on secondary schools Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a (Planning area) ew site. In particular, SR-0208 and SR-0132Ci could link ecological assets with the settlement and SR-0071 could enhance the public rights of way network. Re-development of SR-0556 would result in the loss of woodland open space. The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there 3.4 Cumulative impact on the green infrastructure s likely to be some loss of green infrastructure No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructur 3.5 Cumulative impact on sewage treatment work Delivery Plan capacity

The proposed allocations in this settlement are expected to result in a minor increase in the expected forecas beak use of the Central Line stations within Epping Forest District, which will not affect the capacity of these

Site Reference: SR-0445 Settlement: Epping

Greenacres, Ivy Chimneys Road, Epping, Essex, CM16 4EL Address:

Includes a dwelling but mainly grazing land. Notes:

Land type: High performing Green Belt adjacent to a settlement

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0445 Epping Forest District Council

Indicative Site Capacity Assessment

No amendment made to site boundary. Site boundary amendment:

Site constraints affecting extent of developable area

Site area (ha): 1.2 On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

The southern boundary of the site is constrained by a BAP habitat. On-site non-major policy constraints:

Area of site subject to non-major policy $_{0.01}$ constraints (ha):

Unconstrained site area (ha): 1.2

Establishing indicative baseline density

Site located in: Town Site setting is: Other No Site is near a commuter hub: Indicative baseline density (dph): 45 Indicative baseline yield (units): 54

Refining the indicative site density

Identified density constraints: Nationally Protected Sites, Power Lines

Constraints density adjustment: (dph): 45

Justification for adjustment: Identified constraints not likely to constrain capacity. No capacity

Predominant urban form in this part of Epping focuses development Local setting:

along the road. Considered undesirable to create 'backlands' development, therefore density is reduced to reflect this.

(dph): 22.5 Local setting density adjustment: -50% Incorporate mixed use development: Site proposed for solely residential use.

Mixed use density adjustment: 0% (dph): 22.5 Gross to net adjustment: (dph): 20.25

Existing on-site development or commitments (units):

Indicative net site capacity (units): Availability and Achievability Accessment

Criteria		Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership	
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years	
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	Information from the Council's SLAA suggests that there are no known legal or ownership problems, ransom strips operational requirements which would prevent the site coming forward for development.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020	
2.1 Site marketability	(-)	Site is not being actively marketed	
2.2 Site viability	(+)	No viability issues identified	
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand	
2.4b Primary schools	0	Site is located within 1km of a primary school with a current or forecast capacity deficit	
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand	
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school	
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.	
2.7 Health	(-)	Site is located more than 1km of a health facility (GP)	
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area	
3.1 Cumulative loss of open space in settlement	(-)	There is a current deficiency in the quantum of open space within this settlement. The cumulative impact of the proposed allocations would result in a reduction in land for open space	The proposed allocations would result in a reduction in land for allotments in Epping parish (c. 0.64ha). Opportunition re-provision should be explored. There is not an existing deficit or forecast loss in other types of assessed oper space.
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.	
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.	
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure	In particular, SR-0208 and SR-0132Ci could link ecological assets with the settlement and SR-0071 could enhance the public rights of way network. Re-development of SR-0556 would result in the loss of woodland open space.
3.5 Cumulative impact on sewage treatment work capacity	0	No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructure Delivery Plan	
3.6 Cumulative impact on Central Line capacity	0	The proposed allocations in this settlement are expected to result in a minor increase in the expected forecast peak use of the Central Line stations within Epping Forest District, which will not affect the capacity of these stations	

Site Reference: SR-0555 Settlement: **Epping**

Address: St Margaret's Hospital Site

Notes: St Margaret's hospital complex, including several hospital buildings and associated parking.

Land type: Previously developed Green Belt

Primary use:





Availability and Achievability Assessment

Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0555 Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy 0.02

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy 0 constraints (ha):

Unconstrained site area (ha): 5.62

Establishing indicative baseline density

Site located in: Town Site setting is: Other Site is near a commuter hub: No Indicative baseline density (dph): 45 Indicative baseline yield (units): 253

Refining the indicative site density

Nationally Protected Site, Ancient Woodland, Ancient/Veteran Trees outside Ancient Woodland, TPOs, Listed Building Identified density constraints:

Constraints density adjustment: (dph): 42.75

Justification for adjustment: Capacity reduced to account for retention of Listed Building. Impact on

Nationally Protected Sites and Ancient Woodland not likely to constrain development due to site already being developed. Affected by TPO area in east of site and Veteran Tree

Local setting: No adjustment made for local setting.

Local setting density adjustment: (dph): 42.75

The Council's Settlement Capacity Study recommended this site incorporate employment/retail uses and assumed some 290sqm of Incorporate mixed use development:

employment space, which equates to circa 6% of the site area. The

capacity has been reduced accordingly.

Mixed use density adjustment: -6% (dph): 40.19 Gross to net adjustment: -20% (dph): 32.15

Existing on-site development or commitments (units):

Indicative net site capacity (units):

Criteria Score **Qualitative Assessment** Site is in single ownership 1.1 Ownership Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is Based on a desk-top review of site characteristics the existing land use is as a hospital, and the Council's SLAA does 1.2 Existing uses ot indicate the anticipated timescale for on-site uses to cease No data is held on on-site restrictions Site is not subject to any known restrictions 1.3 On-site restrictions Site not expected to be available until at least 2026 or site availability is unknown The availability of the site is unknown. 1.4 Site availability Site is not being actively marketed As the position on the site is unknown following the survey, it is assumed that the site is not being actively marketed. 2.1 Site marketability No viability issues identified 2.2 Site viability There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability 2.3 On-site and physical infrasturcture constraints Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.4a Primary schools (Planning area) Site is located more than 1km from a primary school 2.4b Primary schools Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.5a Secondary schools (Planning area) Site is located more than 1km from a secondary school 2.5b Secondary schools Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site ope 2.6 Access to open space space provision as part of the development Site is located within 1km of a health facility (GP) with capacity to take on new patients 2.7 Health None of the site is located within a minerals safeguarding area 2.8 Impact on mineral deposits The proposed allocations would result in a reduction in land for allotments in Epping parish (c. 0.64ha). Opportunitie for re-provision should be explored. There is not an existing deficit or forecast loss in other types of assessed oper here is a current deficiency in the quantum of open space within this settlement. The cumulative impact of the 3.1 Cumulative loss of open space in settlement roposed allocations would result in a reduction in land for open space The proposed allocations in the settlement would lead to a shortage of current primary school places in the 3.2 Cumulative impact on primary school Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a (Planning area) ew site. The proposed allocations in the settlement would lead to a shortage of current secondary school places in the 3.3 Cumulative impact on secondary schools Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a (Planning area) ew site. In particular, SR-0208 and SR-0132Ci could link ecological assets with the settlement and SR-0071 could enhance the public rights of way network. Re-development of SR-0556 would result in the loss of woodland open space. The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there 3.4 Cumulative impact on the green infrastructure s likely to be some loss of green infrastructure No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructur 3.5 Cumulative impact on sewage treatment work Delivery Plan capacity The proposed allocations in this settlement are expected to result in a minor increase in the expected forecas beak use of the Central Line stations within Epping Forest District, which will not affect the capacity of these 3.6 Cumulative impact on Central Line capacity

Site Reference: SR-0556 Settlement: **Epping**

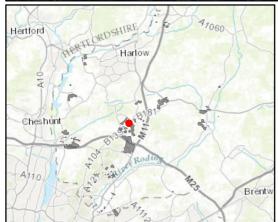
Address: Civic Offices, High Street, Epping.

Notes: EFDC Council offices, including car parking

Land type: Brownfield urban site

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0556 Epping Forest District Council

Score

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy 0

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy 0 constraints (ha):

Unconstrained site area (ha): 1.26

Establishing indicative baseline density

Site located in: Town Site setting is: Town Centre

Site is near a commuter hub: Indicative baseline density (dph): 67.5 Indicative baseline yield (units): 85

Refining the indicative site density

Identified density constraints: Nationally Protected Sites, Conservation Area, Listed Building

No

Constraints density adjustment: (dph): 67.5

Justification for adjustment: Existing development located within town centre. Capacity not likely to

be constrained by Nationally Protected Sites. Proposed density will likely allow for sensitive design to mitigate any impact on the Conservation Area or Listed Buildings.

Development should be limited to western part of the site reflecting the Local setting: Council's emerging proposals for the site. This equates to approximately

50% of the site area

Qualitative Assessment

Local setting density adjustment: (dph): 33.75

It is anticipated that some retail is provided at ground floor frontage, however the provision of retail is not likely to materially change the Incorporate mixed use development:

residential capacity of the site, therefore not adjustment made.

Mixed use density adjustment: (dph): 33.75 0% Gross to net adjustment: (dph): 33.75

Existing on-site development or commitments (units):

Indicative net site capacity (units):

Availability and Achievability Assessment

Criteria

3.4 Cumulative impact on the green infrastructure

1.1 Ownership	(+)	Site is in single ownership	
1.2 Existing uses	0		The eastern part of the site will remain in use. Existing office uses on the western part of the site will cease within 5 years.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	The promoter has confirmed that there are no on-site restrictions.
1.4 Site availability	(+)	Site expected to be available between 2021 and 2025	
2.1 Site marketability	(-)	Site is not being actively marketed	The promoter has confirmed that the site has not been actively marketed.

No viability issues identified 2.2 Site viability There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability 2.3 On-site and physical infrasturcture constraints Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.4a Primary schools (Planning area) Site is located more than 1km from a primary school 2.4b Primary schools Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.5a Secondary schools (Planning area) Site is located more than 1km from a secondary school 2.5b Secondary schools Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site ope 2.6 Access to open space space provision as part of the development Site is located within 1km of a health facility (GP) with capacity to take on new patients 2.7 Health

2.8 Impact on mineral deposits The proposed allocations would result in a reduction in land for allotments in Epping parish (c. 0.64ha). Opportunities for re-provision should be explored. There is not an existing deficit or forecast loss in other types of assessed oper here is a current deficiency in the quantum of open space within this settlement. The cumulative impact of the 3.1 Cumulative loss of open space in settlement proposed allocations would result in a reduction in land for open space he proposed allocations in the settlement would lead to a shortage of current primary school places in the 3.2 Cumulative impact on primary school

Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a (Planning area) ew site. he proposed allocations in the settlement would lead to a shortage of current secondary school places in the 3.3 Cumulative impact on secondary schools Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a (Planning area)

None of the site is located within a minerals safeguarding area

ew site. In particular, SR-0208 and SR-0132Ci could link ecological assets with the settlement and SR-0071 could enhance the public rights of way network. Re-development of SR-0556 would result in the loss of woodland open space. The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there

No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructur 3.5 Cumulative impact on sewage treatment work Delivery Plan capacity The proposed allocations in this settlement are expected to result in a minor increase in the expected forecas beak use of the Central Line stations within Epping Forest District, which will not affect the capacity of these 3.6 Cumulative impact on Central Line capacity

s likely to be some loss of green infrastructure

Site Reference: SR-0587
Settlement: Epping

Address: Epping Sanitary Steam and Laundry co. Ltd, 17 Bower Vale, Epping , Essex, CM16 7AS

Notes: Four blocks of existing flats and associated landscaping and access.

Land type: Brownfield urban site

Primary use: Housing





Epping Forest District Council Job Title Epping Forest District Local Plan Drawing Status Issue Drawing No SR-0587 P1 ARUP Epping Forest District Council vew.appingforest&c.gov.uh Contains OS data © Crown copyright and database right (2016) Sources: Ent. Hafter, DeLorme, Intermap, porement P. Copp., GEBCO, USGS, FAO, NPS, NRCAN, Geoßase.

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): 0.4
On-site major policy constraints: None

Area of site subject to major policy 0

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy $_{\rm 0}$ constraints (ha):

Unconstrained site area (ha): 0.4

Establishing indicative baseline density

Site located in:TownSite setting is:OtherSite is near a commuter hub:YesIndicative baseline density (dph):67.5Indicative baseline yield (units):27

Refining the indicative site density

Identified density constraints: No constraints

Constraints density adjustment: 0% (dph): 67.5

Justification for adjustment: No constraints affecting site capacity identified. No adjustment made.

Local setting: Site layout would constrain developable capacity of site. Adjustment

made to account for layout constraint.

Local setting density adjustment: -20% (dph): 54
Incorporate mixed use development: Site proposed for solely residential use.

Mixed use density adjustment: 0% (dph): 54 Gross to net adjustment: 0% (dph): 54

Existing on-site development or commitments (units): $\begin{picture}(60,0) \put(0,0){\line(0,0){100}} \put(0,0){\line(0,0){$

Indicative net site capacity (units): 22

Availability and Achievability	Assessment Indicative net site capacity (units): 22			
Criteria	Score		Qualitative Assessment	
1.1 Ownership	(+)	Site is in single ownership		
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years		
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions		
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020		
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer		
2.2 Site viability	(+)	No viability issues identified		
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	There are no known on-site constraints which would impact upon deliverability.	
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.4b Primary schools	(-)	Site is located more than 1km from a primary school		
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school		
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.		
2.7 Health	(-)	Site is located more than 1km of a health facility (GP)		
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area		
3.1 Cumulative loss of open space in settlement	(-)	There is a current deficiency in the quantum of open space within this settlement. The cumulative impact of the proposed allocations would result in a reduction in land for open space	The proposed allocations would result in a reduction in land for allotments in Epping parish (c. 0.64ha). Opportunities for re-provision should be explored. There is not an existing deficit or forecast loss in other types of assessed oper space.	
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.		
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.		
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure	In particular, SR-0208 and SR-0132Ci could link ecological assets with the settlement and SR-0071 could enhance the public rights of way network. Re-development of SR-0556 would result in the loss of woodland open space.	
3.5 Cumulative impact on sewage treatment work capacity	0	No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructure Delivery Plan		
3.6 Cumulative impact on Central Line capacity	0	The proposed allocations in this settlement are expected to result in a minor increase in the expected forecast peak use of the Central Line stations within Epping Forest District, which will not affect the capacity of these stations		

Site Reference: SR-0827
Settlement: Epping

Address: Industrial site north of Bower Terrace, Epping, Essex

Notes: Development site constructing one residential unit. Previously a field.

Land type: Brownfield urban site

Primary use: Housing





Colient Epping Forest District Council Job Title Epping Forest District Local Plan Drawing Status Issue Drawing No SR-0827 ARUP Epping Forest District Council www.appingforestde.gov.uk Distr

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): 0.46
On-site major policy constraints: None

Area of site subject to major policy 0

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy ocnstraints (ha):

Unconstrained site area (ha): 0.46

Establishing indicative baseline density

Site located in:TownSite setting is:OtherSite is near a commuter hub:YesIndicative baseline density (dph):67.5Indicative baseline yield (units):31

Refining the indicative site density

Identified density constraints: TPOs

Constraints density adjustment: 0% (dph): 67.5

Justification for adjustment: TPOs not likely to constraint capacity. No capacity adjustment made.

Local setting: No adjustment made for local setting.

Local setting density adjustment: 0% (dph): 67.5

Incorporate mixed use development: Site proposed for solely residential use.

Mixed use density adjustment: 0% (dph): 67.5 Gross to net adjustment: 0% (dph): 67.5

Existing on-site development or commitments (units):

Indicative net site capacity (units): 30

Availability and Achievability A	Assess	sessment Indicative net site capacity (units): 30			
Criteria		Score	Qualitative Assessment		
1.1 Ownership	(-)	Site ownership is unknown or is in multiple ownership and the other owners are either unknown, oppose the development or are promoting another conflicting scheme	A enquiry through the Land Registry has confirmed that the site has a complex ownership pattern, with a large number of titles returned for a small area.		
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown	Based on a desk-top review of site characteristics, the site is an industrial site. An enquiry through the Land Registry returned a large number of titles across a small site, and the timescale for these uses to cease is unknown.		
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	No data is held on on-site restrictions.		
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown	The availability of the site is unknown.		
2.1 Site marketability	(-)	Site is not being actively marketed	An enquiry through the Land Registry returned a large number of titles across a small site and it is assumed that the site is not being marketed.		
2.2 Site viability	(+)	No viability issues identified			
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	No data is held on on-site constraints.		
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand			
2.4b Primary schools	(-)	Site is located more than 1km from a primary school			
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand			
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school			
2.6 Access to open space	0	Site is located 400-600m from existing publicly accessible open space.			
2.7 Health	(-)	Site is located more than 1km of a health facility (GP)			
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area			
3.1 Cumulative loss of open space in settlement	0	The site has not been included in the assessment as it is not proposed for allocation			
3.2 Cumulative impact on primary school (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation			
3.3 Cumulative impact on secondary schools (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation			
3.4 Cumulative impact on the green infrastructure	0	The site has not been included in the assessment as it is not proposed for allocation			
3.5 Cumulative impact on sewage treatment work capacity	0	The site has not been included in the assessment as it is not proposed for allocation			
3.6 Cumulative impact on Central Line capacity	0	The site has not been included in the assessment as it is not proposed for allocation			

Site Reference: SR-0829 Epping Settlement:

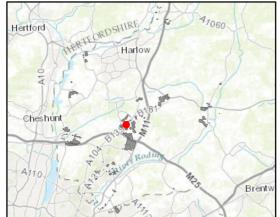
Address: Tesco Car Park, High Street, Epping, Essex.

Well used car parking associated with Tesco. Notes:

Land type: Brownfield urban site

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No SR-0829 P1 Epping Forest District Council

Indicative Site Capacity Assessment

No amendment made to site boundary. Site boundary amendment:

Site constraints affecting extent of developable area

Site area (ha): 0.63 On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

Site located in:

Settlement Capacity Study indicates that some surface parking would remain taking approximately 20% of site. On-site non-major policy constraints:

Town

Area of site subject to non-major policy $_{0.13}$ constraints (ha):

Unconstrained site area (ha): 0.5

Establishing indicative baseline density

Site setting is: Town Centre Site is near a commuter hub: Yes Indicative baseline density (dph): 101.25 Indicative baseline yield (units): 51

Refining the indicative site density

Identified density constraints: TPOs

Constraints density adjustment: (dph): 101.25

Justification for adjustment: TPOs not likely to constraint capacity. No capacity adjustment made.

Town Centre car park location suitable for higher amount of Local setting: intensification than indicated by baseline. Adjustment made to account

for local setting.

Local setting density adjustment: +50% (dph): 151.88

Incorporate mixed use development:

The Council's Settlement Capacity Study recommended this site incorporate employment/retail uses, and assumed some 390 sqm employment space which equates to approximately 15% of site area.

The capacity has been reduced accordingly.

Mixed use density adjustment: -15% (dph): 129.09 Gross to net adjustment: (dph): 129.09

0

Availability and Achievability	Assess	Indicative net site capacity (units): 65		
Criteria		Score	Qualitative Assessment	
1.1 Ownership	(-)	Site ownership is unknown or is in multiple ownership and the other owners are either unknown, oppose the development or are promoting another conflicting scheme	The site ownership is unknown.	
1.2 Existing uses		Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown	Based on a desk-top assessment of site characteristics, the site is currently in use as a car park. It is not known when this use could cease.	
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	No data is held on on-site restrictions.	
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown	The availability of the site is unknown.	
2.1 Site marketability	(-)	Site is not being actively marketed	As no response has been received from the site owner, it is assumed for the purposes of this assessment that the site is not being marketed.	
2.2 Site viability	(+)	No viability issues identified		
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	No data is held on on-site constraints.	
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.4b Primary schools	0	Site is located within 1km of a primary school with a current or forecast capacity deficit		
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school		
2.6 Access to open space		Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.		
2.7 Health	0	Site is located within 1km of a health facility (GP) with a patient list size that exceeds recommended GP/patient ratio		
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area		
3.1 Cumulative loss of open space in settlement	0	The site has not been included in the assessment as it is not proposed for allocation		
3.2 Cumulative impact on primary school (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation		
3.3 Cumulative impact on secondary schools (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation		
3.4 Cumulative impact on the green infrastructure	0	The site has not been included in the assessment as it is not proposed for allocation		
3.5 Cumulative impact on sewage treatment work capacity	0	The site has not been included in the assessment as it is not proposed for allocation		
3.6 Cumulative impact on Central Line capacity	0	The site has not been included in the assessment as it is not proposed for allocation		
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Site Reference: SR-0830 Settlement: Epping

Site east of Buttercross Lane, Epping, Essex Address:

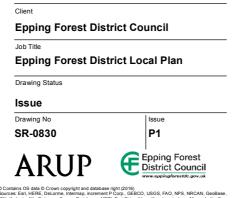
Single dwelling house. Notes:

Land type: Brownfield urban site

Primary use:







Indicative Site Capacity Assessment

No amendment made to site boundary. Site boundary amendment:

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy 0 constraints (ha):

Unconstrained site area (ha): 0.07

Establishing indicative baseline density

Site located in: Town Site setting is: Town Centre

Yes Site is near a commuter hub: Indicative baseline density (dph): 101.25 Indicative baseline yield (units):

Refining the indicative site density

Identified density constraints: Conservation Area, TPOs

Constraints density adjustment: (dph): 101.25

Justification for adjustment: Identified constraints not likely to impact site capacity due to small site

size. No capacity adjustment made.

No adjustment made for local setting. Local setting:

Local setting density adjustment: (dph): 101.25

Incorporate mixed use development:

The Council's Settlement Capacity Study makes provision for a small amount of employment space. Due to site size it is not considered feasible to incorporate employment/retail uses. No adjustment has

therefore been made.

Mixed use density adjustment: 0% (dph): 101.25 Gross to net adjustment: (dph): 101.25

Existing on-site development or commitments (units):

Indicative net site capacity (units):

Availability and Achievability Assessment

Availability and Achievability	455655	essment <u>indicative net one capacity (ainto)</u> .		
Criteria	Score		Qualitative Assessment	
1.1 Ownership	(+)	Site is in single ownership		
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown	The landowner has confirmed that the site is in residential use and that this use would not be able to cease.	
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions		
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown	The site is not available for development during the plan period.	
2.1 Site marketability	(-)	Site is not being actively marketed		
2.2 Site viability	(+)	No viability issues identified		
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability		
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.4b Primary schools	0	Site is located within 1km of a primary school with a current or forecast capacity deficit		
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school		
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.		
2.7 Health	0	Site is located within 1km of a health facility (GP) with a patient list size that exceeds recommended GP/patient ratio		
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area		
3.1 Cumulative loss of open space in settlement	0	The site has not been included in the assessment as it is not proposed for allocation		
3.2 Cumulative impact on primary school (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation		
3.3 Cumulative impact on secondary schools (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation		
3.4 Cumulative impact on the green infrastructure	0	The site has not been included in the assessment as it is not proposed for allocation		
3.5 Cumulative impact on sewage treatment work capacity	0	The site has not been included in the assessment as it is not proposed for allocation		
3.6 Cumulative impact on Central Line capacity	0	The site has not been included in the assessment as it is not proposed for allocation		

Site Reference: SR-0831 Settlement:

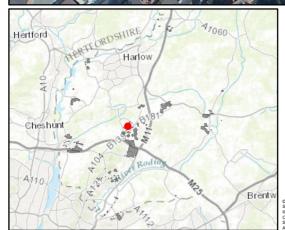
Address: Garage site, housing and green at Coronation Hill, Epping, Essex

Notes: A number of residential units, garages and associated landscaping and car parking bays.

Land type: Previously developed Green Belt

Primary use: Housing





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0831 Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy $_{\mathrm{0}}$ constraints (ha):

Unconstrained site area (ha): 0.57

Establishing indicative baseline density

Site located in: Town Site setting is: Other Site is near a commuter hub: No Indicative baseline density (dph): 45 Indicative baseline yield (units): 26

Refining the indicative site density

Identified density constraints: TPOs, Listed Building

Constraints density adjustment: (dph): 33.75

TPOs adjacent to site. Likely to require reduced density to provide a buffer to ecological assets. Setting of Listed Building not likely to constrain capacity. Adjustment made accordingly. Justification for adjustment:

No adjustment made for local setting. Local setting:

Local setting density adjustment: (dph): 33.75

Site proposed for solely residential use. Incorporate mixed use development:

(dph): 33.75 Mixed use density adjustment: 0% Gross to net adjustment: (dph): 33.75

vailability and Achievability A	Assessment Indicative net site capacity (units): 19			
Criteria		Score	Qualitative Assessment	
1.1 Ownership	(+)	Site is in single ownership		
.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown	The promoter has confirmed that the existing residential use could not cease in the short to medium term.	
.3 On-site restrictions	(+)	Site is not subject to any known restrictions	No data is held on on-site restrictions.	
.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown	The promoter has confirmed that the site will not be available for development during the plan period.	
2.1 Site marketability	(-)	Site is not being actively marketed	The promoter has confirmed that the site has not been actively marketed.	
2.2 Site viability	(+)	No viability issues identified		
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	No data is held on on-site constraints.	
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.4b Primary schools	0	Site is located within 1km of a primary school with a current or forecast capacity deficit		
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school		
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.		
2.7 Health	0	Site is located within 1km of a health facility (GP) with a patient list size that exceeds recommended GP/patient ratio		
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area		
3.1 Cumulative loss of open space in settlement	0	The site has not been included in the assessment as it is not proposed for allocation		
3.2 Cumulative impact on primary school Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation		
3.3 Cumulative impact on secondary schools Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation		
3.4 Cumulative impact on the green infrastructure	0	The site has not been included in the assessment as it is not proposed for allocation		
8.5 Cumulative impact on sewage treatment work apacity	0	The site has not been included in the assessment as it is not proposed for allocation		
8.6 Cumulative impact on Central Line capacity	0	The site has not been included in the assessment as it is not proposed for allocation		

Site Reference: SR-0832 Settlement: Epping

Address: Tyre Service Centre, Lindsey Street, Epping, Essex

Notes: Car service centre/garage (in use)

Land type: Brownfield urban site

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0832 Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy $_{\mathrm{0}}$ constraints (ha):

Unconstrained site area (ha): 0.19

Establishing indicative baseline density

Site located in: Town

Site setting is: Town Local Centre

Site is near a commuter hub: No Indicative baseline density (dph): 58.5 Indicative baseline yield (units): 11

Refining the indicative site density

Identified density constraints: Nationally Protected Sites

Constraints density adjustment: (dph): 58.5

Justification for adjustment: Impact on Nationally Protected Sites not likely to require reduction in baseline density due to site's urban location. No capacity adjustment made.

No adjustment made for local setting. Local setting:

Local setting density adjustment: (dph): 58.5

Incorporate mixed use development: Site proposed for solely residential use.

Mixed use density adjustment: (dph): 58.5 Gross to net adjustment: (dph): 58.5

Availability and Achievability	Assess	t Indicative net site capacity (units): 11		
Criteria		Score	Qualitative Assessment	
1.1 Ownership	(+)	Site is in single ownership		
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown	Based on a desk-top review of site characteristics, the site is currently in use as a car service centre. This use is not expected to cease within the next 10 years.	
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	No data is held on on-site restrictions.	
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown	Discussions with the owners have confirmed that a new long term lease is being signed with the current owners and that it is not intended to make the site available for development during the plan period.	
2.1 Site marketability	(-)	Site is not being actively marketed	The owner of the site has confirmed that the site is not being marketed for development.	
2.2 Site viability	(+)	No viability issues identified		
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	No data is held on on-site constraints.	
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.4b Primary schools	0	Site is located within 1km of a primary school with a current or forecast capacity deficit		
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school		
2.6 Access to open space		Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.		
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients		
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area		
3.1 Cumulative loss of open space in settlement	0	The site has not been included in the assessment as it is not proposed for allocation		
3.2 Cumulative impact on primary school (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation		
3.3 Cumulative impact on secondary schools (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation		
3.4 Cumulative impact on the green infrastructure	0	The site has not been included in the assessment as it is not proposed for allocation		
3.5 Cumulative impact on sewage treatment work capacity	0	The site has not been included in the assessment as it is not proposed for allocation		
3.6 Cumulative impact on Central Line capacity	0	The site has not been included in the assessment as it is not proposed for allocation		
		<u> </u>		

Site Reference: SR-0886 Settlement:

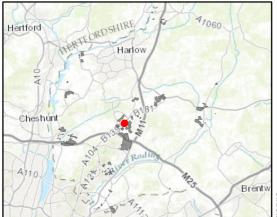
169 High Street, Epping, Essex, CM16 4BL Address:

Notes: One commercial unit (Forest Carpet Centre) and land/yard to rear

Land type: Brownfield urban site

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No SR-0886 P1 Epping Forest District Council

Indicative Site Capacity Assessment

No amendment made to site boundary. Site boundary amendment:

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy 0 constraints (ha):

Unconstrained site area (ha): 0.01

Establishing indicative baseline density

Site located in: Town Site setting is: Town Centre Site is near a commuter hub: Yes Indicative baseline density (dph): 101.25 Indicative baseline yield (units):

Refining the indicative site density

Identified density constraints: Listed Building, Conservation Area

Constraints density adjustment: (dph): 101.25

Justification for adjustment: Grade II* Listed Building adjacent to site, and site located within

Conservation Area, however site could provide an opportunity to enhance setting, therefore no capacity adjustment made.

Town Centre High Street Site with limited plot area likely to support Local setting:

higher density development. Adjustment made accordingly.

Local setting density adjustment: +300% (**dph**): 405

The Council's SLAA indicates that the existing ground floor retail use is retained with residential development above. The capacity has been Incorporate mixed use development:

reduced accordingly.

Mixed use density adjustment: -20% (dph): 324 Gross to net adjustment: (dph): 324

Existing on-site development or commitments (units):

Indicative net site capacity (units):

Availability and Achievability Assessment

Qualitative Assessment

Criteria	Score		Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership	As pre-application enquiries have been received, it is assumed for the purposes of this assessment that the site is in single ownership.
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown	Based on a desk-top review of site characteristics the existing land use is commercial and the Council's SLAA does not indicate the anticipated timescale for on-site uses to cease.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	No data is held on on-site restrictions.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020	As pre-application enquiries were received for residential development on the site in 2015, it is assumed for the purposes of this assessment that the site would be available in the short term.
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer	As pre-application enquiries were received in 2015, it is assumed for the purposes of this assessment that it has been actively marketed for development.
2.2 Site viability	(+)	No viability issues identified	
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	There are no known on-site constraints which would impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand	
2.4b Primary schools	0	Site is located within 1km of a primary school with a current or forecast capacity deficit	
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand	
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school	
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.	
2.7 Health	0	Site is located within 1km of a health facility (GP) with a patient list size that exceeds recommended GP/patient ratio	
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area	
3.1 Cumulative loss of open space in settlement	0	The site has not been included in the assessment as it is not proposed for allocation	
3.2 Cumulative impact on primary school (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation	
3.3 Cumulative impact on secondary schools (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation	
3.4 Cumulative impact on the green infrastructure	0	The site has not been included in the assessment as it is not proposed for allocation	
3.5 Cumulative impact on sewage treatment work capacity	0	The site has not been included in the assessment as it is not proposed for allocation	
3.6 Cumulative impact on Central Line capacity	0	The site has not been included in the assessment as it is not proposed for allocation	
		1	© Arun



Report on Site Selection ARUP

Epping Forest
District Council

Drawing No. EFDC-S34-0007-Rev1

Date: September 2016

Scale: 1:5,000 @A3

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Legend

Stage 3/4 Sites



Site Reference: SR-0049 Settlement:

Address: Land south east of Ongar Road, Fyfield, Essex

Agricultural field Notes:

Land type: Low performing Green Belt adjacent to a settlement

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Issue Drawing No P1 SR-0049 Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy 0 constraints (ha):

Unconstrained site area (ha): 2.65

Establishing indicative baseline density

Site located in: Small Village Site setting is: Other Site is near a commuter hub: No Indicative baseline density (dph): 34.5 Indicative baseline yield (units):

Refining the indicative site density

Identified density constraints: No constraints

Constraints density adjustment: (dph): 34.5

No constraints affecting site capacity identified. No adjustment made. Justification for adjustment:

No adjustment made for local setting. Local setting:

Local setting density adjustment: (dph): 34.5 Site proposed for solely residential use. Incorporate mixed use development:

(dph): 34.5 Mixed use density adjustment: 0% Gross to net adjustment: (dph): 31.05

Existing on-site development or commitments (units):

Indicative net site capacity (units): Availability and Achievability Accessment

Criteria		Score	Qualitative Assessment
Ownership	(+) Site is	s in single ownership	
2 Existing uses	(+) There	are no existing uses on-site or existing uses could cease in less than two years	
3 On-site restrictions	0 Site is constr	s subject to restrictions but agreement in place or being negotiated to overcome them, or not judged to be a raint	A public footpath runs through the site, but it is judged that this would not constrain development.
4 Site availability	(+) Site ex	xpected to be available between 2016 and 2020	
.1 Site marketability	O Site is	s being actively marketed for development or enquiries have been received from a developer	
2 Site viability	(+) No via	ability issues identified	
3 On-site and physical infrasturcture constraints	(+) There	are no known on-site constraints which would impact upon deliverability	There are no known on-site constraints which would impact upon deliverability.
4a Primary schools (Planning area)	(+) Site is	s located in school planning area with no current or forecast deficit in places	
4b Primary schools	(+) Site is	s located within 1km of a primary school with current capacity and no forecast deficit	
.5a Secondary schools (Planning area)	0 Site is	s located in a school planning area with a current or forecast deficit but schools have potential to expand	
.5b Secondary schools	(-) Site is	s located more than 1km from a secondary school	
6 Access to open space	(-) Site is	s more than 600m from existing publicly accessible open space.	
.7 Health	(-) Site is	s located more than 1km of a health facility (GP)	
8 Impact on mineral deposits	(+) None	of the site is located within a minerals safeguarding area	
1 Cumulative loss of open space in settlement		are no identified current deficiencies in the quantum of open space within the settlement. No open space is a result of the proposed allocations in the settlement	
.2 Cumulative impact on primary school Planning area)	0 The p School new si	proposed allocations in the settlement would lead to a shortage of current primary school places in the sls Planning Area. There is potential to accommodate growth by either expanding schools or identifying a site.	
.3 Cumulative impact on secondary schools Planning area)	0 The p School new si	proposed allocations in the settlement would lead to a shortage of current secondary school places in the place planning Area. There is potential to accommodate growth by either expanding schools or identifying a site.	
4 Cumulative impact on the green infrastructure	(+) The pr	roposed site allocations provide opportunities to enhance green infrastructure	
.5 Cumulative impact on sewage treatment work apacity		nown capacity issues, with further engagement with Thames Water to take place as part of the Infrastructure any Plan	
6 Cumulative impact on Central Line capacity		roposed allocations in this settlement do not have a material impact on the current or expected forecast peak f the Central Line stations within Epping Forest District	



Report on Site Selection

ARUP Epping Forest
District Council Drawing No. EFDC-S34-0008-Rev1

Date: September 2016

Scale: 1:4,000 @A3

ContentResidential sites for testing at Stages 3/4 in High Ongar

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

Legend

Stage 3/4 Sites



Site Reference: SR-0181 Settlement: High Ongar

Mill Lane, High Ongar, CM5 9RQ Address:

Notes: Vacant scrub land

Land type: Low performing Green Belt adjacent to a settlement

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0181 Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy $_{\mathrm{0}}$ constraints (ha):

Unconstrained site area (ha): 0.32

Establishing indicative baseline density

Site located in: Small Village Site setting is: Other Site is near a commuter hub: No Indicative baseline density (dph): 34.5 Indicative baseline yield (units): 11

Refining the indicative site density

Identified density constraints: Ancient Woodland, TPOs

Constraints density adjustment: (dph): 31.05

Justification for adjustment: Ancient Woodland not likely to constrain density due to distance from

site. TPOs on site likely to constrain capacity.

No adjustment made for local setting. Local setting:

Local setting density adjustment: (dph): 31.05

Incorporate mixed use development: Site proposed for solely residential use.

(dph): 31.05 Mixed use density adjustment: 0% Gross to net adjustment: (dph): 31.05

Criteria Score Qualitative Assessment 1.1 Ownership (e) Site is in single ownership The Council's SLAA indicates that the site is in single ownership. The Council's SLAA indicates that the site is in single ownership. 1.2 Existing uses (f) There are no existing uses on-site or existing uses could cease in less than two years 1.3 On-site restrictions (g) Site subject to restrictions and there is limited prospect of the restriction being overcome The Council's SLAA suggests that there may be ransom ships associated with the site. It is no constraint would be overcome. 1.4 Site availability (h) Site expected to be available between 2016 and 2020 2.1 Site is not being actively marketed 2.2 Site viability (e) Site is not being actively marketed 2.3 On-site and physical infrastructure constraints (h) There are no known on-site constraints which could impact upon deliverability. The site has exist deflicts including wider, electricity and gas, and to highways infrastructure. 2.4a Primary schools (Planning area) (h) Site is located within 1km of a primary school with a current or forecast deflict in places 3.5b Secondary schools (Planning area) O Site is located more than 1km from a secondary school Site is located more than 1km from a secondary school Site is located more than 1km from a secondary school	ite capacity (units): 10		
1.2 Existing uses (v) There are no existing uses on-after or existing uses could cease in less than two years 1.3 On-after estrictions (v) Site subject to restrictions and there is limited prospect of the restriction being overcome 1.4 Site availability (v) Site expected to be available between 2016 and 2020 1.5 Site marketability (v) Site is not being actively marketed 2.2 Site viability (v) No viability issues identified 2.3 On-site and physical infrastructure constraints (v) There are no known on-site constraints which would impact upon deliverability 2.4 Primary schools (Planning area) (v) Site is located within 1km of a primary school with a current or forecast deficit but schools have potential to expand 2.5 Secondary schools (v) Site is located more than 1km from a secondary school (vi) Site is located more than 1km from a secondary school (vi) Site is located more than 1km from a secondary school (vi) Site is located more than 1km from a secondary school (vi) Site is located more than 1km from a secondary school (vii) Site is located more than 1km from a secondary school (viii) Site is located more than 1km from a secondary school (viii) Site is located more than 1km from a secondary school	Qualitative Assessment		
1.3 On-site restrictions (b) Site subject to restrictions and there is limited prospect of the restriction being overcome The Council's SLAA suggests that there may be ransom strips associated with the site. It is no constraint would be overcome. 1.4 Site availability (c) Site is not being actively marketed 2.2 Site viability (d) Site is not being actively marketed 2.3 On-site and physical infrastructure constraints (e) There are no known on-site constraints which would impact upon deliverability 2.4 Primary schools (Planning area) (e) Site is located in school planning area with no current or forecast deficit in places 2.5 Secondary schools (Planning area) (f) Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.5 Secondary schools (g) Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.5 Secondary schools (g) Site is located may school planning area with a current or forecast deficit but schools have potential to expand 2.5 Secondary schools (g) Site is located may school planning area with a current or forecast deficit but schools have potential to expand 2.5 Secondary schools (g) Site is located may school planning area with a current or forecast deficit but schools have potential to expand (g) Site is located may school planning area with a current or forecast deficit but schools have potential to expand (g) Site is located may school planning area with a current or forecast deficit but schools have potential to expand (g) Site is located may school planning area with a current or forecast deficit but schools have potential to expand (g) Site is located may school planning area with a current or forecast deficit but schools have potential to expand (g) Site is located may school planning area with a current or forecast deficit but schools have potential to expand (g) Site is located may school planning area with a current or forecast deficit but schools ha			
constraint would be overcome. 1.4 Site availability (+) Site expected to be available between 2016 and 2020 2.1 Site marketability (+) Site is not being actively marketed 2.2 Site viability (+) No viability issues identified 2.3 On-site and physical infrasturcture constraints (+) There are no known on-site constraints which would impact upon deliverability 2.4a Primary schools (Planning area) (+) Site is located in school planning area with no current or forecast deficit in places 2.4b Primary schools (Planning area) 0 Site is located within 1km of a primary school with a current or forecast deficit but schools have potential to expand 2.5b Secondary schools (+) Site is located more than 1km from a secondary school 3. Site is located more than 1km from a secondary school 3. Site is located more than 1km from a secondary school 4. Site is located more than 1km from a secondary school			
2.1 Site marketability (**) Site is not being actively marketed 2.2 Site viability (**) No viability issues identified 2.3 On-site and physical infrastructure constraints (**) There are no known on-site constraints which would impact upon deliverability 2.3 On-site and physical infrastructure constraints (**) There are no known on-site constraints which could impact upon deliverability 2.4a Primary schools (Planning area) (**) Site is located in school planning area with no current or forecast deficit in places 2.4b Primary schools 0 Site is located within 1km of a primary school with a current or forecast capacity deficit 2.5a Secondary schools (Planning area) 0 Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.5b Secondary schools (**) Site is located more than 1km from a secondary school (**) Site is located more than 1km from a secondary school	ot clear how this		
2.2 Site viability (+) No viability issues identified 2.3 On-site and physical infrasturcture constraints (+) There are no known on-site constraints which would impact upon deliverability 2.3 On-site and physical infrasturcture constraints (+) There are no known on-site constraints which could impact upon deliverability utilities including water, electricity and gas, and to highways infrastructure. 2.4a Primary schools (Planning area) (+) Site is located in school planning area with no current or forecast deficit in places 2.4b Primary schools 0 Site is located within 1km of a primary school with a current or forecast capacity deficit 2.5a Secondary schools (Planning area) 0 Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.5b Secondary schools (-) Site is located more than 1km from a secondary school			
2.3 On-site and physical infrasturcture constraints (+) There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which could impact upon deliverability. The site has existivitilities including water, electricity and gas, and to highways infrastructure. 2.4a Primary schools (Planning area) (+) Site is located in school planning area with no current or forecast deficit in places 2.4b Primary schools 0 Site is located within 1km of a primary school with a current or forecast capacity deficit 2.5a Secondary schools (Planning area) 0 Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.5b Secondary schools (-) Site is located more than 1km from a secondary school			
2.4a Primary schools (Planning area) (+) Site is located in school planning area with no current or forecast deficit in places 2.4b Primary schools 0 Site is located within 1km of a primary school with a current or forecast capacity deficit 2.5a Secondary schools (Planning area) 0 Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.5b Secondary schools (-) Site is located more than 1km from a secondary school			
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2.5b Secondary schools (-) Site is located more than 1km from a secondary school (-) Site is located more than 1km from a secondary school			
2.50 Secondary schools			
2.6 Access to open space (+) Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.			
2.7 Health (-) Site is located more than 1km of a health facility (GP)			
2.8 Impact on mineral deposits (+) None of the site is located within a minerals safeguarding area			
3.1 Cumulative loss of open space in settlement (+) There are no identified current deficiencies in the quantum of open space within the settlement. No open space is lost as a result of the proposed allocations in the settlement			
3.2 Cumulative impact on primary school (Planning area) The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.			
3.3 Cumulative impact on secondary schools (Planning area) The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.			
3.4 Cumulative impact on the green infrastructure (+) The proposed site allocations provide opportunities to enhance green infrastructure			
3.5 Cumulative impact on sewage treatment work capacity issues, with further engagement with Thames Water to take place as part of the Infrastructure Delivery Plan			
3.6 Cumulative impact on Central Line capacity (+) The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District			



Report on Site Selection

Epping Forest
District Council

Drawing No. EFDC-S34-0009-Rev1

Date: September 2016

Scale: 1:6,500 @A3

ContentResidential sites for testing at Stages 3/4 in Lower Nazeing

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

Legend

Stage 3/4 Sites



Site Reference: SR-0011 Lower Nazeing Settlement:

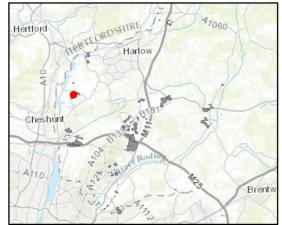
Address: St. Leonard's Road, Nazeing, Essex (Known as 'Perry Hill')

Notes: Agricultural/Grazing Fields

Land type: Low performing Green Belt adjacent to a settlement

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0011 Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha):

On-site major policy constraints: Flood Zone 3b along western boundary of site.

Area of site subject to major policy 0.1

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy $_{\mathrm{0}}$ constraints (ha):

Unconstrained site area (ha): 8.19

Establishing indicative baseline density

Site located in: Small Village Site setting is: Other Site is near a commuter hub: No Indicative baseline density (dph): 34.5 Indicative baseline yield (units): 283

Refining the indicative site density

Identified density constraints: Flood Zone 2

Constraints density adjustment: (dph): 34.5

Flood Zone 2 located on western boundary of site however overlapping Justification for adjustment:

area subject to Flood Zone 3b. No adjustment made.

Development should be limited to the western part of the site. This Local setting:

equates to 25% of the site area.

Local setting density adjustment: -75% (**dph**): 8.63 Site proposed for solely residential use. Incorporate mixed use development:

(dph): 8.63 Mixed use density adjustment: 0% Gross to net adjustment: (dph): 7.76

<u> </u>
. In particular, SR-0011 and SR-04 ement and extend the public rights

Site Reference: SR-0150 Lower Nazeing Settlement:

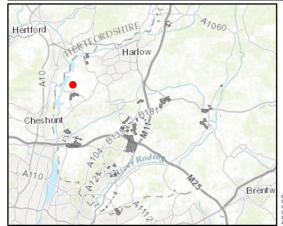
Address: The Fencing Centre, Pecks Hill, Nazeing, EN9 2NY

Notes: Fencing centre (open storage and glasshouse/warehouse storage)

Land type: Previously developed Green Belt

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0150 Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): 1.43 On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy $_{\mathrm{0}}$ constraints (ha):

Unconstrained site area (ha): 1.43

Establishing indicative baseline density

Site located in: Small Village Site setting is: Other Site is near a commuter hub: No Indicative baseline density (dph): 34.5 Indicative baseline yield (units): 49

Refining the indicative site density

Identified density constraints: No constraints

Constraints density adjustment: (dph): 34.5

Justification for adjustment: No constraints affecting site capacity identified. No adjustment made.

Development should be limited to existing developed extent of the site; Local setting: this equates to approximately two thirds of the site. Density is reduced accordingly to reflect this.

Local setting density adjustment: -34% (dph): 22.77 Incorporate mixed use development: Site proposed for solely residential use.

Mixed use density adjustment: (dph): 22.77 0% Gross to net adjustment: (dph): 22.77

Availability and Achievability	Assessment Indicative net site capacity (units): 33			
Criteria	Score		Qualitative Assessment	
1.1 Ownership	(+)	Site is in single ownership		
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years		
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions		
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020		
2.1 Site marketability	(-)	Site is not being actively marketed	There has been interest in the site from developers, but due to the presence of an existing business it has not been actively marketed.	
2.2 Site viability	(+)	No viability issues identified		
2.3 On-site and physical infrasturcture constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability.	There is potential contamination on the site which may impact on deliverability. Impacts may be mitigated through land surveys and design solutions.	
2.4a Primary schools (Planning area)	(+)	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.4b Primary schools	(-)	Site is located more than 1km from a primary school		
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school		
2.6 Access to open space	0	Site is located 400-600m from existing publicly accessible open space.		
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients		
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area		
3.1 Cumulative loss of open space in settlement	(+)	There are no identified current deficiencies in the quantum of open space within the settlement. No open space is lost as a result of the proposed allocations in the settlement		
3.2 Cumulative impact on primary school (Planning area)	(-)	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.		
3.3 Cumulative impact on secondary schools (Planning area)	(+)	The proposed allocations in the settlement can be accommodated within the current secondary school places in the Schools Planning Area.		
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure	The proposed allocations provide opportunities for enhancing green infrastructure. In particular, SR-0011 and SR-0473 provide opportunities to link BAP habitats and woodland open space to the settlement and extend the public rights of way network.	
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works (STW) which has known spare capacity or planned additional capacity		
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District		

Site Reference: SR-0300 Lower Nazeing Settlement:

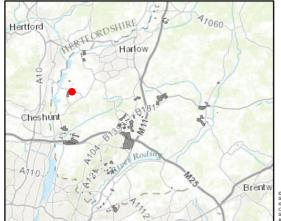
Address: Lower Nazeing, South Area

Broad Area South of Nazeing Notes:

Land type: Low performing Green Belt adjacent to a settlement

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No SR-0300 P1 Epping Forest District Council

Indicative Site Capacity Assessment

No amendment made to site boundary. Site boundary amendment:

Site constraints affecting extent of developable area

Site area (ha): 2.2 On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

A small part of the centre of site is constrained by a BAP habitat. On-site non-major policy constraints:

Area of site subject to non-major policy $_{0.22}$

constraints (ha):

Unconstrained site area (ha): 18.82

Establishing indicative baseline density

Site located in: Small Village Site setting is: Other No Site is near a commuter hub: Indicative baseline density (dph): 34.5 Indicative baseline yield (units): 649

Refining the indicative site density

Identified density constraints: BAP Habitats, Conservation Area, Listed Building

Constraints density adjustment: (dph): 34.5

Justification for adjustment: BAP Habitat within site may require buffer. Conservation Area and

Listed Building may require reduction in density in order to protect setting and character. Capacity reduced accordingly.

Development should be limited to the three parts of site fronting Middle Local setting: Street on part to the rear of Pound Close, equating to approximately 9%

of the site. Capacity constraints no longer apply, and have been

removed.

Local setting density adjustment: (dph): 5.17 -85%

The site promoter considers that the site could accommodate some Incorporate mixed use development:

employment floorspace totalling 0.2ha. Suggested smaller area for development not likely to accommodate a mix of uses - no change.

Mixed use density adjustment: 0% (dph): 5.17 Gross to net adjustment: (dph): 4.66 -10%

Availability and Achievability Asse		ssessment Indicative net site capacity (units): 88			
Criteria		Score	Qualitative Assessment		
1.1 Ownership	(-)	Site ownership is unknown or is in multiple ownership and the other owners are either unknown, oppose the development or are promoting another conflicting scheme	Land within the eastern part of SR-0300 (east of Old House Lane) is owned by three parties, two of which have indicated they may support development. The position of the third party is unknown. The ownership of the remaining part of SR-0300 is unknown.		
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years			
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions			
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020			
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer			
2.2 Site viability	(+)	No viability issues identified			
2.3 On-site and physical infrasturcture constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability.	The site is unserviced by utilities though nearby connections have been identified. There are also identified access constraints and a requirement for upgrade of existing roads has been identified. This may impact on the delivery of the site, though it		
2.4a Primary schools (Planning area)	(+)	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand			
2.4b Primary schools	(-)	Site is located more than 1km from a primary school			
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand			
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school			
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.			
2.7 Health	(-)	Site is located more than 1km of a health facility (GP)			
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area			
3.1 Cumulative loss of open space in settlement	(+)	There are no identified current deficiencies in the quantum of open space within the settlement. No open space is lost as a result of the proposed allocations in the settlement			
3.2 Cumulative impact on primary school (Planning area)	(-)	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.			
3.3 Cumulative impact on secondary schools (Planning area)	(+)	The proposed allocations in the settlement can be accommodated within the current secondary school places in the Schools Planning Area.			
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure	The proposed allocations provide opportunities for enhancing green infrastructure. In particular, SR-0011 and SR-0473 provide opportunities to link BAP habitats and woodland open space to the settlement and extend the public rights o way network.		
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works (STW) which has known spare capacity or planned additional capacity			
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District			
			© Aru		

Site Reference: SR-0473 Lower Nazeing Settlement:

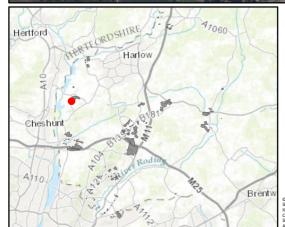
Address: St. Leonards Farm, St. Leonards Road, Waltham Abbey, Nazeing, EN9 2HG

Agriculture. Notes:

Land type: Low performing Green Belt adjacent to a settlement

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No SR-0473 P1 Epping Forest District Council

Indicative Site Capacity Assessment

No amendment made to site boundary. Site boundary amendment:

Site constraints affecting extent of developable area

Site area (ha):

Flood Zone 3b affects north-western boundary of site. On-site major policy constraints:

Area of site subject to major policy 0.04

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy ₀

constraints (ha):

Unconstrained site area (ha): 7.62

Establishing indicative baseline density

Site located in: Small Village Site setting is: Other No Site is near a commuter hub: Indicative baseline density (dph): 34.5 Indicative baseline yield (units): 263

Refining the indicative site density

Identified density constraints: Nationally Protected Sites

Constraints density adjustment: (dph): 34.5

Justification for adjustment: Impact to SSSI not likely to constrain capacity due to limited area

identified for development. No capacity adjustment made.

Local setting: Development should be limited to the edge of the existing built-up area. This equates to approximately one eighth of the site. Adjustment made

accordingly.

Local setting density adjustment: -87.5% (**dph**): 4.31

Incorporate mixed use development: The Council's SLAA indicates that the site would be housing-led with

ancillary uses. Given the site size, it is anticipated that these ancillary uses can be accommodated with no impact on site capacity. No

capacity adjustment has therefore been made. Mixed use density adjustment: (dph): 4.31 0%

Gross to net adjustment: (dph): 4.31

Existing on-site development or commitments (units):

Availability and Achievability A	Assessment Indicative net site capacity (units): 33			
Criteria	Score		Qualitative Assessment	
1.1 Ownership	(+)	Site is in single ownership		
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years		
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	Information from the Council's SLAA suggests that there are no known legal or ownership problems, ransom strips or operational requirements which would prevent the site coming forward for development.	
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020		
2.1 Site marketability	(-)	Site is not being actively marketed	As the position on the site is unknown following the survey, it is assumed that the site is not being actively marketed.	
2.2 Site viability	(+)	No viability issues identified		
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	There are no known on-site constraints which would impact upon deliverability.	
2.4a Primary schools (Planning area)	(+)	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.4b Primary schools	(+)	Site is located within 1km of a primary school with current capacity and no forecast deficit		
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school		
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.		
2.7 Health	(-)	Site is located more than 1km of a health facility (GP)		
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area		
3.1 Cumulative loss of open space in settlement	(+)	There are no identified current deficiencies in the quantum of open space within the settlement. No open space is lost as a result of the proposed allocations in the settlement		
3.2 Cumulative impact on primary school (Planning area)	(-)	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.		
3.3 Cumulative impact on secondary schools (Planning area)	(+)	The proposed allocations in the settlement can be accommodated within the current secondary school places in the Schools Planning Area.		
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure	The proposed allocations provide opportunities for enhancing green infrastructure. In particular, SR-0011 and SR-0473 provide opportunities to link BAP habitats and woodland open space to the settlement and extend the public rights of way network.	
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works (STW) which has known spare capacity or planned additional capacity	,	
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District		

Site Reference: SR-0599 Lower Nazeing Settlement:

Address: Old House Farm, Old House Lane, Nazeing, Essex, EN9 2LJ

A number of open fields separated by dense tree boundaries. Notes:

Land type: Low performing Green Belt adjacent to a settlement

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0599 Epping Forest District Council

Indicative Site Capacity Assessment

No amendment made to site boundary. Site boundary amendment:

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy 0

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy 0 constraints (ha):

Unconstrained site area (ha):

Establishing indicative baseline density

Site located in: Small Village Site setting is: Other Site is near a commuter hub: No Indicative baseline density (dph): 34.5 Indicative baseline yield (units): 173

Refining the indicative site density

Identified density constraints: Access, Conservation Area

Constraints density adjustment: (dph): 34.5

Justification for adjustment: Access issues not likely to reduce capacity on site as new access could

be created. Site adjacent to Conservation, however impact on setting could be mitigated without reduction. No capacity adjustment made.

Local setting: No adjustment made for local setting.

Local setting density adjustment: (dph): 34.5

Site proposed for solely residential use. Incorporate mixed use development:

Mixed use density adjustment: (dph): 34.5 0% Gross to net adjustment: (dph): 27.6

Existing on-site development or commitments (units):

Indicative net site capacity (units):

Availability and Achievability Assessment Criteria Score **Qualitative Assessment** Site is in single ownership 1.1 Ownership There are no existing uses on-site or existing uses could cease in less than two years An existing use on part of the site would need to be re-located. This could be achieved within six months. 1.2 Existing uses A public footpath runs through the site, which is not judged to be a significant constraint. The site would also rely on the development of other land. It is not clear how this constraint would be overcome. Site subject to restrictions and there is limited prospect of the restriction being overcome 1.3 On-site restrictions Site expected to be available between 2016 and 2020 1.4 Site availability Site is not being actively marketed 2.1 Site marketability No viability issues identified 2.2 Site viability There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability. 2.3 On-site and physical infrasturcture constraints Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.4a Primary schools (Planning area) Site is located within 1km of a primary school with current capacity and no forecast deficit 2.4b Primary schools Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.5a Secondary schools (Planning area) Site is located more than 1km from a secondary school 2.5b Secondary schools Site is located 400-600m from existing publicly accessible open space 2.6 Access to open space 0 Site is located more than 1km of a health facility (GP) 2.7 Health None of the site is located within a minerals safeguarding area 2.8 Impact on mineral deposits The site has not been included in the assessment as it is not proposed for allocation 3.1 Cumulative loss of open space in settlement The site has not been included in the assessment as it is not proposed for allocation 3.2 Cumulative impact on primary school (Planning area) The site has not been included in the assessment as it is not proposed for allocation 3.3 Cumulative impact on secondary schools 0 (Planning area) The site has not been included in the assessment as it is not proposed for allocation 3.4 Cumulative impact on the green infrastructure The site has not been included in the assessment as it is not proposed for allocation 3.5 Cumulative impact on sewage treatment work capacity The site has not been included in the assessment as it is not proposed for allocation 3.6 Cumulative impact on Central Line capacity

EB801L

Report on Site Selection ARUP

Epping Forest
District Council

Drawing No. EFDC-S34-0010-Rev1

Date: September 2016

Scale: 1:5,000 @A3

ContentResidential sites for testing at Stages 3/4 in Lower Sheering

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

Legend

Stage 3/4 Sites



Site Reference: SR-0032 Settlement: Lower Sheering Address: Land at Lower Sheering

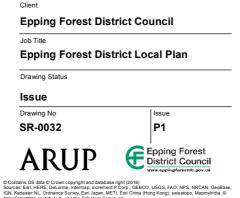
Vacant Greenfield land Notes:

Land type: High performing Green Belt adjacent to a settlement

Primary use:







Indicative Site Capacity Assessment

Site boundary amendment: Site boundary in south-west corner amended to correct discrepancy

Site constraints affecting extent of developable area

Site area (ha): 0.63 On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy $_{\mathrm{0}}$ constraints (ha):

Unconstrained site area (ha): 0.63

Establishing indicative baseline density

Site located in: Hamlet Site setting is: Other Site is near a commuter hub: Yes Indicative baseline density (dph): 45 Indicative baseline yield (units): 29

Refining the indicative site density

Identified density constraints: Listed Building, Conservation Area

Constraints density adjustment: (dph): 40.5

Justification for adjustment: Nearby Conservation Area and Grade II* Listed Buildings likely to require reduction in density to protect their setting. Capacity reduced accordingly.

No adjustment made for local setting. Local setting:

Local setting density adjustment: (dph): 40.5

Incorporate mixed use development: Site proposed for solely residential use.

(dph): 40.5 Mixed use density adjustment: 0% Gross to net adjustment: (dph): 40.5

Availability and Achievability	Assessment Indicative net site capacity (units): 26			
Criteria		Score	Qualitative Assessment	
1.1 Ownership	0	Site is in multiple ownership where landowners are promoting independent schemes that are not in conflict, or working collaboratively on a scheme, and there is an agreement in place between the parties	Site jointly owned by multiple parties who have informal agreement to work together. Owner of SR-0313 expressed interest in working with owners of SR-0032 should the Council wish to explore a larger site than SR-0032.	
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years		
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions		
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020		
2.1 Site marketability	(-)	Site is not being actively marketed	The landowner has advised that they are willing to sell the land for development, at a time when development is a prospect. Seeking an allocation in the Local Plan represents the first step to development becoming a prospect.	
2.2 Site viability	0	Site viability is marginal or weaker demand for development	The site promoters have not identified a constraint, but the SHMA viability data provides a more granular assessment and indicated that this postcode area residential would be marginally viable, potentially overcome through flexible affordable housing.	
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	There are no known on-site constraints which would impact upon deliverability.	
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.4b Primary schools	(-)	Site is located more than 1km from a primary school		
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school		
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.		
2.7 Health	(-)	Site is located more than 1km of a health facility (GP)		
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area		
3.1 Cumulative loss of open space in settlement	(+)	There are no identified current deficiencies in the quantum of open space within the settlement. No open space is lost as a result of the proposed allocations in the settlement		
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.		
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.		
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure	The proposed allocation provides an opportunity to enhance green infrastructure. In particular, the proposed allocation provides an opportunity to strengthen the link between BAP habitats and Lower Sheering Conservation Area.	
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works (STW) which has known spare capacity or planned additional capacity		
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District		
			©Arup	

Site Reference: SR-0121 Settlement: Lower Sheering

Land at Sheering Lower Road, Sawbridgeworth Address:

Vacant Greenfield land covered in trees Notes:

Land type: High performing Green Belt adjacent to a settlement

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No SR-0121 P1 Epping Forest District Council

Indicative Site Capacity Assessment

No amendment made to site boundary. Site boundary amendment:

Site constraints affecting extent of developable area

Site area (ha): 0.51 On-site major policy constraints: None

Area of site subject to major policy 0

constraints (ha):

On-site non-major policy constraints: BAP Habitat is located on the site except for two strips running through

the centre and eastern boundary of the site.

Area of site subject to non-major policy $_{0.46}$ constraints (ha):

Unconstrained site area (ha): 0.05

Establishing indicative baseline density

Site located in: Hamlet Site setting is: Other Site is near a commuter hub: Yes Indicative baseline density (dph): 45 Indicative baseline yield (units):

Refining the indicative site density

Identified density constraints: Conservation Area

Constraints density adjustment: (dph): 45

Impact on Conservation Area likely to be mitigated at baseline density. Majority of site covered by BAP habitat, however further impact could be mitigated without reduction in density. Justification for adjustment:

No adjustment made for local setting. Local setting:

Local setting density adjustment: (dph): 45

The Council's SLAA identifies the site for housing and employment. It has been assumed that 10% of the site area would comprise Incorporate mixed use development:

employment uses. The capacity has been reduced accordingly.

Mixed use density adjustment: (dph): 40.5 -10% Gross to net adjustment: (dph): 40.5

Existing on-site development or commitments (units):

Indicative net site capacity (units):

Availability and Achievability Assessment Criteria Score **Qualitative Assessment** The Council's SLAA indicates that the site is in single ownership Site is in single ownership 1.1 Ownership There are no existing uses on-site or existing uses could cease in less than two years 1.2 Existing uses The Council's SLAA suggests that there no known on-site restrictions on the site. Site is not subject to any known restrictions 1.3 On-site restrictions Site expected to be available between 2016 and 2020 1.4 Site availability Site is under option to a developer The Council's SLAA indicates the site is owned by a developer. 2.1 Site marketability Site viability is marginal or weaker demand for development The site is located in the CM17/CM22 postcode area, identified as being marginally viable for residential developme 2.2 Site viability 0 The issue can be overcome through flexible affordable housing in early periods. There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which could impact upon deliverability. The site has existing connections to 2.3 On-site and physical infrasturcture constraints utilities including water, electricity and gas, and to highways infrastructure Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.4a Primary schools (Planning area) Site is located more than 1km from a primary school 2.4b Primary schools Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.5a Secondary schools (Planning area) Site is located more than 1km from a secondary school 2.5b Secondary schools Site is more than 600m from existing publicly accessible open space 2.6 Access to open space Site is located more than 1km of a health facility (GP) 2.7 Health None of the site is located within a minerals safeguarding area 2.8 Impact on mineral deposits The site has not been included in the assessment as it is not proposed for allocation 3.1 Cumulative loss of open space in settlement The site has not been included in the assessment as it is not proposed for allocation 3.2 Cumulative impact on primary school (Planning area) The site has not been included in the assessment as it is not proposed for allocation 3.3 Cumulative impact on secondary schools 0 (Planning area) The site has not been included in the assessment as it is not proposed for allocation 3.4 Cumulative impact on the green infrastructure The site has not been included in the assessment as it is not proposed for allocation 3.5 Cumulative impact on sewage treatment work capacity The site has not been included in the assessment as it is not proposed for allocation 3.6 Cumulative impact on Central Line capacity

Site Reference: SR-0472 Settlement: Lower Sheering

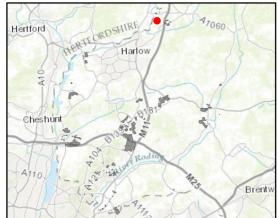
Address: The Yard, R/O 16 Sheering Lower Road, Sawbridgeworth, Essex, CM21 9LF

Notes: Residential and amenity land.

Land type: High performing Green Belt adjacent to a settlement

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0472 Epping Forest District Council

Indicative Site Capacity Assessment

No amendment made to site boundary. Site boundary amendment:

Site constraints affecting extent of developable area

Site area (ha): 1.12 On-site major policy constraints: None

Area of site subject to major policy 0

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy 0 constraints (ha):

Unconstrained site area (ha): 1.12

Establishing indicative baseline density

Site located in: Hamlet Site setting is: Other Site is near a commuter hub: No Indicative baseline density (dph): 30 Indicative baseline yield (units):

Refining the indicative site density

Identified density constraints: Access

Constraints density adjustment: (dph): 21

Justification for adjustment: Access via existing residential property likely to reduce capacity on site

as new access would have to be created.

No adjustment made for local setting. Local setting:

Local setting density adjustment: (dph): 21 Site proposed for solely residential use. Incorporate mixed use development:

Mixed use density adjustment: (dph): 21 0% Gross to net adjustment: (**dph**): 18.9

Existing on-site development or commitments (units):

Indicative net site capacity (units):

Availability and Achievability Assessment Criteria Score **Qualitative Assessment** Site is in single ownership 1.1 Ownership There are no existing uses on-site or existing uses could cease in less than two years 1.2 Existing uses Although there is uncertainty over whether development would be reliant on the development of other land, there are Site is not subject to any known restrictions 1.3 On-site restrictions no known restrictions that would prevent the site coming forward Site expected to be available between 2016 and 2020 1.4 Site availability Site is being actively marketed for development or enquiries have been received from a developed 0 2.1 Site marketability Site viability is marginal or weaker demand for development The site is located in the CM17/CM22 postcode area, identified as being marginally viable for residential developme 2.2 Site viability 0 The issue can be overcome through flexible affordable housing in early periods. There may be some constraints to necessary highways infrastructure which could impact on the delivery of the site. An upgrade to the highways infrastructure has been identified to mitigate against impacts to delivery. On-site constraints have been identified but mitigation or design solutions mean that there would be no impact 2.3 On-site and physical infrasturcture constraints Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.4a Primary schools (Planning area) Site is located more than 1km from a primary school 2.4b Primary schools Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.5a Secondary schools (Planning area) Site is located more than 1km from a secondary school 2.5b Secondary schools Site is more than 600m from existing publicly accessible open space 2.6 Access to open space Site is located more than 1km of a health facility (GP) 2.7 Health None of the site is located within a minerals safeguarding area 2.8 Impact on mineral deposits The site has not been included in the assessment as it is not proposed for allocation 3.1 Cumulative loss of open space in settlement The site has not been included in the assessment as it is not proposed for allocation 3.2 Cumulative impact on primary school (Planning area) The site has not been included in the assessment as it is not proposed for allocation 3.3 Cumulative impact on secondary schools 0 (Planning area) The site has not been included in the assessment as it is not proposed for allocation 3.4 Cumulative impact on the green infrastructure The site has not been included in the assessment as it is not proposed for allocation 3.5 Cumulative impact on sewage treatment work capacity The site has not been included in the assessment as it is not proposed for allocation 3.6 Cumulative impact on Central Line capacity



Report on Site Selection ARUP

Epping Forest
District Council

Drawing No. EFDC-S34-0011-Rev1

Bassett Date: September 2016

Scale: 1:10,000 @A3

ContentResidential sites for testing at Stages 3/4 in North Weald

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

Legend

Stage 3/4 Sites



Site Reference: SR-0003

North Weald Bassett Settlement:

Address: Two fields East and West of Church Lane (North of Lancaster Road), North Weald Bassett, Essex

Agricultural land Notes:

Land type: Medium performing Green Belt adjacent to a settlement

Primary use:





Availability and Achievability Assessment

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

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha):

On-site major policy constraints: Local Nature Reserve affects small portion of north of site. Flood zone

3b affects eastern boundary.

Area of site subject to major policy 0.25

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy $_{0.02}$ constraints (ha):

Unconstrained site area (ha): 8.83

Establishing indicative baseline density

Site located in: Large Village Site setting is: Other Site is near a commuter hub: No Indicative baseline density (dph): 39 Indicative baseline yield (units): 344

Refining the indicative site density

Identified density constraints: Local Nature Reserve, Flood Zones 2 and 3A, LoWS

Constraints density adjustment: (dph): 39

Justification for adjustment: Configuration of site means no capacity adjustment likely required to mitigate impact to Local Nature Reserve or LoWS, or Flood Zones 2 and 3A. No capacity adjustment made.

North Weald Bassett Masterplan suggests there should be a density of Local setting:

40 dwellings per hectare in this location, which is consistent with the proposed site capacity. No adjustment made.

Local setting density adjustment: (dph): 39

Site proposed for solely residential use which is consistent with the Incorporate mixed use development:

North Weald Bassett Masterplan.

Mixed use density adjustment: 0% (dph): 39 Gross to net adjustment: -20% (dph): 31.2

Existing on-site development or commitments (units):

Indicative net site capacity (units):

Criteria Score **Qualitative Assessment** The Council's SLAA indicates that the site is in single ownership Site is in single ownership 1.1 Ownership There are no existing uses on-site or existing uses could cease in less than two years 1.2 Existing uses The Council's SLAA suggests that there no known on-site restrictions on the site Site is not subject to any known restrictions 1.3 On-site restrictions Site expected to be available between 2016 and 2020 1.4 Site availability Site is under option to a developer 2.1 Site marketability No viability issues identified 2.2 Site viability There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which could impact upon deliverability. The site has existing connections to 2.3 On-site and physical infrasturcture constraints utilities including water, electricity and gas, and to highways infrastructure Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.4a Primary schools (Planning area) Site is located more than 1km from a primary school 2.4b Primary schools Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.5a Secondary schools (Planning area) Site is located more than 1km from a secondary school 2.5b Secondary schools Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site ope 2.6 Access to open space space provision as part of the development Site is located more than 1km of a health facility (GP) 2.7 Health None of the site is located within a minerals safeguarding area 2.8 Impact on mineral deposits There are no identified current deficiencies in the quantum of open space within the settlement. No open space is 3.1 Cumulative loss of open space in settlement ost as a result of the proposed allocations in the settlement The proposed allocations in the settlement would lead to a shortage of current primary school places in the 3.2 Cumulative impact on primary school 0 Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a (Planning area) ew site. The proposed allocations in the settlement would lead to a shortage of current secondary school places in the 3.3 Cumulative impact on secondary schools Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a (Planning area) ew site he proposed site allocations provide opportunities to enhance green infrastructure The proposed allocations provide opportunities to enhancing green infrastructure including public rights of way networks; these will need to be considered further in development proposals for the sites. 3.4 Cumulative impact on the green infrastructure Settlement is served by a Sewage Treatment Works (STW) with known limited capacity 3.5 Cumulative impact on sewage treatment work capacity he proposed allocations in this settlement do not have a material impact on the current or expected forecast peak 3.6 Cumulative impact on Central Line capacity ise of the Central Line stations within Epping Forest District

Site Reference: SR-0036

North Weald Bassett Settlement:

Address: Land at Blumans, North Weald (two sites)

Agricultural fields Notes:

Land type: Low performing Green Belt adjacent to a settlement

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0036 Epping Forest District Council

Indicative Site Capacity Assessment

No amendment made to site boundary. Site boundary amendment:

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy 0

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy 0 constraints (ha):

Unconstrained site area (ha): 11.38

Establishing indicative baseline density

Site located in: Large Village Site setting is: Other Site is near a commuter hub: No Indicative baseline density (dph): 39 Indicative baseline yield (units): 444

Refining the indicative site density

Identified density constraints: Ancient/Veteran Trees outside of Ancient Woodland, TPOs

Constraints density adjustment: (dph): 39

Justification for adjustment: Ancient/Veteran trees and TPOs located on site boundary and could be accommodated within the site / transposing without a reduction in site density. No capacity adjustment made.

North Weald Bassett Masterplan suggests there should be a density of Local setting:

35 dwellings per hectare on the south of the site; no density suggestion made for the north of the site. Proposed site density is consistent with

this so no adjustment made.

Local setting density adjustment: (dph): 39

Site proposed for solely residential use which is consistent with the Incorporate mixed use development:

North Weald Bassett Masterplan.

Mixed use density adjustment: 0% (dph): 39 Gross to net adjustment: (dph): 25.35

Existing on-site development or commitments (units):

Indicative net site capacity (units): 288

Availability and Achievability Assessment Criteria Score **Qualitative Assessment** Site is in single ownership 1.1 Ownership There are no existing uses on-site or existing uses could cease in less than two years 1.2 Existing uses Site is not subject to any known restrictions 1.3 On-site restrictions Site expected to be available between 2016 and 2020 1.4 Site availability Site is being actively marketed for development or enquiries have been received from a developed 0 2.1 Site marketability No viability issues identified 2.2 Site viability There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability. 2.3 On-site and physical infrasturcture constraints Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.4a Primary schools (Planning area) Site is located within 1km of a primary school with current capacity and no forecast deficit 2.4b Primary schools Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.5a Secondary schools (Planning area) Site is located more than 1km from a secondary school 2.5b Secondary schools Site is located 400-600m from existing publicly accessible open space 0 2.6 Access to open space Site is located more than 1km of a health facility (GP) 2.7 Health None of the site is located within a minerals safeguarding area 2.8 Impact on mineral deposits There are no identified current deficiencies in the quantum of open space within the settlement. No open space is 3.1 Cumulative loss of open space in settlement ost as a result of the proposed allocations in the settlement The proposed allocations in the settlement would lead to a shortage of current primary school places in the 3.2 Cumulative impact on primary school 0 Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a (Planning area) ew site. The proposed allocations in the settlement would lead to a shortage of current secondary school places in the 3.3 Cumulative impact on secondary schools Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a (Planning area) ew site he proposed site allocations provide opportunities to enhance green infrastructure The proposed allocations provide opportunities to enhancing green infrastructure including public rights of way networks; these will need to be considered further in development proposals for the sites. 3.4 Cumulative impact on the green infrastructure Settlement is served by a Sewage Treatment Works (STW) with known limited capacity 3.5 Cumulative impact on sewage treatment work capacity The proposed allocations in this settlement do not have a material impact on the current or expected forecast peal use of the Central Line stations within Epping Forest District 3.6 Cumulative impact on Central Line capacity

Site Reference: SR-0072

Settlement: North Weald Bassett

Address: Land at Tylers Farm [271 High Road], North Weald

Notes: Existing farm buildings and land

Land type: Low performing Green Belt adjacent to a settlement

Primary use: Housing





Criteria

1.1 Ownership

2.4b Primary schools

2.7 Health

3.1 Cumulative loss of open space in settlement

Contains OS data © Grown copyright and database right (2016) Contains OS data © Grown copyright and database right (2016) Contains OS data © Grown copyright and database right (2016) Contains OS data © Grown copyright and database right (2016) Contains OS data © Grown copyright and database right (2016) Contains OS data © Grown copyright and database right (2016) Contains OS data © Grown copyright and database right (2016) Contains OS data © Grown copyright and database right (2016) Contains OS data © Grown copyright and database right (2016) Contains OS data © Grown copyright and database right (2016) Contains OS data © Grown copyright and database right (2016) Contains OS data © Grown copyright and database right (2016) Contains OS data © Grown copyright and database right (2016)

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): 1.29
On-site major policy constraints: None

Area of site subject to major policy 0

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy oconstraints (ha):

Unconstrained site area (ha): 1.29

Establishing indicative baseline density

Site located in:

Site setting is:

Other

Site is near a commuter hub:

Indicative baseline density (dph):

Jage Village
Other

39

Indicative baseline yield (units):

50

Refining the indicative site density

Identified density constraints: TPOs, Listed Building

Constraints density adjustment: -50% (dph): 19.5

Justification for adjustment: TPOs are located on the western boundary of the site but likely to be

accommodated without a density reduction. Listed Buildings on-site would likely require reduction in capacity. Capacity adjusted accordingly.

Local setting: Site not identified within the North Weald Bassett masterplan; no density

adjustments made.

Qualitative Assessment

The proposed allocations provide opportunities to enhancing green infrastructure including public rights of way networks; these will need to be considered further in development proposals for the sites.

Local setting density adjustment: 0% (dph): 19.5 Incorporate mixed use development: Site proposed for solely residential use.

Mixed use density adjustment: 0% (dph): 19.5 Gross to net adjustment: -10% (dph): 17.55

There are no known on-site constraints which would impact upon deliverability.

Existing on-site development or commitments (units):

Indicative net site capacity (units):

Availability and Achievability Assessment

1.2 Existing uses

(+) There are no existing uses on-site or existing uses could cease in less than two years

An existing use on part of the site would need to be re-located. This could be achieved within six months.

1.3 On-site restrictions

(+) Site is not subject to any known restrictions

(+) Site expected to be available between 2016 and 2020

2.1 Site marketability

(-) Site is not being actively marketed

(-) Site is not being actively marketed

Although the site has previously been marketed, there has been no interest from potential developers.

2.2 Site viability

(+) No viability issues identified

2.3 On-site and physical infrasturcture constraints

(+) Inere are no known on-site constraints which would impact upon deliverability

1 There are no known on-site constraints which would impact upon deliverability

2.4a Primary schools (Planning area)

O Site is located in a school planning area with a current or forecast deficit but schools have potential to expand

There are no identified current deficiencies in the quantum of open space within the settlement. No open space is

There are no known on-site constraints which would impact upon deliverability

Score

2.5a Secondary schools (Planning area)

0 Site is located in a school planning area with a current or forecast deficit but schools have potential to expand

2.5b Secondary schools

(-) Site is located more than 1km from a secondary school

2.6 Access to open space (-) Site is more than 600m from existing publicly accessible open space.

2.8 Impact on mineral deposits

(+) None of the site is located within a minerals safeguarding area

Site is in single ownership

lost as a result of the proposed allocations in the settlement

3.2 Cumulative impact on primary school (Planning area)

On primary school places in the schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.

Site is located more than 1km of a health facility (GP)

Site is located more than 1km from a primary school

new site.

3.3 Cumulative impact on secondary schools (Planning area)

The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.

The proposed site allocations provide opportunities to enhance green infrastructure

3.4 Cumulative impact on the green infrastructure (+) The proposed site allocations provide opportunities to enhance green infrastructure

3.5 Cumulative impact on sewage treatment work
capacity

(-) Settlement is served by a Sewage Treatment Works (STW) with known limited capacity

3.6 Cumulative impact on Central Line capacity

(+) The proposed allocations in this settlement do not have a material impact on the current or expected forecast peal use of the Central Line stations within Epping Forest District

Arup

Site Reference: SR-0076

North Weald Bassett Settlement:

Address: Land south of Vicarage Lane, North Weald

Agricultural land Notes:

Land type: High performing Green Belt adjacent to a settlement

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No SR-0076 P1 Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy ₀ constraints (ha):

Unconstrained site area (ha): 6.04

Establishing indicative baseline density

Site located in: Large Village Site setting is: Other No Site is near a commuter hub: Indicative baseline density (dph): 39 Indicative baseline yield (units): 236

Refining the indicative site density

Identified density constraints: Ancient/Veteran Trees outside of Ancient Woodland, Flood Zone 2,

Flood Zone 3a, Listed Building

Constraints density adjustment: (dph): 37.05

Justification for adjustment: Part of south-east of site constrained by Flood Zone 2 and 3a. Grade II*

Listed church may constrain capacity. Capacity adjusted marginally. No further reduction for Veteran Tree which can be accommodate / transposed without constraint on capacity.

North Weald Bassett Masterplan suggests lower density of 35 dph in Local setting: this location. Adjustment has been made to bring gross density to 35

Local setting density adjustment: (**dph**): 35.2

Site proposed for solely residential use which is consistent with the Incorporate mixed use development:

North Weald Bassett Masterplan.

Mixed use density adjustment: 0% (dph): 35.2 Gross to net adjustment: (dph): 28.16

Existing on-site development or commitments (units):

Availability and Achievability As		ssessment Indicative net site capacity (units): 170		
Criteria		Score	Qualitative Assessment	
1.1 Ownership	(+)	Site is in single ownership	The Council's SLAA indicates that the site is in single ownership.	
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years		
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	The Council's SLAA suggests that there no known on-site restrictions on the site.	
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020		
2.1 Site marketability	(-)	Site is not being actively marketed		
2.2 Site viability	(+)	No viability issues identified		
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	There are no known on-site constraints which could impact upon deliverability. The site has existing connections to utilities including water, electricity and gas, and to highways infrastructure.	
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.4b Primary schools	(-)	Site is located more than 1km from a primary school		
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school		
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.		
2.7 Health	(-)	Site is located more than 1km of a health facility (GP)		
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area		
3.1 Cumulative loss of open space in settlement	0	The site has not been included in the assessment as it is not proposed for allocation		
3.2 Cumulative impact on primary school (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation		
3.3 Cumulative impact on secondary schools (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation		
3.4 Cumulative impact on the green infrastructure	0	The site has not been included in the assessment as it is not proposed for allocation		
3.5 Cumulative impact on sewage treatment work capacity	0	The site has not been included in the assessment as it is not proposed for allocation		
3.6 Cumulative impact on Central Line capacity	0	The site has not been included in the assessment as it is not proposed for allocation		

Site Reference: SR-0158A

North Weald Bassett Settlement:

Address: Land at North Weald Bassett, South of Vicarage Lane

Agricultural fields Notes:

Land type: Medium performing Green Belt adjacent to a settlement

Primary use:





Availability and Achievability Assessment

Indicative Site Capacity Assessment

Site boundary amended to more accurately reflect promoter's Site boundary amendment:

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

Local setting:

On-site non-major policy constraints:

Area of site subject to non-major policy ₀ constraints (ha):

Unconstrained site area (ha): 21

Establishing indicative baseline density

Site located in: Large Village Site setting is: Other No Site is near a commuter hub: Indicative baseline density (dph): 39 Indicative baseline yield (units): 819

Refining the indicative site density

Identified density constraints: Ancient and/or Veteran Trees outside of Ancient Woodland, Flood Zone

Constraints density adjustment: (**dph**): 39

Justification for adjustment: Masterplan is informed by constraints assessment and includes a buffer

around the treatment works, accommodating TPOs and Ancient/Veteran Trees, and mitigating impacts of contamination and Flood Risk.

North Weald Bassett Masterplan suggests there should be a density of

Therefore no further adjustment made.

35 dwellings per hectare in this location. Adjustment has been made to bring gross density to 35 dph.

Local setting density adjustment: -10% (**dph**): 35.1

> Site proposed for solely residential use which is consistent with the North Weald Bassett Masterplan.

Mixed use density adjustment: (dph): 35.1 0% Gross to net adjustment: (dph): 28.08

Existing on-site development or commitments (units):

Incorporate mixed use development:

		And the second s
Hertford RDSHIRE	Client Epping Forest Dist	rict Council
Harlow	Job Title	
	Epping Forest Dist	rict Local Plan
	Drawing Status	
381	Issue	
Cheshunt	Drawing No	Issue
	SR-0158A	P1
A110 Roding Brentw	IGN, Kadaster NL, Ordnance Survey, Esri Japan, ME OpenStreetMap contributors, and the GIS User Comm	P Čorp., GÉBCO, USGS, FAO, NPS, NRCAN, GeoBase II, Esri China (Hong Kong), swisstopo, MapmyIndia, © nunity phics, CNES/Airbus DS, USDA, USGS, AEX, Getmappi

Criteria		Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership	
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years	
1.3 On-site restrictions	0	Site is subject to restrictions but agreement in place or being negotiated to overcome them, or not judged to be a constraint	A public footpath runs through the site, but it is noted that this has already been incorporated into the emerging development proposals and would not constrain development.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020	
2.1 Site marketability	(+)	Site is under option to a developer	
2.2 Site viability	(+)	No viability issues identified	The site has been subject to a number of appraisals by the agents, who have not identified any constraints that might affect the viability of the site.
2.3 On-site and physical infrasturcture constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability.	There are some physical infrastructure constraints in the site including high voltage overhead electricity lines and high pressure gas pipeline which may impact on deliverability. Impacts may be mitigated through masterplanning.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand	
2.4b Primary schools	(-)	Site is located more than 1km from a primary school	
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand	
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school	
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.	Existing masterplans propose new public open space provision on-site as part of the development.
2.7 Health	(-)	Site is located more than 1km of a health facility (GP)	
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area	
3.1 Cumulative loss of open space in settlement	(+)	There are no identified current deficiencies in the quantum of open space within the settlement. No open space is lost as a result of the proposed allocations in the settlement	
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.	
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.	
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure	The proposed allocations provide opportunities to enhancing green infrastructure including public rights of way networks; these will need to be considered further in development proposals for the sites.
3.5 Cumulative impact on sewage treatment work capacity	(-)	Settlement is served by a Sewage Treatment Works (STW) with known limited capacity	
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District	

Site Reference: SR-0195B

Settlement: North Weald Bassett

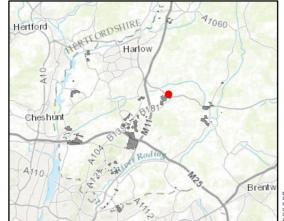
Address: Land to the North of Vicarage Lane, East, North Weald Bassett, Epping, Essex, CM16 6AP

Notes: Grazing land.

Land type: Low performing Green Belt adjacent to a settlement

Primary use: Housing





Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0195B

ARUP

Epping Forest
District Council

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Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): 3.42
On-site major policy constraints: None

Area of site subject to major policy 0

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy $_{\rm 0}$ constraints (ha):

Unconstrained site area (ha): 3.42

Establishing indicative baseline density

Site located in:

Site setting is:
Other

Site is near a commuter hub:
No
Indicative baseline density (dph):
133

Refining the indicative site density

Identified density constraints: No constraints

Constraints density adjustment: 0% (dph): 39

Justification for adjustment: No constraints affecting site capacity identified. No adjustment made.

Local setting:North Weald Bassett Masterplan suggests lower density of 30 dph in this location. Adjustment has been made to bring gross density to 30

apn.

Local setting density adjustment: -23% (dph): 30.03

Incorporate mixed use development: Site proposed for solely residential use which is consistent with the

North Weald Bassett Masterplan.

Mixed use density adjustment: 0% (dph): 30.03 Gross to net adjustment: -10% (dph): 27.03

Existing on-site development or commitments (units):

Availability and Achievability Assessment

Availability and Achievability A	1		
Criteria		Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership	
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years	Note that developer proforma states that this only applies to part of the land.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020	
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer	
2.2 Site viability	(+)	No viability issues identified	
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	There are no known on-site constraints which would impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand	
2.4b Primary schools	(-)	Site is located more than 1km from a primary school	
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand	
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school	
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.	
2.7 Health	(-)	Site is located more than 1km of a health facility (GP)	
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area	
3.1 Cumulative loss of open space in settlement	(+)	There are no identified current deficiencies in the quantum of open space within the settlement. No open space is lost as a result of the proposed allocations in the settlement	
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.	
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.	
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure	The proposed allocations provide opportunities to enhancing green infrastructure including public rights of wa networks; these will need to be considered further in development proposals for the sites.
3.5 Cumulative impact on sewage treatment work capacity	(-)	Settlement is served by a Sewage Treatment Works (STW) with known limited capacity	
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District	
			ΑΔ

Site Reference: SR-0417

Settlement: North Weald Bassett

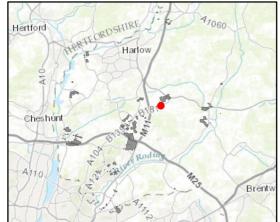
Address: Land east of Church Lane/West of Harrison Drive, North Weald Bassett

Notes: Agricultural field

Land type: Medium performing Green Belt adjacent to a settlement

Primary use: Housing





Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No
SR-0417

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Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): 1.84
On-site major policy constraints: None

Area of site subject to major policy 0

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy $_{\rm 0}$ constraints (ha):

Unconstrained site area (ha): 1.84

Establishing indicative baseline density

Site located in:

Site setting is:
Other

Site is near a commuter hub:
No
Indicative baseline density (dph):
39
Indicative baseline yield (units):
72

Refining the indicative site density

Identified density constraints: No constraints

Constraints density adjustment: 0% (dph): 39

Justification for adjustment: No constraints affecting site capacity identified. No adjustment made.

Local setting:North Weald Bassett Masterplan suggests densities on this site of 45 dwellings per hectare. Adjustment made to increase density to 45 dph.

Local setting density adjustment: +16% (dph): 45.24

Incorporate mixed use development: The North Weald Basset Masterplan identifies a broad area to the

southeast of airfield as being suitable for a mix of commercial, leisure and housing uses, and that this site could deliver a 'Local centre'. The capacity has been reduced accordingly.

Mixed use density adjustment: -35% (dph): 29.41

Gross to net adjustment: -10% (dph): 26.47

Existing on-site development or commitments (units):

Availability and Achievability Assessment

	Conn		Qualitative Assessment	
Criteria		Score	Qualitative Assessment	
1.1 Ownership	(+)	Site is in single ownership		
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years		
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions		
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020		
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer		
2.2 Site viability	(+)	No viability issues identified		
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	There are no known on-site constraints which would impact upon deliverability.	
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.4b Primary schools	(-)	Site is located more than 1km from a primary school		
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school		
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.		
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients		
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area		
3.1 Cumulative loss of open space in settlement	(+)	There are no identified current deficiencies in the quantum of open space within the settlement. No open space is lost as a result of the proposed allocations in the settlement		
3.2 Cumulative impact on primary school Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.		
3.3 Cumulative impact on secondary schools Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.		
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure	The proposed allocations provide opportunities to enhancing green infrastructure including public rights of wanetworks; these will need to be considered further in development proposals for the sites.	
3.5 Cumulative impact on sewage treatment work capacity	(-)	Settlement is served by a Sewage Treatment Works (STW) with known limited capacity		
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District		

Site Reference: SR-0455

North Weald Bassett Settlement:

Address: Chase Farm Business Centre, Vicarage Lane West, North Weald, Essex, CM16 6AL

Includes access road, business centre and residential uses. Notes:

Land type: Previously developed Green Belt

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0455 Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): 0.81 On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy 0 constraints (ha):

Unconstrained site area (ha): 0.81

Establishing indicative baseline density

Site located in: Large Village Site setting is: Other No Site is near a commuter hub: Indicative baseline density (dph): 39 Indicative baseline yield (units): 32

Refining the indicative site density

Identified density constraints: Listed Building

Constraints density adjustment: (dph): 39

Justification for adjustment: Grade II* Listed Building not likely to constrain capacity at baseline density due to distance from site. No capacity adjustment made.

North Weald Bassett Masterplan suggests densities on this site of 35 Local setting: dwellings per hectare. Local setting adjustment made to reduce density to 35 dph.

Local setting density adjustment: -10% (**dph**): 35.1

Site proposed for solely residential use which is consistent with the Incorporate mixed use development: North Weald Bassett Masterplan.

(dph): 35.1

Mixed use density adjustment: 0% (dph): 35.1

Existing on-site development or

Gross to net adjustment:

commitments (units):

Availability and Achievability Assessment <u>Indicative net site capacity (units)</u> : 27				
Criteria		Score	Qualitative Assessment	
1.1 Ownership	(+)	Site is in single ownership		
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years		
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	Information from the Council's SLAA suggests that there are no known legal or ownership problems, ransom strips o operational requirements which would prevent the site coming forward for development.	
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020		
2.1 Site marketability	(-)	Site is not being actively marketed		
2.2 Site viability	(+)	No viability issues identified		
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability		
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.4b Primary schools	(-)	Site is located more than 1km from a primary school		
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school		
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.		
2.7 Health	(-)	Site is located more than 1km of a health facility (GP)		
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area		
3.1 Cumulative loss of open space in settlement	(+)	There are no identified current deficiencies in the quantum of open space within the settlement. No open space is lost as a result of the proposed allocations in the settlement		
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.		
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.		
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure	The proposed allocations provide opportunities to enhancing green infrastructure including public rights of wa networks; these will need to be considered further in development proposals for the sites.	
3.5 Cumulative impact on sewage treatment work capacity	(-)	Settlement is served by a Sewage Treatment Works (STW) with known limited capacity		
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District		

Site Reference: SR-0501

Settlement: North Weald Bassett

Address: Playing field at New House Lane, North Weald

Notes: Playing field.

Land type: Low performing Green Belt adjacent to a settlement

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0501 Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): 2.33 On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints: The whole site are playing fields.

Area of site subject to non-major policy $_{2.33}$

constraints (ha):

Unconstrained site area (ha):

Establishing indicative baseline density

Site located in: Large Village Site setting is: Other Site is near a commuter hub: No Indicative baseline density (dph): 39 Indicative baseline yield (units): 0

Refining the indicative site density

Identified density constraints: No constraints

Constraints density adjustment: (dph): 39

Justification for adjustment: No constraints affecting site capacity identified. No adjustment made.

North Weald Bassett Masterplan suggests densities on this site of 35 Local setting: dwellings per hectare. Adjustment made to reduce density to 35 dph.

Local setting density adjustment: (**dph**): 35.1

Site proposed for solely residential use which is consistent with the Incorporate mixed use development: North Weald Bassett Masterplan.

0%

Mixed use density adjustment: (dph): 35.1 Gross to net adjustment: (dph): 35.1

Existing on-site development or commitments (units):

Availability and Achievability Assess		ment <u>Indicative net sit</u>	e capacity (units): 0
Criteria		Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership	
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown	Site currently in use as a playing field. Timescale for existing use ceasing is unknown.
1.3 On-site restrictions	(-)	Site subject to restrictions and there is limited prospect of the restriction being overcome	The Council's SLAA suggests that there may be ransom strips associated with the site, given identified access constraints. It is not clear how this may be overcome.
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown	The availability of the site is unknown.
2.1 Site marketability	(-)	Site is not being actively marketed	As the position on the site is unknown following the survey, it is assumed that the site is not being actively marketed.
2.2 Site viability	(+)	No viability issues identified	
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	There are no known on-site constraints which would impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand	
2.4b Primary schools	(+)	Site is located within 1km of a primary school with current capacity and no forecast deficit	
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand	
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school	
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.	
2.7 Health	(-)	Site is located more than 1km of a health facility (GP)	
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area	
3.1 Cumulative loss of open space in settlement	0	The site has not been included in the assessment as it is not proposed for allocation	
3.2 Cumulative impact on primary school (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation	
3.3 Cumulative impact on secondary schools (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation	
3.4 Cumulative impact on the green infrastructure	0	The site has not been included in the assessment as it is not proposed for allocation	
3.5 Cumulative impact on sewage treatment work capacity	0	The site has not been included in the assessment as it is not proposed for allocation	
3.6 Cumulative impact on Central Line capacity	0	The site has not been included in the assessment as it is not proposed for allocation	

Site Reference: SR-0512

North Weald Bassett Settlement:

Address: St Clements, Vicarage Lane West, North Weald, CM16 6AL

Notes: Large house sat in substantial grounds with dense tree coverage.

Land type: Medium performing Green Belt adjacent to a settlement

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No SR-0512 P1 Epping Forest District Council

Indicative Site Capacity Assessment

No amendment made to site boundary. Site boundary amendment:

Site constraints affecting extent of developable area

Site area (ha): 0.61 On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy 0 constraints (ha):

Unconstrained site area (ha): 0.61

Establishing indicative baseline density

Site located in: Large Village Site setting is: Other No Site is near a commuter hub: Indicative baseline density (dph): 39 Indicative baseline yield (units): 24

Refining the indicative site density

Identified density constraints: Listed Building, Ancient/Veteran Trees outside of Ancient Woodland

Constraints density adjustment: (dph): 27.3

Justification for adjustment: Ancient/Veteran Trees unlikely to constrain capacity. Location of Grade II Listed Building within the site; its retention and protection of setting likely to require reduction in density.

Site proposed for solely residential use.

Site not identified within the North Weald Bassett masterplan. Local setting:

Predominant urban form of Vicarage Lane is detached homes set in larger plots. The capacity has been reduced to reflect local character.

(dph): 19.11

Local setting density adjustment: -30% (dph): 19.11

Mixed use density adjustment: 0% (dph): 19.11

Gross to net adjustment: Existing on-site development or

commitments (units):

Incorporate mixed use development:

Availability and Achievability	Assess	ment Indicative net sit	e capacity (units): 11
Criteria		Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership	
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown	Site contains a Grade II Listed Building, which it has been assumed is not removed. Otherwise based on desktop analysis there are no other existing uses on-site.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	No data is held on on-site restrictions.
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown	The availability of the site is unknown.
2.1 Site marketability	(-)	Site is not being actively marketed	As the position on the site is unknown following the survey, it is assumed that the site is not being actively marketed.
2.2 Site viability	(+)	No viability issues identified	
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	There are no known on-site constraints which would impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand	
2.4b Primary schools	(-)	Site is located more than 1km from a primary school	
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand	
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school	
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.	
2.7 Health	(-)	Site is located more than 1km of a health facility (GP)	
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area	
3.1 Cumulative loss of open space in settlement	(+)	There are no identified current deficiencies in the quantum of open space within the settlement. No open space is lost as a result of the proposed allocations in the settlement	
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.	
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.	
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure	The proposed allocations provide opportunities to enhancing green infrastructure including public rights of way networks; these will need to be considered further in development proposals for the sites.
3.5 Cumulative impact on sewage treatment work capacity	(-)	Settlement is served by a Sewage Treatment Works (STW) with known limited capacity	
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District	
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Report on Site Selection ARUP Epping Forest
District Council

Date: September 2016

Scale: 1:6,000 @A3

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

Stage 3/4 Sites



Site Reference: SR-0035 Settlement: Roydon

Address: Land at Epping Road, Roydon

Notes:

Land type: Medium performing Green Belt adjacent to a settlement

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No SR-0035 P1 Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy $_{\mathrm{0}}$ constraints (ha):

Unconstrained site area (ha): 0.19

Establishing indicative baseline density

Site located in: Large Village Site setting is: Other Site is near a commuter hub: No Indicative baseline density (dph): 39 Indicative baseline yield (units):

Refining the indicative site density

Identified density constraints: Conservation Area

Constraints density adjustment: (dph): 39

Justification for adjustment: Impact on Conservation Area likely to be mitigated without reduction in

density. No capacity adjustment made.

Preapp received for six dwellings which is deemed acceptable. Capacity Local setting:

reduced to match pre-app submission.

(**dph**): 31.2 Local setting density adjustment:

Site proposed for solely residential use. Incorporate mixed use development:

Mixed use density adjustment: (dph): 31.2 0% Gross to net adjustment: (dph): 31.2

Existing on-site development or commitments (units):

Availability and Achievability Assessment <u>Indicative net site</u>		sment <u>Indicative net sit</u>	e capacity (units): 6	
Criteria		Score	Qualitative Assessment	
1.1 Ownership	(+)	Site is in single ownership	The Council's SLAA indicates that the site is in single ownership.	
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years		
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	The Council's SLAA suggests that there no known on-site restrictions on the site.	
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020		
2.1 Site marketability	(-)	Site is not being actively marketed	The landowner has advised that they are willing to sell the land for development, at a time when development is a prospect. Seeking an allocation in the Local Plan represents the first step to development becoming a prospect.	
2.2 Site viability	(+)	No viability issues identified		
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	There are no known on-site constraints which could impact upon deliverability. The site has existing connections to utilities including water, main sewerage, electricity, and to highways infrastructure.	
2.4a Primary schools (Planning area)	(-)	Site is located in a school planning area with a current or forecast deficit and where schools have limited ability to expand		
2.4b Primary schools	0	Site is located within 1km of a primary school with a current or forecast capacity deficit		
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school		
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.		
2.7 Health	(-)	Site is located more than 1km of a health facility (GP)		
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area		
3.1 Cumulative loss of open space in settlement	(+)	There are no identified current deficiencies in the quantum of open space within the settlement. No open space is lost as a result of the proposed allocations in the settlement		
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is limited scope to further expand school provision due to site constraints.		
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.		
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure		
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works (STW) which has known spare capacity or planned additional capacity		
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District		
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Site Reference: SR-0117 Settlement: Roydon

Address: The paddock to the rear of Barn House, Farm Close, Roydon, Essex, CM19 5LW

Notes: Open land.

Land type: Medium performing Green Belt adjacent to a settlement

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0117 Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): 1.31 On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy 0 constraints (ha):

Unconstrained site area (ha): 1.31

Establishing indicative baseline density

Site located in: Large Village Site setting is: Other Yes Site is near a commuter hub: Indicative baseline density (dph): 58.5 Indicative baseline yield (units): 77

Refining the indicative site density

Identified density constraints: Conservation Area, Access

Constraints density adjustment: (dph): 52.65

Justification for adjustment: Conservation Area located nearby, and a reduction in density would likely be required to mitigate impact on its setting. Capacity adjusted to reflect this.

No adjustment made for local setting. Local setting:

Local setting density adjustment: (dph): 52.65

Site proposed for solely residential use. Incorporate mixed use development:

Mixed use density adjustment: (dph): 52.65 0% Gross to net adjustment: (dph): 47.38

Existing on-site development or commitments (units):

Availability and Achievability Assessmen		ment <u>Indicative net sit</u>	e capacity (units): 62
Criteria	Score		Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership	
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years	
1.3 On-site restrictions	(-)	Site subject to restrictions and there is limited prospect of the restriction being overcome	The site is part of a wider area of land identified as a potential area for development. The development of the site is reliant on the development of this wider area, for example, in relation to access.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020	
2.1 Site marketability	(-)	Site is not being actively marketed	
2.2 Site viability	(+)	No viability issues identified	
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	There are no known on-site constraints which would impact upon deliverability.
2.4a Primary schools (Planning area)	(-)	Site is located in a school planning area with a current or forecast deficit and where schools have limited ability to expand	
2.4b Primary schools	0	Site is located within 1km of a primary school with a current or forecast capacity deficit	
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand	
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school	
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.	
2.7 Health	(-)	Site is located more than 1km of a health facility (GP)	
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area	
3.1 Cumulative loss of open space in settlement	0	The site has not been included in the assessment as it is not proposed for allocation	
3.2 Cumulative impact on primary school (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation	
3.3 Cumulative impact on secondary schools (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation	
3.4 Cumulative impact on the green infrastructure	0	The site has not been included in the assessment as it is not proposed for allocation	
3.5 Cumulative impact on sewage treatment work capacity	0	The site has not been included in the assessment as it is not proposed for allocation	
3.6 Cumulative impact on Central Line capacity	0	The site has not been included in the assessment as it is not proposed for allocation	
		<u> </u>	© Anu

Site Reference: SR-0169 Roydon Settlement:

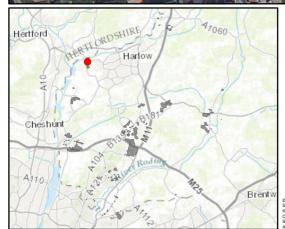
Address: The Old Coal Yard, off 32 High Street, Roydon

Notes:

Land type: Medium performing Green Belt adjacent to a settlement

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0169 Epping Forest District Council

Indicative Site Capacity Assessment

No amendment made to site boundary. Site boundary amendment:

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy 0

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy 0 constraints (ha):

Unconstrained site area (ha): 0.53

Establishing indicative baseline density

Site located in: Large Village Site setting is: Other Site is near a commuter hub: Yes Indicative baseline density (dph): 58.5 Indicative baseline yield (units): 31

Refining the indicative site density

Identified density constraints: Conservation Area, Locally Listed Building

Constraints density adjustment: (dph): 14.63

Justification for adjustment: Conservation Area likely to be significantly affected by development

here, and a capacity reduction has been made.

No adjustment made for local setting. Local setting:

Local setting density adjustment: (dph): 14.63

Site proposed for solely residential use. Incorporate mixed use development:

Mixed use density adjustment: (dph): 14.63 0% Gross to net adjustment: (dph): 14.63

Existing on-site development or commitments (units):

Indicative net site capacity (units):

Availability and Achievability Assessment Criteria Score **Qualitative Assessment** Site is in single ownership 1.1 Ownership There are no existing uses on-site or existing uses could cease in less than two years 1.2 Existing uses Site is not subject to any known restrictions 1.3 On-site restrictions Site expected to be available between 2016 and 2020 1.4 Site availability Site is not being actively marketed The position on the site is unknown. It is therefore assumed that the site is not being actively marketed. 2.1 Site marketability No viability issues identified A scheme has been drawn and costed for the site and no viability issues have been identified 2.2 Site viability Identified on-site constraints may impact upon deliverability. There may be some constraints to utilities connections and necessary highways infrastructure which could impact or 2.3 On-site and physical infrasturcture constraints the delivery of the site. No mitigation or design solutions have been identified to limit impacts. Site is located in a school planning area with a current or forecast deficit and where schools have limited ability to 2.4a Primary schools (Planning area) Site is located within 1km of a primary school with a current or forecast capacity deficit 2.4b Primary schools Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.5a Secondary schools (Planning area) Site is located more than 1km from a secondary school 2.5b Secondary schools Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site ope 2.6 Access to open space space provision as part of the development Site is located more than 1km of a health facility (GP) 2.7 Health None of the site is located within a minerals safeguarding area 2.8 Impact on mineral deposits There are no identified current deficiencies in the quantum of open space within the settlement. No open space is 3.1 Cumulative loss of open space in settlement ost as a result of the proposed allocations in the settlement The proposed allocations in the settlement would lead to a shortage of current primary school places in the 3.2 Cumulative impact on primary school 0 Schools Planning Area. There is limited scope to further expand school provision due to site constraints (Planning area) The proposed allocations in the settlement would lead to a shortage of current secondary school places in the 3.3 Cumulative impact on secondary schools Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a (Planning area) he proposed site allocations provide opportunities to enhance green infrastructure 3.4 Cumulative impact on the green infrastructure Settlement is served by a Sewage Treatment Works (STW) which has known spare capacity or planned additional 3.5 Cumulative impact on sewage treatment work apacity capacity The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District 3.6 Cumulative impact on Central Line capacity

Site Reference: SR-0197 Settlement: Roydon

Address: Land adjacent to Kingsmead, Epping Road, Roydon, Essex

Notes: Lawn, part of large domestic garden

Land type: Medium performing Green Belt adjacent to a settlement

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0197 Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy $_{\mathrm{0}}$ constraints (ha):

Unconstrained site area (ha): 0.5

Establishing indicative baseline density

Site located in: Large Village Site setting is: Other No Site is near a commuter hub: Indicative baseline density (dph): 39 Indicative baseline yield (units): 19

Refining the indicative site density

Identified density constraints: Ancient/Veteran Trees outside of Ancient Woodland, TPOs

Constraints density adjustment: (dph): 37.05

Justification for adjustment: Ancient/Veteran tree located on site likely to require buffer that could reduce capacity marginally, and density reduced accordingly. TPOs located off-site and not likely to affect density.

Lower density setting and character of surrounding development likely Local setting:

to require reduction in density. Density reduced accordingly.

(dph): 20.38 Local setting density adjustment: -45%

Incorporate mixed use development: Site proposed for solely residential use.

Mixed use density adjustment: 0% (dph): 20.38 Gross to net adjustment: (dph): 20.38

Existing on-site development or commitments (units):

Availability and Achievability Assessn		ment <u>Indicative net sit</u>	<u>e capacity (units)</u> : 10
Criteria		Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership	
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years	
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	Although there is uncertainty over whether development would be reliant on the development of other land, there are no known restrictions that would prevent the site coming forward.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020	
2.1 Site marketability	(-)	Site is not being actively marketed	As the position on the site is unknown following the survey, it is assumed that the site is not being actively marketed.
2.2 Site viability	(+)	No viability issues identified	
2.3 On-site and physical infrasturcture constraints	(-)	Identified on-site constraints may impact upon deliverability.	There may be some constraints to accessing the site which could impact on the delivery of the site. No mitigation or design solutions have been identified to limit impacts.
2.4a Primary schools (Planning area)	(-)	Site is located in a school planning area with a current or forecast deficit and where schools have limited ability to expand	
2.4b Primary schools	0	Site is located within 1km of a primary school with a current or forecast capacity deficit	
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand	
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school	
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.	
2.7 Health	(-)	Site is located more than 1km of a health facility (GP)	
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area	
3.1 Cumulative loss of open space in settlement	(+)	There are no identified current deficiencies in the quantum of open space within the settlement. No open space is lost as a result of the proposed allocations in the settlement	
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is limited scope to further expand school provision due to site constraints.	
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.	
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure	
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works (STW) which has known spare capacity or planned additional capacity	
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District	
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Site Reference: SR-0304 Roydon Settlement:

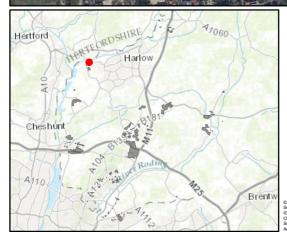
Address: Roydon, North East Area

Broad Area North East of Roydon Notes:

Land type: Medium performing Green Belt adjacent to a settlement

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No SR-0304 P1 Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha):

On-site major policy constraints: Flood Zone 3b affects northern and eastern boundaries of the site.

Area of site subject to major policy 0.48

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy 0

constraints (ha):

Unconstrained site area (ha): 8.64

Establishing indicative baseline density

Site located in: Large Village Site setting is: Other Site is near a commuter hub: No Indicative baseline density (dph): 39 Indicative baseline yield (units): 337

Refining the indicative site density

Identified density constraints: Nationally Protected Sites, Conservation Area, Listed Building

Constraints density adjustment: (dph): 19.5

Justification for adjustment: Site's distance to Nationally Protected Sites means that mitigation is not

likely to constrain density. Impact to Conservation Area and Listed Buildings likely to require mitigation through a reduction in density.

Development should be limited to the area up the existing public right Local setting:

of way, which would 'round-off' the settlement. This equates to approximately one sixth of the site.

Local setting density adjustment: -84% (dph): 3.12

Site proposed for solely residential use. Incorporate mixed use development:

Mixed use density adjustment: (dph): 3.12 0% Gross to net adjustment: (dph): 2.81

Existing on-site development or commitments (units):

Indicative net site capacity (units):

Availability and Achievability Assessment Criteria Score **Qualitative Assessment** Site ownership is unknown or is in multiple ownership and the other owners are either unknown, oppose the An enquiry from the land registry returned multiple titles and no information for a large portion of the site in the north. 1.1 Ownership development or are promoting another conflicting scheme Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown. An enquiry from the land registry returned no information on ownership for the main portion of the site and there is no known timescale for existing on-site uses to cease. 1.2 Existing uses Site is not subject to any known restrictions 1.3 On-site restrictions Site not expected to be available until at least 2026 or site availability is unknown The availability of the site is unknown. 1.4 Site availability An enquiry from the land registry returned no information on ownership for the main portion of the site and the site has not previously been put forward for development. Site is not being actively marketed 2.1 Site marketability No viability issues identified 2.2 Site viability There are no known on-site constraints which would impact upon deliverability No data is held on on-site constraints. 2.3 On-site and physical infrasturcture constraints Site is located in a school planning area with a current or forecast deficit and where schools have limited ability to 2.4a Primary schools (Planning area) Site is located within 1km of a primary school with a current or forecast capacity deficit 2.4b Primary schools Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.5a Secondary schools (Planning area) Site is located more than 1km from a secondary school 2.5b Secondary schools Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site ope 2.6 Access to open space space provision as part of the development Site is located more than 1km of a health facility (GP) 2.7 Health None of the site is located within a minerals safeguarding area 2.8 Impact on mineral deposits The site has not been included in the assessment as it is not proposed for allocation 3.1 Cumulative loss of open space in settlement The site has not been included in the assessment as it is not proposed for allocation 3.2 Cumulative impact on primary school (Planning area) The site has not been included in the assessment as it is not proposed for allocation 3.3 Cumulative impact on secondary schools 0 (Planning area) The site has not been included in the assessment as it is not proposed for allocation 3.4 Cumulative impact on the green infrastructure The site has not been included in the assessment as it is not proposed for allocation 3.5 Cumulative impact on sewage treatment work capacity The site has not been included in the assessment as it is not proposed for allocation 3.6 Cumulative impact on Central Line capacity

Site Reference: SR-0890
Settlement: Roydon

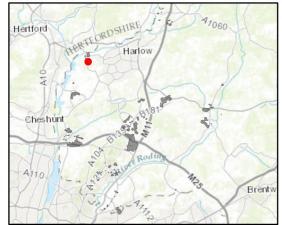
Address: Land at Epping Road, Roydon, Harlow, Essex

Notes: One residential dwelling with outbuildings and garden and agricultural field to the rear

Land type: Medium performing Green Belt adjacent to a settlement

Primary use: Housing





Client Epping Forest District Council Job Title Epping Forest District Local Plan Drawing Status Issue Drawing No SR-0890 P1 ARUP Epping Forest District Council www.uppingforestet.gov.ub Contains OS data © Crown copyright and database right (2016) Sources Ext. HERE, Delcorme, Intermap, norement P Copp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase.

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): 6.33
On-site major policy constraints: None

Area of site subject to major policy 0

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy $_{\rm 0}$ constraints (ha):

Unconstrained site area (ha): 6.33

Establishing indicative baseline density

Site located in:

Site setting is:

Other

Site is near a commuter hub:

Indicative baseline density (dph):

39

Indicative baseline yield (units):

247

Refining the indicative site density

Identified density constraints: Nationally Protected Sites, TPOs, Conservation Area

Constraints density adjustment: 0% (dph): 39

Justification for adjustment:TPOs located on site boundaries, however mitigation likely to be accommodate without reduction in density required. Impact on setting of

accommodate without reduction in density required. Impact on setting of Conservation Area and Nationally Protected Sites not likely to constrain capacity. No capacity adjustment made.

Local setting: Development should be limited to the property fronting Epping Road.

This equates to 6% of the site area.

Local setting density adjustment: -94% (dph): 2.34

Incorporate mixed use development: Site proposed for solely residential use.

Mixed use density adjustment: 0% (dph): 2.34

Gross to net adjustment: 0% (dph): 2.34

Existing on-site development or commitments (units):

Availability and Achievability Assessment

Criteria		Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership	
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years	
1.3 On-site restrictions	0	Site is subject to restrictions but agreement in place or being negotiated to overcome them, or not judged to be a constraint	A public footpath runs through the site, but it is judged that this would not constrain development.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020	
2.1 Site marketability	(+)	Site is under option to a developer	The site is under option to a housebuilder.
2.2 Site viability	(+)	No viability issues identified	Based on the assumption from initial overviews that major infrastructure would not be required, and based on provision of housing in line with the Council's policy, the site is judged to be viable.
2.3 On-site and physical infrasturcture constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability.	The site has an identified need for connection to utilities, highways infrastructure, and telecoms, which may impact on deliverability. Connections have been identified close to the site to mitigate against these constraints.
2.4a Primary schools (Planning area)	(-)	Site is located in a school planning area with a current or forecast deficit and where schools have limited ability to expand	
2.4b Primary schools	0	Site is located within 1km of a primary school with a current or forecast capacity deficit	
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand	
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school	
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.	Existing masterplans propose new public open space provision on-site as part of the development.
2.7 Health	(-)	Site is located more than 1km of a health facility (GP)	
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area	
3.1 Cumulative loss of open space in settlement	(+)	There are no identified current deficiencies in the quantum of open space within the settlement. No open space is lost as a result of the proposed allocations in the settlement	
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is limited scope to further expand school provision due to site constraints.	
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.	
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure	
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works (STW) which has known spare capacity or planned additional capacity	
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District	



Report on Site Selection ARUP

Epping Forest
District Council

Drawing No. EFDC-S34-0013-Rev1

Date: September 2016

Scale: 1:5,000 @A3

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

Stage 3/4 Sites



Site Reference: SR-0033
Settlement: Sheering

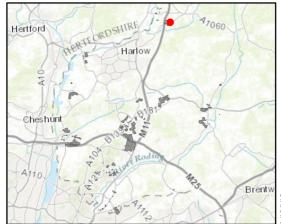
Address: Daubneys Farm, Sheering, Harlow, Essex, CM22 7LU

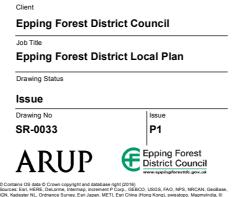
Notes: Agricultural field

Land type: Medium performing Green Belt adjacent to a settlement

Primary use: Housing







Indicative Site Capacity Assessment

Site boundary amendment: Site boundary in south-west corner amended to correct discrepancy

with land ownership i

Site constraints affecting extent of developable area

Site area (ha): 0.62
On-site major policy constraints: None

Area of site subject to major policy 0

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy onstraints (ha):

Unconstrained site area (ha): 0.62

Establishing indicative baseline density

Site located in:

Small Village
Site setting is:
Other

Site is near a commuter hub:
No
Indicative baseline density (dph):
34.5
Indicative baseline yield (units):
21

Refining the indicative site density

Identified density constraints: Listed Building

Constraints density adjustment: -25% (dph): 25.88

Justification for adjustment: Grade II* Listed Building (Daubney's Farmhouse) located adjacent to

site. Reduction in density likely to be required to mitigate impact on the setting of the listed building. Capacity adjusted accordingly.

Local setting:No adjustment made for local setting.

Local setting density adjustment: 0% (dph): 25.88

Incorporate mixed use development: Site proposed for solely residential use.

Mixed use density adjustment: 0% (dph): 25.88 Gross to net adjustment: 0% (dph): 25.88

Existing on-site development or commitments (units):

Indicative net site capacity (units): Availability and Achievability Assessment Criteria Score **Qualitative Assessment** Site is in single ownership 1.1 Ownership There are no existing uses on-site or existing uses could cease in less than two years 1.2 Existing uses Site is subject to restrictions but agreement in place or being negotiated to overcome them, or not judged to be a A public footpath runs through the site, but it is judged that this would not constrain development. 1.3 On-site restrictions 0 Site expected to be available between 2016 and 2020 1.4 Site availability Site is not being actively marketed The landowner has advised that they are willing to sell the land for development, at a time when development is 2.1 Site marketability prospect. Seeking an allocation in the Local Plan represents the first step to development becoming a prospect. Site viability is marginal or weaker demand for development The site promoters have not identified a constraint, but the SHMA viability data provides a more granular assessmen 2.2 Site viability 0 and indicated that this postcode area residential would be marginally viable, potentially overcome through flexible There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability 2.3 On-site and physical infrasturcture constraints Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.4a Primary schools (Planning area) Site is located within 1km of a primary school with a current or forecast capacity deficit 2.4b Primary schools Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.5a Secondary schools (Planning area) Site is located more than 1km from a secondary school 2.5b Secondary schools Site is more than 600m from existing publicly accessible open space 2.6 Access to open space Site is located more than 1km of a health facility (GP) 2.7 Health None of the site is located within a minerals safeguarding area 2.8 Impact on mineral deposits There are no identified current deficiencies in the quantum of open space within the settlement. No open space is 3.1 Cumulative loss of open space in settlement ost as a result of the proposed allocations in the settlement The proposed allocations in the settlement would lead to a shortage of current primary school places in the 3.2 Cumulative impact on primary school 0 Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a (Planning area) ew site. The proposed allocations in the settlement would lead to a shortage of current secondary school places in the 3.3 Cumulative impact on secondary schools Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a (Planning area) ew site he proposed site allocations provide opportunities to enhance green infrastructure The proposed allocations provide opportunities to enhance green infrastructure. In particular, SR-0073 provides ar opportunity to further link BAP habitats to the settlement. 3.4 Cumulative impact on the green infrastructure Settlement is served by a Sewage Treatment Works (STW) which has known spare capacity or planned addition 3.5 Cumulative impact on sewage treatment work apacity capacity The proposed allocations in this settlement do not have a material impact on the current or expected forecast peal use of the Central Line stations within Epping Forest District 3.6 Cumulative impact on Central Line capacity

Site Reference: SR-0073 Settlement: Sheering

Land to the East of the M11, Sheering Address:

Notes: Greenfield plot between Sheering and the M11.

Land type: Medium performing Green Belt adjacent to a settlement

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0073 Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy $_{\mathrm{0}}$ constraints (ha):

Unconstrained site area (ha): 2.87

Establishing indicative baseline density

Site located in: Small Village Site setting is: Other Site is near a commuter hub: No Indicative baseline density (dph): 34.5 Indicative baseline yield (units): 99

Refining the indicative site density

Identified density constraints: No constraints

Constraints density adjustment: (dph): 34.5

No constraints affecting site capacity identified. No adjustment made. Justification for adjustment:

No adjustment made for local setting. Local setting:

Local setting density adjustment: (dph): 34.5 Site proposed for solely residential use.

Incorporate mixed use development:

Mixed use density adjustment: (dph): 34.5 0% Gross to net adjustment: (dph): 31.05

Existing on-site development or commitments (units):

Criteria	Score		Qualitative Assessment
Ontena			Quantative Assessment
1.1 Ownership	(+)	Site is in single ownership	The Council's SLAA indicates that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years	
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	The Council's SLAA suggests that there no known on-site restrictions on the site.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020	
2.1 Site marketability	(-)	Site is not being actively marketed	
2.2 Site viability	0	Site viability is marginal or weaker demand for development	The site is located in the CM17/CM22 postcode area, identified as being marginally viable for residential developmen. The issue can be overcome through flexible affordable housing in early periods.
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	There are no known on-site constraints which could impact upon deliverability. The site has existing connections tutilities including water, electricity and gas, and to highways infrastructure.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand	
2.4b Primary schools	0	Site is located within 1km of a primary school with a current or forecast capacity deficit	
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand	
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school	
2.6 Access to open space	0	Site is located 400-600m from existing publicly accessible open space.	
2.7 Health	(-)	Site is located more than 1km of a health facility (GP)	
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area	
3.1 Cumulative loss of open space in settlement	(+)	There are no identified current deficiencies in the quantum of open space within the settlement. No open space is lost as a result of the proposed allocations in the settlement	
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.	
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.	
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure	The proposed allocations provide opportunities to enhance green infrastructure. In particular, SR-0073 provides a opportunity to further link BAP habitats to the settlement.
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works (STW) which has known spare capacity or planned additional capacity	
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District	

Site Reference: SR-0265 Settlement:

Address: Land to South of Chambers Farm, Sheering

Notes:

Land type: Medium performing Green Belt adjacent to a settlement

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0265 Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy $_{\mathrm{0}}$ constraints (ha):

Unconstrained site area (ha): 4.46

Establishing indicative baseline density

Site located in: Small Village Site setting is: Other Site is near a commuter hub: No Indicative baseline density (dph): 34.5 Indicative baseline yield (units): 154

Refining the indicative site density

Identified density constraints: Listed Building

Constraints density adjustment: (dph): 34.5

Justification for adjustment: Listed Buildings not likely to constrain capacity due to distance. No

capacity adjustment made.

No adjustment made for local setting. Local setting:

Local setting density adjustment: (dph): 34.5

Site proposed for solely residential use. Incorporate mixed use development:

(dph): 34.5 Mixed use density adjustment: 0% Gross to net adjustment: (dph): 31.05

Existing on-site development or commitments (units):

Availability and Achievability	Assessment Indicative net site capacity (units): 139			
Criteria	Score		Qualitative Assessment	
1.1 Ownership	(+)	Site is in single ownership	The Council's SLAA indicates that the site is in single ownership.	
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years		
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	The Council's SLAA suggests that there no known on-site restrictions on the site.	
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020		
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer		
2.2 Site viability	0	Site viability is marginal or weaker demand for development	The site is located in the CM17/CM22 postcode area, identified as being marginally viable for residential development. The issue can be overcome through flexible affordable housing in early periods.	
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	There are no known on-site constraints which could impact upon deliverability. The site has existing connections to utilities including water, mains sewage, electricity, and to highways infrastructure.	
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.4b Primary schools	0	Site is located within 1km of a primary school with a current or forecast capacity deficit		
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school		
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.		
2.7 Health	(-)	Site is located more than 1km of a health facility (GP)		
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area		
3.1 Cumulative loss of open space in settlement	0	The site has not been included in the assessment as it is not proposed for allocation		
3.2 Cumulative impact on primary school (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation		
3.3 Cumulative impact on secondary schools (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation		
3.4 Cumulative impact on the green infrastructure	0	The site has not been included in the assessment as it is not proposed for allocation		
3.5 Cumulative impact on sewage treatment work capacity	0	The site has not been included in the assessment as it is not proposed for allocation		
3.6 Cumulative impact on Central Line capacity	0	The site has not been included in the assessment as it is not proposed for allocation		
		I		

Site Reference: SR-0873

Stapleford Abbotts Settlement:

Address: Rear of Mountford & Bishops Bron Oak Hill Road Stapleford Abbotts Romford Essex RM4 1JL

Car park and green open space to the rear of the Royal Oak Pub Notes:

Land type: Previously developed Green Belt

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0873 Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy 0

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy 0 constraints (ha):

Unconstrained site area (ha): 0.57

Establishing indicative baseline density

Site located in: Small Village Site setting is: Other Site is near a commuter hub: No Indicative baseline density (dph): 34.5 Indicative baseline yield (units): 20

Refining the indicative site density

Identified density constraints: No constraints

Constraints density adjustment: (dph): 34.5

Justification for adjustment: No constraints affecting site capacity identified. No adjustment made.

Council response to pre-application submission for this site indicates Local setting:

significantly lower development would be required due to local setting, than the baseline capacity indicated. Density reduced accordingly.

Local setting density adjustment: (dph): 17.25 -50%

Site proposed for solely residential use. Incorporate mixed use development:

Mixed use density adjustment: (dph): 17.25 0% Gross to net adjustment: (dph): 17.25

Existing on-site development or commitments (units):

Indicative net site capacity (units):

Availability and Achievability Assessment Criteria Score **Qualitative Assessment** As pre-application enquiries have been received, it is assumed for the purposes of this assessment that the site is in single ownership. Site is in single ownership 1.1 Ownership Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is Based on a desk-top review of site characteristics the existing land use is car parking, and the Council's SLAA does 1.2 Existing uses not indicate the anticipated timescale for on-site uses to cease Site is not subject to any known restrictions No data is held on on-site restrictions 1.3 On-site restrictions Site expected to be available between 2016 and 2020 As pre-application enquiries were received for residential development on the site, it is assumed for the purposes of 1.4 Site availability sment that the site would be available in the short term Site is being actively marketed for development or enquiries have been received from a developed As pre-application enquiries have recently been received, it is assumed for the purposes of this assessment that it has 0 2.1 Site marketability peen actively marketed for development. No viability issues identified 2.2 Site viability There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability 2.3 On-site and physical infrasturcture constraints Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.4a Primary schools (Planning area) Site is located more than 1km from a primary school 2.4b Primary schools Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.5a Secondary schools (Planning area) Site is located more than 1km from a secondary school 2.5b Secondary schools Site is more than 600m from existing publicly accessible open space 2.6 Access to open space Site is located more than 1km of a health facility (GP) 2.7 Health None of the site is located within a minerals safeguarding area 2.8 Impact on mineral deposits There are no identified current deficiencies in the quantum of open space within the settlement. No open space is 3.1 Cumulative loss of open space in settlement ost as a result of the proposed allocations in the settlement The proposed allocations in the settlement would lead to a shortage of current primary school places in the 3.2 Cumulative impact on primary school 0 Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a (Planning area) ew site. The proposed allocations in the settlement would lead to a shortage of current secondary school places in the 3.3 Cumulative impact on secondary schools Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a (Planning area) ew site he proposed site allocations provide opportunities to enhance green infrastructure 3.4 Cumulative impact on the green infrastructure No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructure 3.5 Cumulative impact on sewage treatment work Delivery Plan capacity The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District 3.6 Cumulative impact on Central Line capacity

Site Reference: SR-0311
Settlement: Sheering

Address: Sheering, North Area

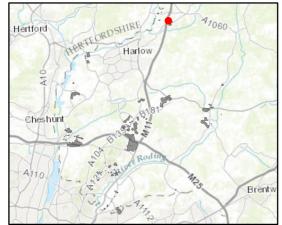
Notes: Broad Area North of Sheering, including Sheering Village Cricket Pitch (adjacent Village Hall) and

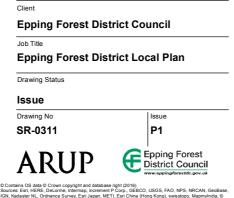
agricultural fields

Land type: Medium performing Green Belt adjacent to a settlement

Primary use: Housing







Indicative Site Capacity Assessment

Site boundary amendment: Site boundary amended to more accurately reflect promoter's

Site constraints affecting extent of developable area

Site area (ha): 2.34
On-site major policy constraints: None

Area of site subject to major policy ${\tt 0}$

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy $_{\rm 0}$ constraints (ha):

Unconstrained site area (ha): 2.34

Establishing indicative baseline density

 Site located in:
 Small Village

 Site setting is:
 Other

 Site is near a commuter hub:
 No

 Indicative baseline density (dph):
 34.5

 Indicative baseline yield (units):
 81

Refining the indicative site density

Identified density constraints: Listed Building

Constraints density adjustment: 0% (dph): 34.5

Justification for adjustment: Impact on setting of Grade II* Daubney's Farmhouse not likely to constrain capacity due to distance and location. No adjustment made.

Local setting: Development should be limited to only the south-western part of site.

This equates to approximately 15% of the site area.

Local setting density adjustment: -84.62% (dph): 5.31 Incorporate mixed use development: Site proposed for solely residential use.

·

Mixed use density adjustment: 0% (dph): 5.31 Gross to net adjustment: 0% (dph): 5.31

Existing on-site development or commitments (units):

	/ Assessment Indicative net site		
Criteria		Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership	
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years	
1.3 On-site restrictions	0	Site is subject to restrictions but agreement in place or being negotiated to overcome them, or not judged to be a constraint	A public footpath runs through the site, but it is judged that this would not constrain development.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020	
2.1 Site marketability	(-)	Site is not being actively marketed	The landowner has advised that they are willing to sell the land for development, at a time when development is a prospect. Seeking an allocation in the Local Plan represents the first step to development becoming a prospect.
2.2 Site viability	0	Site viability is marginal or weaker demand for development	The site promoters have not identified a constraint, but the SHMA viability data provides a more granular assessmen and indicated that this postcode area residential would be marginally viable, potentially overcome through flexible affordable housing.
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	There are no known on-site constraints which would impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand	
2.4b Primary schools	0	Site is located within 1km of a primary school with a current or forecast capacity deficit	
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand	
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school	
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.	
2.7 Health	(-)	Site is located more than 1km of a health facility (GP)	
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area	
3.1 Cumulative loss of open space in settlement	(+)	There are no identified current deficiencies in the quantum of open space within the settlement. No open space is lost as a result of the proposed allocations in the settlement	
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.	
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.	
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure	The proposed allocations provide opportunities to enhance green infrastructure. In particular, SR-0073 provides ar opportunity to further link BAP habitats to the settlement.
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works (STW) which has known spare capacity or planned additional capacity	
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District	

Site Reference: SR-0449
Settlement: Sheering

Address: Bramleys land to the rear of Holmcroft, Chatfield House and Builders Yard, Sheering.

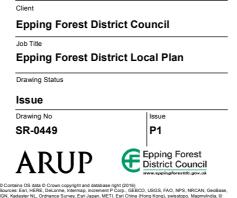
Notes: Residential dwelling, amenity land and additional kept land.

Land type: Medium performing Green Belt adjacent to a settlement

Primary use: Housing







Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): 0.33
On-site major policy constraints: None

Area of site subject to major policy 0

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy oconstraints (ha):

Unconstrained site area (ha): 0.33

Establishing indicative baseline density

 Site located in:
 Small Village

 Site setting is:
 Other

 Site is near a commuter hub:
 No

 Indicative baseline density (dph):
 34.5

 Indicative baseline yield (units):
 11

Refining the indicative site density

Identified density constraints: No constraints

Constraints density adjustment: 0% (dph): 34.5

Justification for adjustment: No constraints affecting site capacity identified. No adjustment made.

Local setting: Layout of site (part of site is narrow plot fronting road between existing

dwellings) would constrain the access and deliverability of the site. Capacity adjusted to account for local setting.

Local setting density adjustment: -40% (dph): 20.7

Incorporate mixed use development: Site proposed for solely residential use.

Mixed use density adjustment: 0% (dph): 20.7 Gross to net adjustment: 0% (dph): 20.7

Existing on-site development or commitments (units):

Availability and Achievability Assessment <u>Indicative net site capacity (units)</u>:

Availability and Achievability /	Assessment <u>indicative net site capacity (units).</u>			
Criteria	Score		Qualitative Assessment	
1.1 Ownership	(+)	Site is in single ownership		
1.2 Existing uses	0	Existing uses on-site which could cease between two and 10 years	The landowner has confirmed that there is an existing residential use on the site, which is expected to cease within 5 years.	
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions		
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020		
2.1 Site marketability	(-)	Site is not being actively marketed		
2.2 Site viability	0	Site viability is marginal or weaker demand for development	The site is located in the CM17/CM22 postcode area, identified as being marginally viable for residential development. The issue can be overcome through flexible affordable housing in early periods.	
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability		
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.4b Primary schools	0	Site is located within 1km of a primary school with a current or forecast capacity deficit		
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school		
2.6 Access to open space	0	Site is located 400-600m from existing publicly accessible open space.		
2.7 Health	(-)	Site is located more than 1km of a health facility (GP)		
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area		
3.1 Cumulative loss of open space in settlement	0	The site has not been included in the assessment as it is not proposed for allocation		
3.2 Cumulative impact on primary school (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation		
3.3 Cumulative impact on secondary schools (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation		
3.4 Cumulative impact on the green infrastructure	0	The site has not been included in the assessment as it is not proposed for allocation		
3.5 Cumulative impact on sewage treatment work capacity	0	The site has not been included in the assessment as it is not proposed for allocation		
3.6 Cumulative impact on Central Line capacity	0	The site has not been included in the assessment as it is not proposed for allocation		
		<u> </u>	@Arin	



Report on Site Selection

Epping Forest
District Council

Drawing No. EFDC-S34-0014-Rev1

Date: September 2016

Abbotts

Scale: 1:6,000 @A3

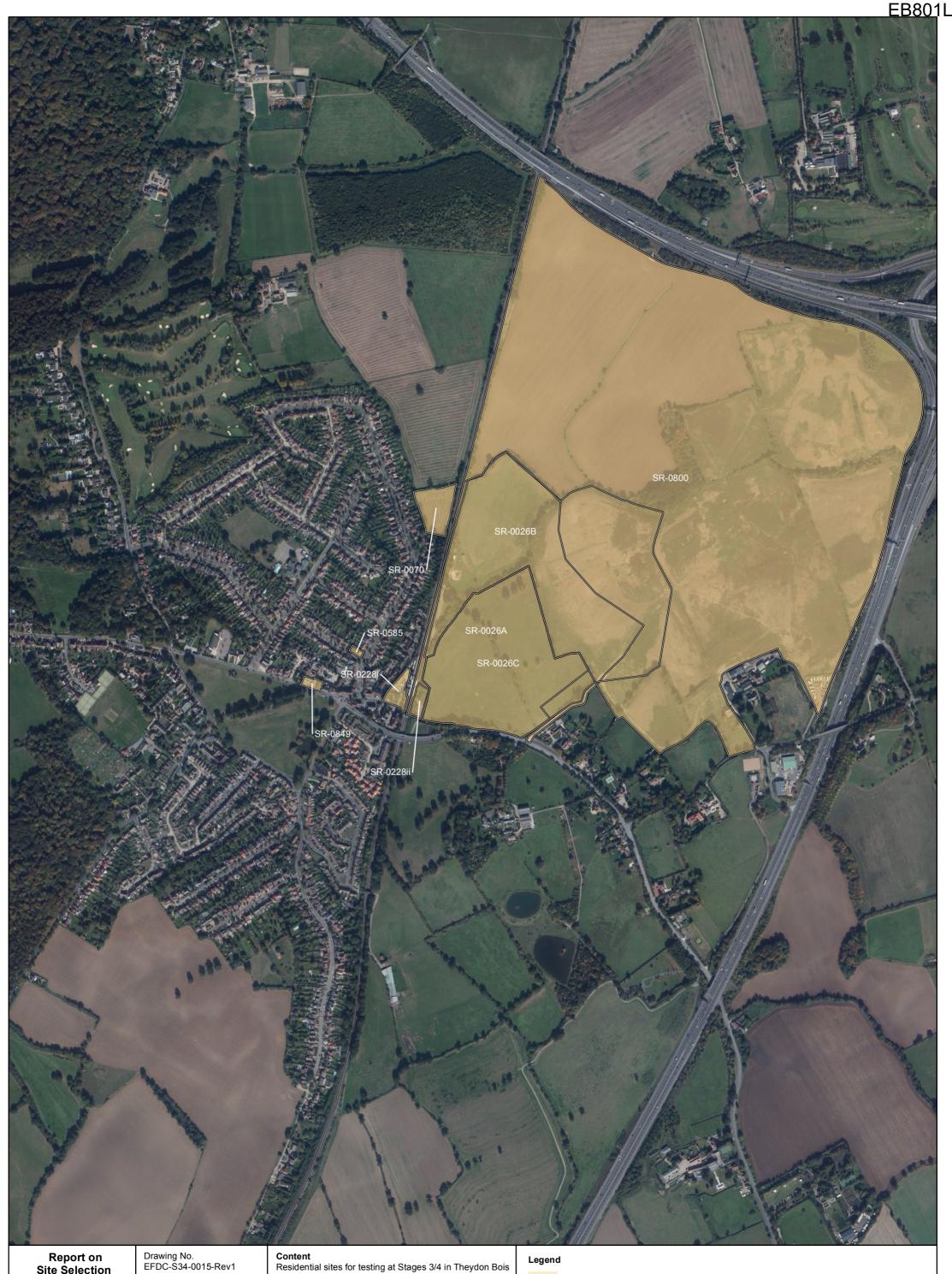
ContentResidential sites for testing at Stages 3/4 in Stapleford Abbotts

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

Legend

Stage 3/4 Sites





Report on Site Selection ARUP Epping Forest
District Council

Date: September 2016

Scale: 1:8,000 @A3

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

Stage 3/4 Sites



Site Reference: SR-0026A Settlement: Theydon Bois

Address: Land adjacent to Theydon Bois bound by M25, M11, Coopersale Lane, Abridge Road and Central

Agricultural and vacant land Notes:

Land type: Medium performing Green Belt adjacent to a settlement

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0026A Epping Forest District Council

The site has not been included in the assessment as it is not proposed for allocation

The site has not been included in the assessment as it is not proposed for allocation

The site has not been included in the assessment as it is not proposed for allocation

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy 0

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy 0 constraints (ha):

Unconstrained site area (ha): 30.33

Establishing indicative baseline density

Site located in: Large Village Site setting is: Other Site is near a commuter hub: No Indicative baseline density (dph): 39 Indicative baseline yield (units): 1183

Refining the indicative site density

Identified density constraints: TPOs, Ancient/Veteran Trees outside of Ancient Woodland

Constraints density adjustment: (dph): 39

Justification for adjustment: Areas of TPO and Ancient/Veteran Trees are located within the site, and

along its edges. Given site size, constraint likely to be incorporated into site layout without reduction in density required. No capacity adjustment

No adjustment made for local setting.

Local setting:

Local setting density adjustment: (dph): 39

Incorporate mixed use development: The site promoter considers that the site could accommodate

employment, retail, community facilities (school, GP etc.) totalling 6ha. The capacity has been reduced accordingly.

Mixed use density adjustment: -20% (**dph**): 31.2 Gross to net adjustment: -35% (dph): 20.28

Existing on-site development or commitments (units):

Indicative net site capacity (units):

Availability and Achievability Assessment

(Planning area)

capacity

3.4 Cumulative impact on the green infrastructure

3.5 Cumulative impact on sewage treatment work

3.6 Cumulative impact on Central Line capacity

Criteria Score **Qualitative Assessment** Site ownership is unknown or is in multiple ownership and the other owners are either unknown, oppose the development or are promoting another conflicting scheme The Council's SLAA indicates that the site has three ownerships; two owners have indicated support for developmen 1.1 Ownership of this site, with the position of the third owner unknown. There are no existing uses on-site or existing uses could cease in less than two years 1.2 Existing uses Site is subject to restrictions but agreement in place or being negotiated to overcome them, or not judged to be a The Council's SLAA suggests that there may be a ransom strip associated with the site, but that this constraint may be 1.3 On-site restrictions 0 Site expected to be available between 2016 and 2020 1.4 Site availability Site is being actively marketed for development or enquiries have been received from a developer 0 2.1 Site marketability No viability issues identified 2.2 Site viability There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which could impact upon deliverability. The site has existing connections to 2.3 On-site and physical infrasturcture constraints utilities including water, electricity and gas, and to highways infrastructure Site is located in a school planning area with a current or forecast deficit and where schools have limited ability to 2.4a Primary schools (Planning area) Site is located within 1km of a primary school with a current or forecast capacity deficit 2.4b Primary schools Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.5a Secondary schools (Planning area) Site is located more than 1km from a secondary school 2.5b Secondary schools Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open Existing masterplans propose new public open space provision on-site as part of the development. 2.6 Access to open space space provision as part of the development Site is located within 1km of a health facility (GP) with capacity to take on new patients 2.7 Health None of the site is located within a minerals safeguarding area 2.8 Impact on mineral deposits (+) The site has not been included in the assessment as it is not proposed for allocation 3.1 Cumulative loss of open space in settlement The site has not been included in the assessment as it is not proposed for allocation 3.2 Cumulative impact on primary school (Planning area) The site has not been included in the assessment as it is not proposed for allocation 3.3 Cumulative impact on secondary schools 0

Site Reference: SR-0026B Theydon Bois Settlement:

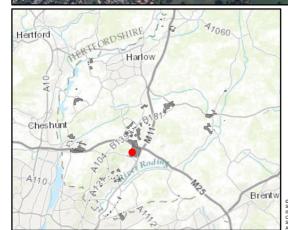
Address: Land East of Central Line/North of Abridge Road (Including The Old Foresters Site), Theydon Bois

Notes:

Land type: Medium performing Green Belt adjacent to a settlement

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No SR-0026B P1 Epping Forest District Council

Indicative Site Capacity Assessment

No amendment made to site boundary. Site boundary amendment:

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy 0 constraints (ha):

Unconstrained site area (ha):

Establishing indicative baseline density

Site located in: Large Village Site setting is: Other No Site is near a commuter hub: Indicative baseline density (dph): 39 Indicative baseline yield (units): 505

Refining the indicative site density

Identified density constraints: Ancient/Veteran Trees outside of Ancient Woodland

12.95

Constraints density adjustment: (dph): 39

Justification for adjustment: Ancient/Veteran trees are dispersed across site, and likely to be incorporated into layout without reduction in density required. No capacity adjustment made.

Development should be limited to the eastern half of the site, excluding Local setting:

TFL land to the south. This equates to approximately 56% of site area. Rural setting requires further reduction to density, but higher densities could be focused towards LU Station.

Local setting density adjustment: (dph): 12.87 Incorporate mixed use development: Site proposed for solely residential use.

Mixed use density adjustment: 0% (dph): 12.87 Gross to net adjustment: (dph): 10.3

Existing on-site development or commitments (units):

Availability and Achievability Assessment Indic		ment Indicative net sit	ive net site capacity (units): 133	
Criteria	Score		Qualitative Assessment	
1.1 Ownership	(+)	Site is in single ownership	The Council's SLAA indicates that the site is in single ownership.	
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years		
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	Information from the Council's SLAA suggests that there are no known legal or ownership problems, ransom strips or operational requirements which would prevent the site coming forward for development.	
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020		
2.1 Site marketability	(+)	Site is under option to a developer	The Council's SLAA indicates the site is owned by a developer.	
2.2 Site viability	(+)	No viability issues identified		
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	No data is held on on-site restrictions.	
2.4a Primary schools (Planning area)	(-)	Site is located in a school planning area with a current or forecast deficit and where schools have limited ability to expand		
2.4b Primary schools	0	Site is located within 1km of a primary school with a current or forecast capacity deficit		
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school		
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.	Existing masterplans propose new public open space provision on-site as part of the development.	
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients		
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area		
3.1 Cumulative loss of open space in settlement	(+)	There are no identified current deficiencies in the quantum of open space within the settlement. No open space is lost as a result of the proposed allocations in the settlement		
3.2 Cumulative impact on primary school (Planning area)	(-)	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is limited scope to further expand school provision due to site constraints.		
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.		
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure		
3.5 Cumulative impact on sewage treatment work capacity	0	No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructure Delivery Plan		
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District		

Site Reference: SR-0026C

Settlement: Theydon Bois

Address: Part of the Thrifts Hall Farm, Abridge Road, Theydon Bois

Notes: Grazing land

Land type: Medium performing Green Belt adjacent to a settlement

Primary use: Housing





Availability and Achievability Assessment

3.6 Cumulative impact on Central Line capacity

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Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No
SR-0026C

ARUP

Epping Forest
District Council

www.appingforestde.gov.uk

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Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): 10.23
On-site major policy constraints: None

Area of site subject to major policy 0

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy 0

constraints (ha):

Unconstrained site area (ha): 10.23

Establishing indicative baseline density

Site located in:

Site setting is:

Other

Site is near a commuter hub:

Indicative baseline density (dph):

39

Indicative baseline yield (units):

399

Refining the indicative site density

Identified density constraints: Ancient/Veteran Trees outside of Ancient Woodland, TPOs, Access

Constraints density adjustment: -10% (dph): 35.1

Justification for adjustment: TPOs located throughout the site likely to constrain density. Capacity

adjusted accordingly. It is considered at all other identified constraints could be accommodated without affecting the capacity of the site.

Local setting:Development should be limited to the eastern half of the site, excluding TFL land to the south. This equates to approximately 70% of site area.

Rural setting requires further reduction to density. Higher densities could be focused towards LU Station.

Local setting density adjustment: -58% (dph): 14.74

Incorporate mixed use development: Site proposed for solely residential use.

Mixed use density adjustment: 0% (dph): 14.74 Gross to net adjustment: -20% (dph): 11.79

Existing on-site development or commitments (units):

Indicative net site capacity (units): 121

Criteria Score **Qualitative Assessment** Site is in single ownership 1.1 Ownership There are no existing uses on-site or existing uses could cease in less than two years 1.2 Existing uses Site is subject to restrictions but agreement in place or being negotiated to overcome them, or not judged to be a A footpath and telegraph mast affect the edges of the site but it was judged that these would not constrain the site 1.3 On-site restrictions 0 Site expected to be available between 2016 and 2020 1.4 Site availability Site is being actively marketed for development or enquiries have been received from a developer A number of enquiries have been received from interested developers. 0 2.1 Site marketability No viability issues identified 2.2 Site viability There are no known on-site constraints which would impact upon deliverability 2.3 On-site and physical infrasturcture constraints Site is located in a school planning area with a current or forecast deficit and where schools have limited ability to 2.4a Primary schools (Planning area) Site is located within 1km of a primary school with a current or forecast capacity deficit 2.4b Primary schools Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.5a Secondary schools (Planning area) Site is located more than 1km from a secondary school 2.5b Secondary schools Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open Existing masterplans propose new public open space provision on-site as part of the development. 2.6 Access to open space space provision as part of the development Site is located within 1km of a health facility (GP) with capacity to take on new patients 2.7 Health None of the site is located within a minerals safeguarding area 2.8 Impact on mineral deposits There are no identified current deficiencies in the quantum of open space within the settlement. No open space is 3.1 Cumulative loss of open space in settlement ost as a result of the proposed allocations in the settlement The proposed allocations in the settlement would lead to a shortage of current primary school places in the 3.2 Cumulative impact on primary schoo Schools Planning Area. There is limited scope to further expand school provision due to site constraints (Planning area) he proposed allocations in the settlement would lead to a shortage of current secondary school places in the 3.3 Cumulative impact on secondary schools 0 Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a (Planning area) he proposed site allocations provide opportunities to enhance green infrastructure 3.4 Cumulative impact on the green infrastructure No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructure 3.5 Cumulative impact on sewage treatment work Delivery Plan capacity

The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District

Site Reference: SR-0070 Theydon Bois Settlement:

Land at Forest Drive, Theydon Bois Address:

Notes: Agricultural/Greenfield plot

Land type: Medium performing Green Belt adjacent to a settlement

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0070 Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy $_{\mathrm{0}}$ constraints (ha):

Unconstrained site area (ha): 0.89

Establishing indicative baseline density

Site located in: Large Village Site setting is: Other Site is near a commuter hub: Yes Indicative baseline density (dph): 58.5 Indicative baseline yield (units): 52

Refining the indicative site density

Identified density constraints: No constraints

Constraints density adjustment: (dph): 58.5

Justification for adjustment: No constraints affecting site capacity identified. No adjustment made.

No adjustment made for local setting. Local setting:

Local setting density adjustment: (dph): 58.5

Incorporate mixed use development: Site proposed for solely residential use.

Mixed use density adjustment: (dph): 58.5 0% Gross to net adjustment: (dph): 58.5

Existing on-site development or commitments (units):

Criteria Score Qualitative Assessment 11 Carconibp (b) Site is in surgie cereerito (c) Site is in surgie cereerito (d) There are no costating uses considerate in team on costating uses considerate in team to explain the surgician of control pulsaria. 13 Carculative assessment (d) There are no costating uses considerate in passe or loaning superiodad to outcome them, or not judged to the control pulsaria to the control pulsaria to control pulsaria. (d) Site is available to desiration but agreement in passe or loaning superiodad to outcome them, or not judged to the control pulsaria to control pulsaria. (d) Site is available to desiration but agreement in passe or loaning superiodad to outcome them, or not judged to the control pulsaria to control pulsaria. (e) Site is before a substitution of the control pulsaria to control pulsaria. (e) Site is before a substitution of the control pulsaria to control pulsaria. (e) Site is before a substitution of the control pulsaria to control pulsaria. (e) Site is located and a substitution of the control pulsaria to control pulsaria. (e) Site is located and a substitution of pulsaria pulsaria. (e) Site is located and an actional diamang area with a current or forecast deficit and others substitute from a developer or support of the control pulsaria. (e) Site is located and a substitution of pulsaria pulsaria. (e) Site is located and a substitution of pulsaria pulsaria. (e) Site is located and an actional definition of pulsaria pulsaria. (f) Site is located and an actional definition of pulsaria pulsaria. (e) Site is located and an actional definition of pulsaria pulsaria. (f) Site is located and an actional definition of pulsaria pulsaria. (g) Site is located and an actional definition of pulsaria pulsaria. (g) Site is located and an actional definition of pulsaria pulsaria. (g) Site is located and an actional definition of pulsaria pulsaria. (g) Site is located an actional definition of pulsaria pulsaria. (g) Site is located an actional definition	Availability and Achievability	Assessment Indicative net site capacity (units): 52			
12.Exilicity seeks (i) There are no entirity uses or contribing uses on white or entirity guess on white or entirity guess on white or entirity purpose of them they peers 13.Ch-after restrictions (i) She evaluation (ii) She evaluation (iii) She evaluation (iiii) She evaluation (iii) She evaluation (Criteria	Score		Qualitative Assessment	
13 On-site redictions 20 0 Site is activated to redictions but agreement in pape or being applicated to overcome them, or not judged to a Permission digital, have been agreed with Cornor Foreit District Council, and a public Solgeth rure adjusted to selectability 2 Site expected by the analysis between 2018 and 2000 Constraint. 14 Site enalestity 3 Site is expected by the analysis between 2018 and 2000 Constraint. 15 Site in redecability 3 Site is provided to constraint development or engulares have been nonework from a developer Constraint and provided in constraint development. Or engulares have been nonework from a developer Constraint and provided in manufactures constraints. 24 Site is boarded within from or a primary school within a current or forecast deficit and univers activates been involved impact upon devietability. 24 Site is boarded within from or a primary school within a current or forecast departed and univers activates been involved impact upon devietability. 25 Site socrotely schools (Plenning area) Constraints and primary activated in a school plenning area with a current or forecast departed and univers activates been involved interest which would impact upon devietability. 25 Site socrotely schools (Plenning area) Constraints and an activate or forecast departed and univers activates been involved to expend Constraints and activates the province of the schools been involved to expend Constraints and activates the province of the schools been involved to expend Constraints and activates the province of the schools been provinced to expend Constraints and activates the provinced constraints an	1.1 Ownership	(+)	Site is in single ownership		
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2.1 Site namedatility 2.2 Site namedatility 2.3 On alle and physical infrastructure constraints 3.0 Notability issues identified 2.3 On alle and physical infrastructure constraints 3.0 There are no known on-alte constraints which would impact upon deliverability 2.4 Phimary softools (Planning area) 3.0 Site is located in a school planning area with a current or forecast defect and where schools have limited ability to 2.4 Phimary softools (Planning area) 3.0 Site is located in a school planning area with a current or forecast defect and where schools have limited ability to 2.5 Secondary schools (Planning area) 3.0 Site is located in a school planning area with a current or forecast defect and where schools have potential to expand 2.5 Secondary schools (Planning area) 3.0 Site is located in a school planning area with a current or forecast defect but schools have potential to expand 2.5 Secondary schools 3.6 Secondary schools 3.7 Health 3.9 Site is boated within 1 tim for a location from existing guildicty accessible open space. 3.8 Impact on mineral deposits 3.1 Cumulative impact on prinary school 3.2 Cumulative impact on prinary school 3.3 Cumulative impact on prinary school 3.4 Cumulative impact on secondary school 3.5 Cumul	1.3 On-site restrictions	0		Permissive rights have been agreed with Epping Forest District Council, and a public footpath runs adjacent to the western boundary of the site. These are not judged to constrain development.	
2.2 Site vability (**) No violity issues identified 2.3 On-site and physical infrastructure constraints (**) There are no known on-site constraints which would impact upon deliverability 2.4a Primary schools (Planning area) (**) Site is located in a school planning sees with a current or forecast defact and where schools have limited ability to expland 2.4b Primary schools (Planning area) (**) Site is located within tien of a primary school with a current or forecast capacity defact 2.5b Secondary schools (Planning area) (**) Site is located within tien of a primary school with a current or forecast capacity defact 2.5b Secondary schools (Planning area) (**) Site is located within 1 firm of a primary school with a current or forecast capacity defact 2.5b Secondary schools (Planning area) (**) Site is located within 1 firm of a health facility (OP) with capacity to take on new patients 2.7b Health (**) Site is located within 1 firm of a health facility (OP) with capacity to take on new patients (**) Note of the site is blocated within 1 minoral schoolayer disparsing area 3.1 Cumulative impact on primary school (**) There are no known on-site constraints which would impact upon deliverability. The proposed allocations in the settlement work in the school primary school prim	1.4 Site availability	(+)	Site expected to be available between 2016 and 2020		
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2.49 Primary schools (Planning area) 6) Site is located in a school planning area with a current or forecast deficit and where schools have limited ability to expand 2.40 Primary schools 0 Site is located within 1 hm of a primary school with a current or forecast deficit but schools have potential to expand 2.50 Secondary schools (Planning area) 0 Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.50 Secondary schools (c) Site is located within 1 hm of a primary school within a school planning area with a current or forecast deficit but schools have potential to expand 2.50 Secondary schools (d) Site is located within 1 hm of a primary school within 1 hm of a health facility (GP) with capacity to take on new patients 2.51 Health (e) Site is located within 1 hm of a health facility (GP) with capacity to take on new patients 2.52 Impact on mineral deposits (e) None of the site is located within a minerals safeguarding area 1.53 Cumulative loss of open space in settlement (f) There are no identified current deficiencies in the quantum of open space within the settlement. No open space is located as a result of the proposed discostions in the settlement 1.53 Cumulative impact on primary school (Planning area) 1.54 Cumulative impact on secondary schools (Planning Area. There is implied scope to further expanding schools or identifying a new 3.4 Cumulative impact on the green infrastructure 1.55 Cumulative impact on the green infrastructure 1.55 Cumulative impact on sewage treatment work 1.55 The proposed site allocations in the settlement work on the proposed site allocations in the settlement work on the proposed site allocations in the settlement work of the infrastructure	2.2 Site viability	(+)	No viability issues identified		
2.4b Primary schools 2.5b Primary schools 3.5te is located within 1km of a primary school with a current or forecast capacity deficit 2.5a Secondary schools (Planning area) 3.5te is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.5b Secondary schools 4.6 Site is located more than 1km from a secondary school 2.6 Access to open space 5. Site is located 400-600m from existing publicly accessible open space. 2.7 Health 4.7 Site is located within 1km of a health facility (GP) with capacity to take on new patients 2.8 Impact on mineral deposits 4.7 None of the site is located within a minerals safeguarding area 3.1 Currulative loss of open space in settlement 4.9 There are no identified current deficiencies in the quantum of open space within the settlement. No open space is locat as a result of the proposed allocations in the settlement 3.2 Currulative impact on primary school 4.9 The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is intelled scope to further expand school provision due to site constraints. 3.3 Currulative impact on secondary schools 4.0 The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is intelled scope to further expand school provision due to site constraints. 3.4 Currulative impact on the green infrastructure 4.5 De November Open Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new waste. 5.5 Current secondary school by either expanding schools or identifying a new waste. 5.5 Current secondary schools or identifying a new waste. 5.5 Current secondary schools or identifying a new waste. 5.5 Current secondary schools or identifying a new waste.	2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	There are no known on-site constraints which would impact upon deliverability.	
2.5b Secondary schools (Planning area) 0 Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.5b Secondary schools (i) Site is located more than 1km from a secondary school 2.6 Access to open space 0 Site is located 400-600m from existing publicly accessible open space. 2.7 Health (ii) Site is located within 1km of a health facility (GP) with capacity to take on new patients 2.8 Impact on mineral deposits (iii) None of the site is located within a minerals safeguarding area 3.1 Cumulative loss of open space in settlement (iv) There are no identified current deficiencies in the quantum of open space within the settlement. No open space is lost as a result of the proposed allocations in the settlement 3.2 Cumulative impact on primary school 6 The proposed allocations in the settlement would lead to a shortage of current primary school places in the (Planning area) 3.3 Cumulative impact on secondary schools 6 The proposed allocations in the settlement would lead to a shortage of current secondary school or identifying a new location area. There is implected schools planning Area. There is potential to accommodate growth by either expanding schools or identifying a new location area. 3.4 Cumulative impact on sexwage treatment work 7 The proposed site allocations provide opportunities to enhance green infrastructure (iii) The proposed site allocations provide opportunities to enhance green infrastructure 7 The proposed site allocations provide opportunities to enhance green infrastructure	2.4a Primary schools (Planning area)	(-)			
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2.6 Access to open space 0 Site is located 400-600m from existing publicly accessible open space. 2.7 Health (+) Site is located within 1km of a health facility (GP) with capacity to take on new patients 2.8 Impact on mineral deposits (+) None of the site is located within a minerals safeguarding area 3.1 Cumulative loss of open space in settlement (+) There are no identified current deficiencies in the quantum of open space within the settlement. No open space is lost as a result of the proposed allocations in the settlement 3.2 Cumulative impact on primary school (Planning area) (-) The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is limited scope to further expand school provision due to site constraints. 3.3 Cumulative impact on secondary schools (Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site. 3.4 Cumulative impact on the green infrastructure (+) The proposed allocations provide opportunities to enhance green infrastructure 3.5 Cumulative impact on sewage treatment work 0 No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructure	2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.7 Health (+) Site is located within 1km of a health facility (GP) with capacity to take on new patients 2.8 Impact on mineral deposits (+) None of the site is located within a minerals safeguarding area 3.1 Cumulative loss of open space in settlement (+) There are no identified current deficiencies in the quantum of open space within the settlement. No open space is lost as a result of the proposed allocations in the settlement 3.2 Cumulative impact on primary school (Planning area) (-) The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is limited scope to further expand school provision due to site constraints. 3.3 Cumulative impact on secondary schools (Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site. 3.4 Cumulative impact on the green infrastructure (+) The proposed site allocations provide opportunities to enhance green infrastructure 3.5 Cumulative impact on sewage treatment work 0 No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructure	2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school		
2.8 Impact on mineral deposits (+) None of the site is located within a minerals safeguarding area 3.1 Cumulative loss of open space in settlement (+) There are no identified current deficiencies in the quantum of open space within the settlement. No open space is lost as a result of the proposed allocations in the settlement 3.2 Cumulative impact on primary school (Planning area) (-) The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is limited scope to further expand school provision due to site constraints. 3.3 Cumulative impact on secondary schools (Planning area) 0 The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site. 3.4 Cumulative impact on the green infrastructure (+) The proposed site allocations provide opportunities to enhance green infrastructure 3.5 Cumulative impact on sewage treatment work O No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructure	2.6 Access to open space	0	Site is located 400-600m from existing publicly accessible open space.		
3.1 Cumulative loss of open space in settlement (+) There are no identified current deficiencies in the quantum of open space within the settlement. No open space is lost as a result of the proposed allocations in the settlement 3.2 Cumulative impact on primary school (Planning area) (-) The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is limited scope to further expand school provision due to site constraints. 3.3 Cumulative impact on secondary schools (Planning area) The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site. 3.4 Cumulative impact on the green infrastructure (+) The proposed site allocations provide opportunities to enhance green infrastructure No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructure	2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients		
State Stat	2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area		
Schools Planning Area. There is limited scope to further expand school provision due to site constraints. 3.3 Cumulative impact on secondary schools (Planning area) 0 The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site. 3.4 Cumulative impact on the green infrastructure (+) The proposed site allocations provide opportunities to enhance green infrastructure 3.5 Cumulative impact on sewage treatment work 0 No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructure	3.1 Cumulative loss of open space in settlement	(+)	There are no identified current deficiencies in the quantum of open space within the settlement. No open space is lost as a result of the proposed allocations in the settlement		
Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site. 3.4 Cumulative impact on the green infrastructure (+) The proposed site allocations provide opportunities to enhance green infrastructure 3.5 Cumulative impact on sewage treatment work 0 No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructure		(-)	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is limited scope to further expand school provision due to site constraints.		
3.5 Cumulative impact on sewage treatment work O No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructure		0	Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a		
3.5 Cumulative impact on sewage treatment work Delivery Plan	3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure		
		0			
3.6 Cumulative impact on Central Line capacity (+) The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District	3.6 Cumulative impact on Central Line capacity	(+)			

Site Reference: SR-0228i Theydon Bois Settlement:

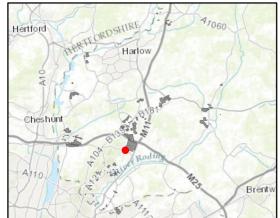
Address: Theydon Bois LU Car Park, Land and commercial yard adjacent to station off Coppice Row, CM16 7

Notes:

Land type: Brownfield urban site

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No SR-0228i P1 Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): 0.36 On-site major policy constraints: None

Area of site subject to major policy 0

constraints (ha):

Settlement Capacity Study indicates that London Underground parking could be re-provided through basement parking and therefore no On-site non-major policy constraints:

Area of site subject to non-major policy $_{\mathrm{0}}$

constraints (ha):

Unconstrained site area (ha): 0.36

Establishing indicative baseline density

Site located in: Large Village

Site setting is: Large Village Local Centre

Site is near a commuter hub: Indicative baseline density (dph): 67.28 Indicative baseline yield (units): 24

Refining the indicative site density

Identified density constraints: No constraints

Constraints density adjustment: (dph): 67.28

Justification for adjustment: No constraints affecting site capacity identified. No adjustment made.

Car park site adjacent to London Underground station is identified as Local setting:

being suitable for higher density than that indicated in the baseline. Adjustment to density made to account for local setting.

Local setting density adjustment: +50% (dph): 100.91

Incorporate mixed use development:

The Council's Settlement Capacity Study recommended this site incorporate employment/retail uses and assumed some 250sqm of employment space, which equates to circa 18% of the site area. The

capacity has been reduced accordingly.

(dph): 82.75 Mixed use density adjustment: -18% Gross to net adjustment: (dph): 82.75 0%

0

Existing on-site development or commitments (units):

Indicative net site capacity (units):

Availability and Achievability Assessment

Availability and Achievability Assessment indicative in			c capacity (antics). 25	
Criteria		Score	Qualitative Assessment	
1.1 Ownership	(+)	Site is in single ownership	The Council's SLAA indicates that the site is in single ownership.	
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years	The site is currently in use as a car park. It is understood that this issue could be resolved and that the use could cease within a short timescale.	
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	The Council's SLAA suggests that there no known on-site restrictions on the site.	
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020		
2.1 Site marketability	(-)	Site is not being actively marketed		
2.2 Site viability	(+)	No viability issues identified		
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	There are no known on-site constraints which could impact upon deliverability. The site has existing connections to utilities including water, electricity and gas, and to highways infrastructure.	
2.4a Primary schools (Planning area)	(-)	Site is located in a school planning area with a current or forecast deficit and where schools have limited ability to expand		
2.4b Primary schools	0	Site is located within 1km of a primary school with a current or forecast capacity deficit		
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school		
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.		
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients		
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area		
3.1 Cumulative loss of open space in settlement	(+)	There are no identified current deficiencies in the quantum of open space within the settlement. No open space is lost as a result of the proposed allocations in the settlement		
3.2 Cumulative impact on primary school (Planning area)	(-)	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is limited scope to further expand school provision due to site constraints.		
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.		
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure		
3.5 Cumulative impact on sewage treatment work capacity	0	No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructure Delivery Plan		
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District		

Site Reference: SR-0228ii Theydon Bois Settlement:

Address: Theydon Bois LU Car Park, Land and commercial yard adjacent to station off Coppice Row, CM16 7

Notes:

Land type: Medium performing Green Belt adjacent to a settlement

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No SR-0228ii P1 Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy 0

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy $_{\mathrm{0}}$

constraints (ha):

Unconstrained site area (ha): 0.23

Establishing indicative baseline density

Site located in: Large Village

Site setting is: Large Village Local Centre

Site is near a commuter hub: Indicative baseline density (dph): 67.28 Indicative baseline yield (units): 16

Refining the indicative site density

Identified density constraints: No constraints

Constraints density adjustment: (dph): 67.28

Justification for adjustment: No constraints affecting site capacity identified. No adjustment made.

Car park site adjacent to London Underground station is identified as Local setting:

being suitable for higher density than that indicated in the baseline. Adjustment to density made to account for local setting.

Local setting density adjustment: +50% (dph): 100.91

The Council's Settlement Capacity Study recommended similar sites incorporate employment/retail uses. It has therefore been assumed that Incorporate mixed use development:

circa 18% of the site area would be for such uses. The capacity has

been reduced accordingly.

Mixed use density adjustment: -18% (dph): 82.75 Gross to net adjustment: (dph): 82.75

Existing on-site development or commitments (units):

Availability and Achievability Assessment

Availability and Achievability A			T
Criteria		Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership	The Council's SLAA indicates that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years	The site is currently in use as a car park. It is understood that this issue could be resolved and that the use could cease within a short timescale.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	The Council's SLAA suggests that there no known on-site restrictions on the site.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020	
2.1 Site marketability	(-)	Site is not being actively marketed	
2.2 Site viability	(+)	No viability issues identified	
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	There are no known on-site constraints which could impact upon deliverability. The site has existing connections to utilities including water, electricity and gas, and to highways infrastructure.
2.4a Primary schools (Planning area)	(-)	Site is located in a school planning area with a current or forecast deficit and where schools have limited ability to expand	
2.4b Primary schools	0	Site is located within 1km of a primary school with a current or forecast capacity deficit	
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand	
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school	
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.	
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients	
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area	
3.1 Cumulative loss of open space in settlement	(+)	There are no identified current deficiencies in the quantum of open space within the settlement. No open space is lost as a result of the proposed allocations in the settlement	
3.2 Cumulative impact on primary school Planning area)	(-)	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is limited scope to further expand school provision due to site constraints.	
3.3 Cumulative impact on secondary schools Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.	
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure	
3.5 Cumulative impact on sewage treatment work capacity	0	No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructure Delivery Plan	
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District	

Site Reference: SR-0585 Settlement: Theydon Bois

Address: 21/23 Forest Drive, Theydon Bois, Essex, CM16 7HA

Notes: Dwelling and associated garden land

Land type: Brownfield urban site

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0585 Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy $_{\mathrm{0}}$ constraints (ha):

Unconstrained site area (ha): 0.06

Establishing indicative baseline density

Site located in: Large Village

Site setting is: Large Village Local Centre

Site is near a commuter hub: Indicative baseline density (dph): 67.28 Indicative baseline yield (units):

Refining the indicative site density

Identified density constraints: TPOs

Constraints density adjustment: (dph): 67.28

There is one TPO on site, which Is likely to be accommodated within the Justification for adjustment:

scheme design without constraining capacity. No adjustment made.

No adjustment made for local setting. Local setting:

(dph): 67.28 Local setting density adjustment:

Site proposed for solely residential use. Incorporate mixed use development:

Mixed use density adjustment: (dph): 67.28 0% Gross to net adjustment: (dph): 67.28

Existing on-site development or commitments (units):

Availability and Achievability	Assessment Indicative net site capacity (units): 3			
Criteria	Score		Qualitative Assessment	
1.1 Ownership	(+)	Site is in single ownership		
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years		
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	Information from the Council's SLAA suggests that there are no known legal or ownership problems, ransom strips or operational requirements which would prevent the site coming forward for development.	
1.4 Site availability	0	Site expected to be available between 2021 and 2025		
2.1 Site marketability	(+)	Site is under option to a developer	The site is owned by a developer.	
2.2 Site viability	(+)	No viability issues identified		
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	There are no known on-site constraints which would impact upon deliverability.	
2.4a Primary schools (Planning area)	(-)	Site is located in a school planning area with a current or forecast deficit and where schools have limited ability to expand		
2.4b Primary schools	0	Site is located within 1km of a primary school with a current or forecast capacity deficit		
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school		
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.		
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients		
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area		
3.1 Cumulative loss of open space in settlement	0	The site has not been included in the assessment as it is not proposed for allocation		
3.2 Cumulative impact on primary school (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation		
3.3 Cumulative impact on secondary schools (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation		
3.4 Cumulative impact on the green infrastructure	0	The site has not been included in the assessment as it is not proposed for allocation		
3.5 Cumulative impact on sewage treatment work capacity	0	The site has not been included in the assessment as it is not proposed for allocation		
3.6 Cumulative impact on Central Line capacity	0	The site has not been included in the assessment as it is not proposed for allocation		
			© Aru	

Site Reference: SR-0800 Theydon Bois Settlement:

Address: Land to the East of Theydon Bois

Open agricultural/grazing land, stream in the site. Notes:

Land type: Medium performing Green Belt adjacent to a settlement

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No SR-0800 P1 Epping Forest District Council

Indicative Site Capacity Assessment

No amendment made to site boundary. Site boundary amendment:

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

Local setting:

On-site non-major policy constraints:

Area of site subject to non-major policy 0 constraints (ha):

Unconstrained site area (ha): 12.95

Establishing indicative baseline density

Site located in: Large Village Site setting is: Other No Site is near a commuter hub: Indicative baseline density (dph): 39 Indicative baseline yield (units): 505

Refining the indicative site density

Identified density constraints: LoWS, Ancient/Veteran Trees outside of Ancient Woodland, BAP

Habitats, TPOs, Access

Constraints density adjustment: (dph): 35.1

Justification for adjustment: TPOs, LoWS and Veteran Trees are located throughout the site and

would likely constrain density. It is considered at all other identified constraints could be accommodated without affecting the capacity of the

Density reduced substantially to reflect rural village setting. Higher densities could be focused towards LU Station.

Local setting density adjustment: -40% (dph): 21.06

Site proposed for solely residential use. Incorporate mixed use development:

Mixed use density adjustment: 0% (dph): 21.06 Gross to net adjustment: (dph): 13.69

Existing on-site development or commitments (units):

Availability and Achievability	Assessment Indicative net site capacity (units): 177			
Criteria		Score	Qualitative Assessment	
1.1 Ownership	(-)	Site ownership is unknown or is in multiple ownership and the other owners are either unknown, oppose the development or are promoting another conflicting scheme	The Council's SLAA indicates the site is owned by Theydon Land Leisure although the intentions of the landowners are unknown.	
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years	The Council's SLAA does not indicate the anticipated timescale for on-site uses to cease, but based on a desk-top review of site characteristics the site is open agricultural land which would not constrain the site coming forward for development.	
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	No data is held on on-site restrictions.	
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown	The availability of the site is unknown.	
2.1 Site marketability	(-)	Site is not being actively marketed	As the position on the site is unknown following the survey, it is assumed that the site is not being actively marketed.	
2.2 Site viability	(+)	No viability issues identified		
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	There are no known on-site constraints which would impact upon deliverability.	
2.4a Primary schools (Planning area)	(-)	Site is located in a school planning area with a current or forecast deficit and where schools have limited ability to expand		
2.4b Primary schools	(-)	Site is located more than 1km from a primary school		
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school		
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.	Existing masterplans propose new public open space provision on-site as part of the development.	
2.7 Health	(-)	Site is located more than 1km of a health facility (GP)		
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area		
3.1 Cumulative loss of open space in settlement	0	The site has not been included in the assessment as it is not proposed for allocation		
3.2 Cumulative impact on primary school (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation		
3.3 Cumulative impact on secondary schools (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation		
3.4 Cumulative impact on the green infrastructure	0	The site has not been included in the assessment as it is not proposed for allocation		
3.5 Cumulative impact on sewage treatment work capacity	0	The site has not been included in the assessment as it is not proposed for allocation		
3.6 Cumulative impact on Central Line capacity	0	The site has not been included in the assessment as it is not proposed for allocation		

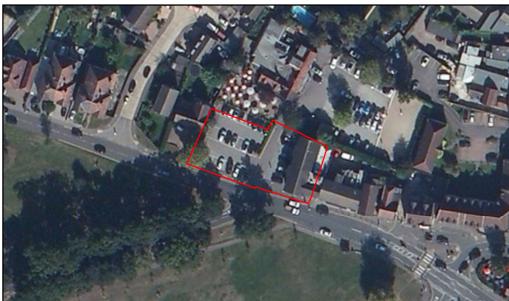
Site Reference: SR-0849 Theydon Bois Settlement:

Address: Tesco Express and Car Park, Coppice Row, Theydon Bois

Notes: Retail unit (Tesco Express) in retail parade and car parking for adjacent pub (registered parking only)

Land type: Brownfield urban site

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0849 Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: Site boundary amended to correct drawing errors.

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy 0

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy 0 constraints (ha):

Unconstrained site area (ha): 0.12

Establishing indicative baseline density

Site located in: Large Village

Site setting is: Large Village Local Centre

Site is near a commuter hub: Indicative baseline density (dph): 67.28 Indicative baseline yield (units):

Refining the indicative site density

Identified density constraints: Nationally Protected Sites, TPOs, Buffer Lands

Constraints density adjustment: (dph): 60.55

Justification for adjustment: TPOs located on western boundary of site likely to be integrated in site

layout. Impact on Nationally Protected Sites not likely to constrain capacity. Southern boundary of site near Buffer Lands; density

adjustment may be required. Adjustment made.

No adjustment made for local setting Local setting:

Local setting density adjustment: (dph): 60.55

Incorporate mixed use development:

Although Council's Settlement Capacity Study recommended this site incorporate employment/retail uses, given the revised site area, it is not considered feasible to assume a mix of uses on site. No adjustment

made.

Mixed use density adjustment: 0% (dph): 60.55 Gross to net adjustment: (dph): 60.55

Existing on-site development or commitments (units):

	Score	Qualitativa Assessment
		Qualitative Assessment
(-)	Site ownership is unknown or is in multiple ownership and the other owners are either unknown, oppose the development or are promoting another conflicting scheme	A enquiry through the Land Registry has confirmed that the site has a complex ownership pattern, with a large number of titles returned for a small area.
(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown	Based on a desk-top review of site characteristics, the site is currently in use as retail with car parking. The timescale for this use ceasing is unknown.
(+)	Site is not subject to any known restrictions	No data is held on on-site restrictions.
(-)	Site not expected to be available until at least 2026 or site availability is unknown	The availability of the site is unknown.
(-)	Site is not being actively marketed	As the site has a complex ownership pattern, it is assumed for the purposes of this assessment that no marketing has been undertaken.
(+)	No viability issues identified	
(+)	There are no known on-site constraints which would impact upon deliverability	No data is held on on-site constraints.
(-)	Site is located in a school planning area with a current or forecast deficit and where schools have limited ability to expand	
0	Site is located within 1km of a primary school with a current or forecast capacity deficit	
0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand	
(-)	Site is located more than 1km from a secondary school	
(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.	
(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients	
(+)	None of the site is located within a minerals safeguarding area	
0	The site has not been included in the assessment as it is not proposed for allocation	
0	The site has not been included in the assessment as it is not proposed for allocation	
0	The site has not been included in the assessment as it is not proposed for allocation	
0	The site has not been included in the assessment as it is not proposed for allocation	
0	The site has not been included in the assessment as it is not proposed for allocation	
0	The site has not been included in the assessment as it is not proposed for allocation	
	(+) (-) (+) (-) 0 0 (-) (+) (+) (+) 0 0 0 0 0 0	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown Site is not subject to any known restrictions Site is not expected to be available until at least 2026 or site availability is unknown Site is not being actively marketed There are no known on-site constraints which would impact upon deliverability Site is located in a school planning area with a current or forecast deficit and where schools have limited ability to expand Site is located within 1km of a primary school with a current or forecast capacity deficit Site is located in a school planning area with a current or forecast deficit but schools have potential to expand Site is located in a school planning area with a current or forecast deficit but schools have potential to expand Site is located in a school planning area with a current or forecast deficit but schools have potential to expand Site is located more than 1km from a secondary school Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development. Site is located within 1km of a health facility (GP) with capacity to take on new patients The site has not been included in the assessment as it is not proposed for allocation The site has not been included in the assessment as it is not proposed for allocation The site has not been included in the assessment as it is not proposed for allocation The site has not been included in the assessment as it is not proposed for allocation



ARUP Epping Forest District Council

Date: September 2016

Scale: 1:5,000 @A3

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



Site Reference: SR-0043 Settlement:

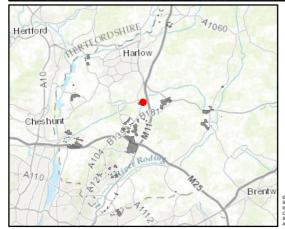
Land at Weald Hall Lane, Thornwood Address:

Agricultural field Notes:

Land type: Medium performing Green Belt adjacent to a settlement

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0043 Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha):

On-site major policy constraints: Flood Risk Zone 3b affects a small portion of the site around the south-

5.47

eastern boundary.

Area of site subject to major policy 0.25

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy 0 constraints (ha):

Unconstrained site area (ha):

Establishing indicative baseline density

Site located in: Small Village Site setting is: Other Site is near a commuter hub: No Indicative baseline density (dph): 34.5 Indicative baseline yield (units): 189

Refining the indicative site density

Identified density constraints: Nationally Protected Sites, Flood Risk Zone 2

Constraints density adjustment: (dph): 34.5

Mitigation for potential impact on SSSI is not likely to constrain density. Justification for adjustment: Areas of higher flood risk can be accommodated into site layout. No capacity adjustments made.

Local setting: No adjustment made for local setting.

Local setting density adjustment: (dph): 34.5

The site promoter proposes 2.14 hectares for commercial use, Incorporate mixed use development:

representing 37% of site area. The capacity has been reduced

accordingly

Mixed use density adjustment: (dph): 21.73 -37% Gross to net adjustment: -20% (dph): 17.39

Existing on-site development or commitments (units):

Indicative net site capacity (units):

Availability and Achievability Assessment Criteria Score **Qualitative Assessment** Site is in single ownership 1.1 Ownership There are no existing uses on-site or existing uses could cease in less than two years 1.2 Existing uses Site is not subject to any known restrictions 1.3 On-site restrictions Site expected to be available between 2016 and 2020 1.4 Site availability Site is not being actively marketed The landowner has advised that they are willing to sell the land for development, at a time when development is 2.1 Site marketability prospect. Seeking an allocation in the Local Plan represents the first step to development becoming a prospect. No viability issues identified 2.2 Site viability The promoters have stated that a very small part of the site is within flood zone 2. However, this constraint could be On-site constraints have been identified but mitigation or design solutions mean that there would be no impact 2.3 On-site and physical infrasturcture constraints 0 rercome through design. Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.4a Primary schools (Planning area) Site is located more than 1km from a primary school 2.4b Primary schools Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.5a Secondary schools (Planning area) Site is located more than 1km from a secondary school 2.5b Secondary schools Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site ope 2.6 Access to open space space provision as part of the development Site is located more than 1km of a health facility (GP) 2.7 Health None of the site is located within a minerals safeguarding area 2.8 Impact on mineral deposits The site has not been included in the assessment as it is not proposed for allocation 3.1 Cumulative loss of open space in settlement The site has not been included in the assessment as it is not proposed for allocation 3.2 Cumulative impact on primary school (Planning area) The site has not been included in the assessment as it is not proposed for allocation 3.3 Cumulative impact on secondary schools 0 (Planning area) The site has not been included in the assessment as it is not proposed for allocation 3.4 Cumulative impact on the green infrastructure The site has not been included in the assessment as it is not proposed for allocation 3.5 Cumulative impact on sewage treatment work capacity The site has not been included in the assessment as it is not proposed for allocation 3.6 Cumulative impact on Central Line capacity

Site Reference: SR-0149 Settlement: Thornwood

Address: Tudor House, High Road, Thornwood, with adjacent land.

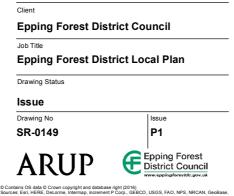
Dwelling house and adjacent land (fields) Notes:

Land type: Medium performing Green Belt adjacent to a settlement

Primary use:







Indicative Site Capacity Assessment

No amendment made to site boundary. Site boundary amendment:

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy 0

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy 0 constraints (ha):

Unconstrained site area (ha): 4.01

Establishing indicative baseline density

Site located in: Small Village Site setting is: Other Site is near a commuter hub: No Indicative baseline density (dph): 34.5 Indicative baseline yield (units): 138

Refining the indicative site density

Identified density constraints: Nationally Protected Sites, Local Wildlife Site

Constraints density adjustment: (dph): 34.5

Justification for adjustment: SSSI constraint likely to be accommodated thought site layout and design and not likely to constrain capacity. LoWS not considered a constraint on density. No capacity adjustment made.

Local setting: No adjustment made for local setting.

Local setting density adjustment: (dph): 34.5

Site proposed for solely residential use. Incorporate mixed use development:

Mixed use density adjustment: (dph): 34.5 0% Gross to net adjustment: (dph): 31.05

Existing on-site development or commitments (units):

Indicative net site capacity (units):

Availability and Achievability Assessment Criteria Score **Qualitative Assessment** Site is in single ownership 1.1 Ownership There are no existing uses on-site or existing uses could cease in less than two years 1.2 Existing uses Site is not subject to any known restrictions 1.3 On-site restrictions Site expected to be available between 2016 and 2020 1.4 Site availability Site is being actively marketed for development or enquiries have been received from a developed Information from the agent acting on behalf of the landowner has confirmed that there have been active enquiries from 0 2.1 Site marketability a housebuilder No viability issues identified 2.2 Site viability There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which could impact upon deliverability. The site has existing connections to 2.3 On-site and physical infrasturcture constraints utilities including water, electricity and gas, and to highways infrastructure Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.4a Primary schools (Planning area) Site is located more than 1km from a primary school 2.4b Primary schools Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.5a Secondary schools (Planning area) Site is located more than 1km from a secondary school 2.5b Secondary schools Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site ope 2.6 Access to open space space provision as part of the development Site is located more than 1km of a health facility (GP) 2.7 Health None of the site is located within a minerals safeguarding area 2.8 Impact on mineral deposits There are no identified current deficiencies in the quantum of open space within the settlement. No open space is 3.1 Cumulative loss of open space in settlement ost as a result of the proposed allocations in the settlement The proposed allocations in the settlement would lead to a shortage of current primary school places in the 3.2 Cumulative impact on primary school 0 Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a (Planning area) ew site. he proposed allocations in the settlement would lead to a shortage of current secondary school places in the 3.3 Cumulative impact on secondary schools Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a (Planning area) ew site he proposed site allocations provide opportunities to enhance green infrastructure 3.4 Cumulative impact on the green infrastructure No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructure 3.5 Cumulative impact on sewage treatment work Delivery Plan capacity The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District 3.6 Cumulative impact on Central Line capacity

Site Reference: SR-0410 Settlement:

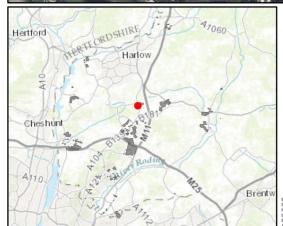
Address: Land East of High Road, Thornwood

Notes: Farm and Agricultural field

Land type: Medium performing Green Belt adjacent to a settlement

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0410 Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): 4.2 On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy $_{\mathrm{0}}$ constraints (ha):

Unconstrained site area (ha): 4.2

Establishing indicative baseline density

Site located in: Small Village Site setting is: Other Site is near a commuter hub: No Indicative baseline density (dph): 34.5 Indicative baseline yield (units): 145

Refining the indicative site density

Identified density constraints: Nationally Protected Site

Constraints density adjustment: (dph): 34.5

Justification for adjustment: Site is some distance to SSSI and not likely to constrain capacity. No

capacity adjustment made.

No adjustment made for local setting. Local setting:

Local setting density adjustment: (dph): 34.5 Site proposed for solely residential use. Incorporate mixed use development:

Mixed use density adjustment: (dph): 34.5 0% Gross to net adjustment: (dph): 31.05

Existing on-site development or commitments (units):

Indicative net site canacity (units):

Indicative net site capacity (units): 130			
	Score	Qualitative Assessment	
(-)	Site ownership is unknown or is in multiple ownership and the other owners are either unknown, oppose the development or are promoting another conflicting scheme	An enquiry from the land registry returned no information on ownership for the main portion of the site.	
(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown	Based on a desk-top review of site characteristics the existing land use is agricultural. An enquiry with the land registry returned no information on ownership and the timescale for this use to cease is unknown.	
(+)	Site is not subject to any known restrictions		
(-)	Site not expected to be available until at least 2026 or site availability is unknown	The availability of the site is unknown.	
(-)	Site is not being actively marketed	An enquiry from the land registry returned no information on ownership for the main portion of the site and the site has not previously been put forward for development.	
(+)	No viability issues identified		
(+)	There are no known on-site constraints which would impact upon deliverability	There are no known on-site constraints which would impact upon deliverability.	
0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
(-)	Site is located more than 1km from a primary school		
0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
(-)	Site is located more than 1km from a secondary school		
(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.		
(-)	Site is located more than 1km of a health facility (GP)		
(+)	None of the site is located within a minerals safeguarding area		
0	The site has not been included in the assessment as it is not proposed for allocation		
0	The site has not been included in the assessment as it is not proposed for allocation		
0	The site has not been included in the assessment as it is not proposed for allocation		
0	The site has not been included in the assessment as it is not proposed for allocation		
0	The site has not been included in the assessment as it is not proposed for allocation		
0	The site has not been included in the assessment as it is not proposed for allocation		
	(-) (+) (+) (+) (-) (+) (-) (-) (-) (-) (-) (-) (-) (-) (-) (-	Score Site ownership is unknown or is in multiple ownership and the other owners are either unknown, oppose the development or are promoting another conflicting scheme Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown Site is not subject to any known restrictions Site is not expected to be available until at least 2026 or site availability is unknown Site is not being actively marketed No viability issues identified There are no known on-site constraints which would impact upon deliverability Site is located in a school planning area with a current or forecast deficit but schools have potential to expand Site is located more than 1km from a primary school Site is located more than 1km from a primary school Site is located more than 1km from a secondary school Site is located more than 1km from a secondary school Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development. Site is located more than 1km of a health facility (GP)	



Report on Site Selection

Drawing No. EFDC-S34-0017-Rev1

Date: September 2016

Residential sites for testing at Stages 3/4 in Waltham Abbey

Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community Scale: 1:12,000 @A3

Stage 3/4 Sites

ARUP Epping Forest
District Council

Site Reference: SR-0061B Waltham Abbey Settlement:

Address: Land adjacent to north and south of A121, south of Waltham Abbey

Land around Dowding Way (A121). Currently agricultural land Notes:

Land type: Medium performing Green Belt adjacent to a settlement

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No SR-0061B P1 Epping Forest District Council

Indicative Site Capacity Assessment

No amendment made to site boundary. Site boundary amendment:

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy ₀ constraints (ha):

Unconstrained site area (ha): 22.79

Establishing indicative baseline density

Site located in: Town Site setting is: Other No Site is near a commuter hub: Indicative baseline density (dph): 45 Indicative baseline yield (units): 1025

Refining the indicative site density

Identified density constraints: Internationally Protected Sites, HSE Middle Zone

Constraints density adjustment: (dph): 36

Justification for adjustment: Very large site circa 1km from Epping Forest SAC, and recreational effect could require mitigation reduction in capacity. HSE middle zone covers small part of site, and not likely to constrain capacity further.

No adjustment made for local setting. Local setting:

Local setting density adjustment: (**dph**): 36

Incorporate mixed use development:

The Council's SLAA identifies the site for housing and employment. It has been assumed that 50% of the site area would comprise employment uses. The capacity has been reduced accordingly.

Mixed use density adjustment: -50% **(dph):** 18 Gross to net adjustment: (dph): 11.7 -35%

Existing on-site development or commitments (units):

Indicative net site canacity (units):

wailability and Achievability Assessment <u>Indicative net si</u>			e capacity (units): 267	
Criteria		Score	Qualitative Assessment	
1.1 Ownership	(+)	Site is in single ownership	Information from the Council's SLAA suggests that the site is in the sole ownership of the Master and Scholars of Trinity Hall College, Cambridge.	
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years		
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	No data is held on on-site restrictions.	
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020		
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer	The Council's SLAA indicates that enquiries have been received from developers in relation to the site.	
2.2 Site viability	(+)	No viability issues identified		
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	Limited data is held on on-site restrictions.	
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.4b Primary schools	(-)	Site is located more than 1km from a primary school		
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school		
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.	Existing masterplans propose new public open space provision on-site as part of the development.	
2.7 Health	(-)	Site is located more than 1km of a health facility (GP)		
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area		
3.1 Cumulative loss of open space in settlement	0	The site has not been included in the assessment as it is not proposed for allocation		
3.2 Cumulative impact on primary school (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation		
3.3 Cumulative impact on secondary schools (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation		
3.4 Cumulative impact on the green infrastructure	0	The site has not been included in the assessment as it is not proposed for allocation		
3.5 Cumulative impact on sewage treatment work capacity	0	The site has not been included in the assessment as it is not proposed for allocation		
3.6 Cumulative impact on Central Line capacity	0	The site has not been included in the assessment as it is not proposed for allocation		
capacity				

Site Reference: SR-0065 Waltham Abbey Settlement:

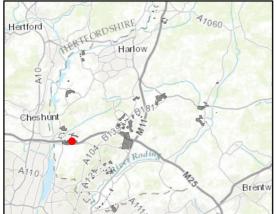
Address: Land south of Honey Lane, north of M25 and west of Junction 26 of M25

Residential units, primary school, open space (playing fields) and scrub/grassland Notes:

Land type: Medium performing Green Belt adjacent to a settlement

Primary use:





Availability and Achievability Assessment

Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No SR-0065 P1 Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): 36.51 On-site major policy constraints: None

Area of site subject to major policy 0

constraints (ha):

South and west of site are constrained by the BAP habitat. West and On-site non-major policy constraints:

north of the site are playing fields and an existing school.

Area of site subject to non-major policy $_{26.89}$ constraints (ha):

Unconstrained site area (ha): 10.81

Establishing indicative baseline density

Site located in: Town Site setting is: Other Site is near a commuter hub: No Indicative baseline density (dph): 45 Indicative baseline yield (units): 486

Refining the indicative site density

Identified density constraints: Internationally Protected Sites, Ancient/Veteran Trees outside Ancient

Woodland, BAP Habitats, TPOs

Constraints density adjustment: (dph): 22.5

Justification for adjustment: Recreational pressure on Epping Forest likely to require reduction in

density. The need to provide a buffer to TPOs, Ancient/Veteran Trees and BAP habitat is likely to significantly constrain parts of the site;

density therefore reduced

Local setting: No adjustment made for local setting.

Local setting density adjustment: (dph): 22.5

The Council's SLAA indicates that the site would be housing-led with Incorporate mixed use development:

ancillary uses. Given the reduction in site area it is not considered feasible to include large amounts of non-residential uses. Therefore no

capacity adjustment has been made.

Mixed use density adjustment: 0% (dph): 22.5 Gross to net adjustment: (dph): 14.63 -35%

Existing on-site development or commitments (units):

Indicative net site capacity (units): 158

Criteria	Score		Qualitative Assessment	
1.1 Ownership	0	Site is in multiple ownership where landowners are promoting independent schemes that are not in conflict, or working collaboratively on a scheme, and there is an agreement in place between the parties	The Council's SLAA indicates multiple ownership (four parties) on the site but that site assembly has commenced.	
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown		
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	The Council's SLAA suggests that there no known on-site restrictions on the site.	
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020		
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer	It was suggested in the Council's SLAA that there is a desire to promote the wider site for development through a comprehensive masterplan.	
2.2 Site viability	(+)	No viability issues identified		
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	There are no known on-site constraints which could impact upon deliverability. The site has existing connections to utilities including water, main sewerage, electricity, and to highways infrastructure.	
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.4b Primary schools	0	Site is located within 1km of a primary school with a current or forecast capacity deficit		
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school		
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.	Existing masterplans propose new public open space provision on-site as part of the development.	
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients		
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area		
3.1 Cumulative loss of open space in settlement	0	The site has not been included in the assessment as it is not proposed for allocation		
3.2 Cumulative impact on primary school (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation		
3.3 Cumulative impact on secondary schools (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation		
3.4 Cumulative impact on the green infrastructure	0	The site has not been included in the assessment as it is not proposed for allocation		
3.5 Cumulative impact on sewage treatment work capacity	0	The site has not been included in the assessment as it is not proposed for allocation		
3.6 Cumulative impact on Central Line capacity	0	The site has not been included in the assessment as it is not proposed for allocation		

Site Reference: SR-0099

Waltham Abbey Settlement:

Address: Lea Valley Nursery, Crooked Mile, Waltham Abbey

Derelict agricultural nursery/garden centre with a few small warehouses on site and an area of open Notes:

Land type: Medium performing Green Belt adjacent to a settlement

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0099 Epping Forest District Council

Indicative Site Capacity Assessment

No amendment made to site boundary. Site boundary amendment:

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy ₀ constraints (ha):

Unconstrained site area (ha): 16.66

Establishing indicative baseline density

Site located in: Town Site setting is: Other Site is near a commuter hub: No Indicative baseline density (dph): 45 Indicative baseline yield (units): 750

Refining the indicative site density

Identified density constraints: Nationally Protected Sites

Constraints density adjustment: (dph): 45

Distance of site to Nationally Protected Sites not likely to affect capacity. Justification for adjustment:

No capacity adjustment made.

No adjustment made for local setting. Local setting:

Local setting density adjustment: (dph): 45

Incorporate mixed use development:

The Council's SLAA identifies the site for housing and employment. Initial testing indicates that a reasonable allowance for employment uses on site would require 5% reduction in housing capacity to provide circa 3,300 sqm GEA floorspace at 0.4 plot rati

(dph): 27.79

Mixed use density adjustment: -5% (dph): 42.75

-35%

Existing on-site development or 0

Gross to net adjustment:

commitments (units):

Criteria 1.1 Ownership	Score		Qualitative Assessment	
	(+)	Site is in single ownership	The Council's SLAA indicates that the site is in single ownership.	
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years		
1.3 On-site restrictions	0	Site is subject to restrictions but agreement in place or being negotiated to overcome them, or not judged to be a constraint	A public footpath runs through the site, but it is judged that this would not constrain development.	
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020		
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer		
2.2 Site viability	(+)	No viability issues identified		
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	There are no known on-site constraints which could impact upon deliverability. The site has existing connections to utilities including water, electricity and gas, and to highways infrastructure.	
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.4b Primary schools	(-)	Site is located more than 1km from a primary school		
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school		
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.		
2.7 Health	(-)	Site is located more than 1km of a health facility (GP)		
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area		
3.1 Cumulative loss of open space in settlement	0	There are no identified current deficiencies in the quantum of open space within the settlement, however the cumulative impact of the proposed allocations would result in a reduction in land for open space	The proposed allocations would result in a reduction in designated managed open space in the settlement (c. 1.17ha The Council will be undertaking further work to quantify the existing surplus and how the loss of managed open spac can be mitigated.	
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.		
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.		
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure	The proposed allocations provide opportunities to enhance green infrastructure. In particular, there are opportunities t strengthen the links between Lea Valley Regional Park and Epping Forest.	
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works (STW) which has known spare capacity or planned additional capacity		
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District		

Site Reference: SR-0104

Waltham Abbey Settlement:

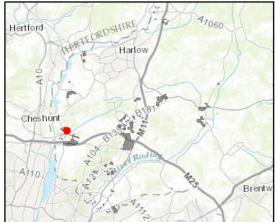
Land adjoining Parklands, Waltham Abbey Address:

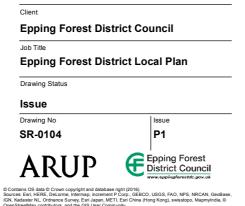
Notes: Agricultural field

Land type: Medium performing Green Belt adjacent to a settlement

Primary use:







Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy $_{\mathrm{0}}$ constraints (ha):

Unconstrained site area (ha): 4.34

Establishing indicative baseline density

Site located in: Town Site setting is: Other Site is near a commuter hub: No Indicative baseline density (dph): 45 Indicative baseline yield (units): 195

Refining the indicative site density

Identified density constraints: Nationally protected Sites, Access

Constraints density adjustment: (dph): 33.75

Development over 50 dwellings would likely require reduction in site density to mitigate impacts on SSSI. Access issues could reduce capacity on site as new access would have to be created. Justification for adjustment:

No adjustment made for local setting. Local setting:

Local setting density adjustment: (dph): 33.75

Incorporate mixed use development: Site proposed for solely residential use.

(dph): 33.75 Mixed use density adjustment: 0% Gross to net adjustment: (dph): 30.38

Availability and Achievability A		Assessment Indicative net site capacity (units): 132			
Criteria		Score	Qualitative Assessment		
1.1 Ownership	(+)	Site is in single ownership			
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years			
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions			
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020			
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer			
2.2 Site viability	(+)	No viability issues identified			
2.3 On-site and physical infrasturcture constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability.	The site has an identified need for connection to utilities, highways infrastructure, and telecoms, which may impact on deliverability. Connections have been identified close to the site to mitigate against these constraints.		
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand			
2.4b Primary schools	(-)	Site is located more than 1km from a primary school			
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand			
2.5b Secondary schools	(+)	Site is located within 1km of a secondary school with current capacity and no forecast deficit.			
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.			
2.7 Health	(-)	Site is located more than 1km of a health facility (GP)			
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area			
3.1 Cumulative loss of open space in settlement	0	There are no identified current deficiencies in the quantum of open space within the settlement, however the cumulative impact of the proposed allocations would result in a reduction in land for open space	The proposed allocations would result in a reduction in designated managed open space in the settlement (c. 1.17ha). The Council will be undertaking further work to quantify the existing surplus and how the loss of managed open space can be mitigated.		
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.			
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.			
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure	The proposed allocations provide opportunities to enhance green infrastructure. In particular, there are opportunities to strengthen the links between Lea Valley Regional Park and Epping Forest.		
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works (STW) which has known spare capacity or planned additional capacity			
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District			
		1			

Site Reference: SR-0219 Waltham Abbey Settlement:

Address: Fire Station, Sewardstone Road, Waltham Abbey, Essex, EN9 1PA

Notes:

Land type: Brownfield urban site

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0219 Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy $_{\mathrm{0}}$ constraints (ha):

Unconstrained site area (ha): 0.65

Establishing indicative baseline density

Site located in: Town Site setting is: Town Centre Site is near a commuter hub: No Indicative baseline density (dph): 67.5 Indicative baseline yield (units): 44

Refining the indicative site density

Identified density constraints: No constraints

Constraints density adjustment: (dph): 67.5

No constraints affecting site capacity identified. No adjustment made. Justification for adjustment:

Local setting: No adjustment made for local setting.

Local setting density adjustment: (**dph**): 67.5

Incorporate mixed use development: Site proposed for solely residential use.

Mixed use density adjustment: (dph): 67.5 0% Gross to net adjustment: (dph): 67.5

vailability and Achievability Assessment <u>Indicative net sit</u>			e capacity (units): 44	
Criteria		Score	Qualitative Assessment	
1.1 Ownership	(+)	Site is in single ownership	The Council's SLAA indicates that the site is in single ownership.	
1.2 Existing uses	0	Existing uses on-site which could cease between two and 10 years	The fire station would need to be relocated. The timescale for this is unknown although the Council's SLAA indicates the site could become available within the next 10 years, which suggests the relocation could occur within that timeframe.	
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	The Council's SLAA suggests that there no known on-site restrictions on the site.	
1.4 Site availability	0	Site expected to be available between 2021 and 2025		
2.1 Site marketability	(-)	Site is not being actively marketed	The landowners would seek to obtain consent and then consider options on marketing the site.	
2.2 Site viability	(+)	No viability issues identified		
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	There are no known on-site constraints which could impact upon deliverability. The site has existing connections to utilities including water, electricity and gas, and to highways infrastructure.	
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.4b Primary schools	(-)	Site is located more than 1km from a primary school		
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school		
2.6 Access to open space	0	Site is located 400-600m from existing publicly accessible open space.		
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients		
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area		
3.1 Cumulative loss of open space in settlement	0	There are no identified current deficiencies in the quantum of open space within the settlement, however the cumulative impact of the proposed allocations would result in a reduction in land for open space	The proposed allocations would result in a reduction in designated managed open space in the settlement (c. 1.17ha). The Council will be undertaking further work to quantify the existing surplus and how the loss of managed open space can be mitigated.	
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.		
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.		
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure	The proposed allocations provide opportunities to enhance green infrastructure. In particular, there are opportunities to strengthen the links between Lea Valley Regional Park and Epping Forest.	
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works (STW) which has known spare capacity or planned additional capacity		
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District		

Site Reference: SR-0370 Waltham Abbey Settlement:

Address: Land off Beechfield Walk

Notes: Agricultural land and small copse

Land type: Medium performing Green Belt adjacent to a settlement

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0370 Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy 0 constraints (ha):

Unconstrained site area (ha): 4.38

Establishing indicative baseline density

Site located in: Town Site setting is: Other No Site is near a commuter hub: Indicative baseline density (dph): 45 Indicative baseline yield (units): 197

Refining the indicative site density

Identified density constraints: No constraints

Constraints density adjustment: (dph): 45

No constraints affecting site capacity identified. No adjustment made. Justification for adjustment:

No adjustment made for local setting. Local setting:

Local setting density adjustment: (dph): 45

Incorporate mixed use development:

The Council's SLAA identifies the site for housing and employment. It has been assumed that 30% of the site area would comprise employment uses. The capacity has been reduced accordingly.

(**dph**): 31.5 Mixed use density adjustment: -30% Gross to net adjustment: (dph): 28.35 -10%

Availability and Achievability	Assessment Indicative net site capacity (units): 124			
Criteria		Score	Qualitative Assessment	
1.1 Ownership	(+)	Site is in single ownership		
1.2 Existing uses	0	Existing uses on-site which could cease between two and 10 years	The site is currently leased by Epping Forest District Council to a tenant. This occupancy could cease within 5 years.	
1.3 On-site restrictions	0	Site is subject to restrictions but agreement in place or being negotiated to overcome them, or not judged to be a constraint	The promoter has indicated that a public right of way passes through the west of the site. This is not judged as a constraint to development.	
1.4 Site availability	0	Site expected to be available between 2021 and 2025		
2.1 Site marketability	(-)	Site is not being actively marketed	The promoter has confirmed that the site has not been actively marketed.	
2.2 Site viability	(+)	No viability issues identified		
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	There are no known on-site constraints which would impact upon deliverability.	
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.4b Primary schools	(-)	Site is located more than 1km from a primary school		
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school		
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.		
2.7 Health	(-)	Site is located more than 1km of a health facility (GP)		
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area		
3.1 Cumulative loss of open space in settlement	0	The site has not been included in the assessment as it is not proposed for allocation		
3.2 Cumulative impact on primary school (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation		
3.3 Cumulative impact on secondary schools (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation		
3.4 Cumulative impact on the green infrastructure	0	The site has not been included in the assessment as it is not proposed for allocation		
3.5 Cumulative impact on sewage treatment work capacity	0	The site has not been included in the assessment as it is not proposed for allocation		
3.6 Cumulative impact on Central Line capacity	0	The site has not been included in the assessment as it is not proposed for allocation		
			Qury ©	

Site Reference: SR-0377 Waltham Abbey Settlement:

Parklands/Newteswell Drive amenity open space Address:

Existing amenity open space. Notes:

Land type: Urban open space

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0377 Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy 0

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy 0 constraints (ha):

Unconstrained site area (ha): 0.93

Establishing indicative baseline density

Site located in: Town Site setting is: Other Site is near a commuter hub: No Indicative baseline density (dph): 45 Indicative baseline yield (units): 42

Refining the indicative site density

Identified density constraints: No constraints

Constraints density adjustment: (dph): 45

Justification for adjustment: No constraints affecting site capacity identified. No adjustment made

No adjustment made for local setting Local setting:

Local setting density adjustment: (dph): 45 Incorporate mixed use development: Site proposed for solely residential use.

Mixed use density adjustment: 0% (dph): 45 Gross to net adjustment: (dph): 45

Existing on-site development or commitments (units):

Indicative net site capacity (units):

Availability and Achievability Assessment Criteria Score **Qualitative Assessment** Site is in single ownership 1.1 Ownership There are no existing uses on-site or existing uses could cease in less than two years Based on a desk-top review of site characteristics, the site is currently amenity open space. It is judged that this would 1.2 Existing uses not preclude the site coming forward for developmen No data is held on on-site restrictions Site is not subject to any known restrictions 1.3 On-site restrictions Site not expected to be available until at least 2026 or site availability is unknown The promoter has confirmed that the site will not be available for development during the plan period. 1.4 Site availability Site is not being actively marketed The promoter has confirmed that the site has not been actively marketed. 2.1 Site marketability No viability issues identified 2.2 Site viability There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability 2.3 On-site and physical infrasturcture constraints Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.4a Primary schools (Planning area) Site is located more than 1km from a primary school 2.4b Primary schools Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.5a Secondary schools (Planning area) Site is located within 1km of a secondary school with current capacity and no forecast deficit 2.5b Secondary schools Site is more than 600m from existing publicly accessible open space 2.6 Access to open space Site is located more than 1km of a health facility (GP) 2.7 Health None of the site is located within a minerals safeguarding area 2.8 Impact on mineral deposits The site has not been included in the assessment as it is not proposed for allocation 3.1 Cumulative loss of open space in settlement The site has not been included in the assessment as it is not proposed for allocation 3.2 Cumulative impact on primary school (Planning area) The site has not been included in the assessment as it is not proposed for allocation 3.3 Cumulative impact on secondary schools 0 (Planning area) The site has not been included in the assessment as it is not proposed for allocation 3.4 Cumulative impact on the green infrastructure The site has not been included in the assessment as it is not proposed for allocation 3.5 Cumulative impact on sewage treatment work capacity The site has not been included in the assessment as it is not proposed for allocation 3.6 Cumulative impact on Central Line capacity

Site Reference: SR-0379 Waltham Abbey Settlement:

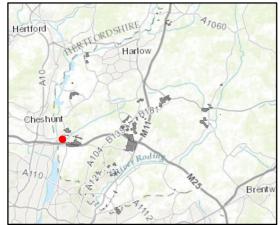
Address: Land off Town Mead Road

Notes: Large residential garden

Land type: Urban open space

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0379 Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy 0

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy $_{\mathrm{0}}$ constraints (ha):

Unconstrained site area (ha): 0.16

Establishing indicative baseline density

Site located in: Town Site setting is: Town Centre Site is near a commuter hub: No Indicative baseline density (dph): 67.5 Indicative baseline yield (units): 11

Refining the indicative site density

Identified density constraints: Access

Constraints density adjustment: (dph): 50.63

Justification for adjustment: Access issues likely to constraint capacity of the site. Adjustment made

accordingly

Local setting: No adjustment made for local setting.

Local setting density adjustment: (**dph**): 50.63

Incorporate mixed use development: Site proposed for solely residential use.

Mixed use density adjustment: (dph): 50.63 0% Gross to net adjustment: (dph): 50.63

Availability and Achievability As		Assessment Indicative net site capacity (units): 7			
Criteria	Score		Qualitative Assessment		
1.1 Ownership	(+)	Site is in single ownership			
2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown	The landowner has confirmed that the existing horticulture site would remain on-site for the foreseeable future.		
3 On-site restrictions	(+)	Site is not subject to any known restrictions			
4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown	The landowner has confirmed that the site would not be available for development during the plan period.		
1 Site marketability	(-)	Site is not being actively marketed			
2 Site viability	(+)	No viability issues identified			
3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	No data is held on on-site constraints.		
.4a Primary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand			
.4b Primary schools	(-)	Site is located more than 1km from a primary school			
.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand			
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school			
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.			
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients			
.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area			
.1 Cumulative loss of open space in settlement	0	The site has not been included in the assessment as it is not proposed for allocation			
.2 Cumulative impact on primary school Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation			
.3 Cumulative impact on secondary schools Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation			
.4 Cumulative impact on the green infrastructure	0	The site has not been included in the assessment as it is not proposed for allocation			
.5 Cumulative impact on sewage treatment work apacity	0	The site has not been included in the assessment as it is not proposed for allocation			
.6 Cumulative impact on Central Line capacity	0	The site has not been included in the assessment as it is not proposed for allocation			

Site Reference: SR-0381

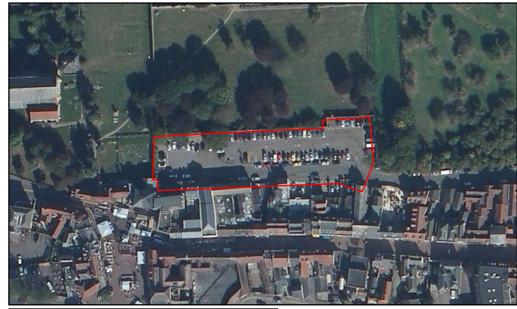
Settlement: Waltham Abbey

Address: Darby Drive / Abbey Gardens Car Park

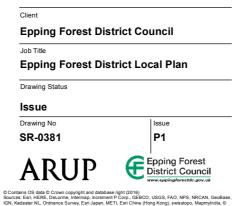
Notes: Pay and Display Car park

Land type: Urban open space

Primary use:







Indicative Site Capacity Assessment

Site boundary amendment: Site boundary amended to cover only the extent of the surface parking.

Site constraints affecting extent of developable area

Site area (ha): 0.35 On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

Parking could be re-provided through basement parking and therefore no reduction in available site area made. On-site non-major policy constraints:

Area of site subject to non-major policy 0 constraints (ha):

Unconstrained site area (ha): 0.36

Establishing indicative baseline density

Site located in: Town Site setting is: Town Centre

No Site is near a commuter hub: Indicative baseline density (dph): 67.5 Indicative baseline yield (units): 24

Refining the indicative site density

Identified density constraints: Conservation Area, Listed Buildings

Constraints density adjustment: (dph): 47.25

Impact on Conservation Area and potential for harm to Grade II listed Justification for adjustment: wall, and adjacent to Scheduled Monument likely to require reduction n

Long, narrow site may limit capacity. Therefore despite higher densities Local setting: generally being promoted on car parks no increase to density made.

Site proposed for solely residential use.

(dph): 47.25 Local setting density adjustment:

Mixed use density adjustment: (dph): 47.25 0% Gross to net adjustment: (dph): 47.25

Existing on-site development or commitments (units):

Incorporate mixed use development:

Availability and Achievability Assessmer		ment Indicative net site capacity (units): 17	
Criteria	Score		Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership	The site is owned by Epping Forest District Council.
1.2 Existing uses	0	Existing uses on-site which could cease between two and 10 years	The promoter has confirmed that the on-site car parking use would cease within the next five years.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	The Council has confirmed that there are no on-site restrictions on the site.
1.4 Site availability	0	Site expected to be available between 2021 and 2025	
2.1 Site marketability	(-)	Site is not being actively marketed	
2.2 Site viability	(+)	No viability issues identified	
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand	
2.4b Primary schools	0	Site is located within 1km of a primary school with a current or forecast capacity deficit	
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand	
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school	
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.	
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients	
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area	
3.1 Cumulative loss of open space in settlement	0	There are no identified current deficiencies in the quantum of open space within the settlement, however the cumulative impact of the proposed allocations would result in a reduction in land for open space	The proposed allocations would result in a reduction in designated managed open space in the settlement (circa 1.17ha). The Council will be undertaking further work to quantify the existing surplus and how the loss of managed open space can be mitigated
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.	
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.	
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure	The proposed allocations provide opportunities to enhance green infrastructure. In particular, there are opportunities to strengthen the links between Lea Valley Regional Park and Epping Forest.
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works (STW) which has known spare capacity or planned additional capacity	
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District	
			© Aru

Site Reference: SR-0385 Settlement: Waltham Abbey

Address: Ninefields, Land at Hillhouse Drive inc. Abbey Youth Football Ground and Stoney Bridge Drive

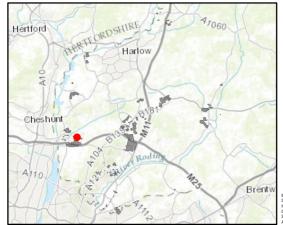
Allotments

Existing playing fields and amenity open space. Notes:

Land type: Urban open space

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0385 Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy $_{\mathrm{0}}$ constraints (ha):

Unconstrained site area (ha): 0.83

Establishing indicative baseline density

Site located in: Town Site setting is: Other No Site is near a commuter hub: Indicative baseline density (dph): 45 Indicative baseline yield (units): 37

Refining the indicative site density

Identified density constraints: No constraints

Constraints density adjustment: (dph): 45

Justification for adjustment: No constraints affecting site capacity identified. No adjustment made.

Hill House masterplan identifies site as being suitable for 60-unit assisted living scheme. Density adjusted to bring it in line with Local setting:

masterplan.

Local setting density adjustment: +62% (dph): 72.9

Incorporate mixed use development: Site proposed for housing only.

(dph): 72.9 Mixed use density adjustment: 0% Gross to net adjustment: (dph): 72.9

Existing on-site development or commitments (units):

Indicative net site canacity (units):

Availability and Achievability Assessment <u>Indicative net site</u>		ment <u>Indicative net sit</u>	e capacity (units): 60	
Criteria		Score	Qualitative Assessment	
1.1 Ownership	(+)	Site is in single ownership	The site is owned by Essex County Council.	
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years	The site is currently in use as playing fields. The Hill House Masterplan confirmed that this use could cease in the short term.	
1.3 On-site restrictions	0	Site is subject to restrictions but agreement in place or being negotiated to overcome them, or not judged to be a constraint	A restrictive covanent limiting land use to open space exists on the site. As the covanent is in favour of Essex County Council, this could be discharged and thus the constraint could be overcome.	
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020	Discussions with the landowner have confirmed that the site will be available for development within the next five years.	
2.1 Site marketability	(-)	Site is not being actively marketed	Discussions with Essex County Council have confirmed that the site has not yet been marketed.	
2.2 Site viability	(+)	No viability issues identified		
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	There are no known on-site constraints which would impact upon deliverability.	
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.4b Primary schools	0	Site is located within 1km of a primary school with a current or forecast capacity deficit		
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school		
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.		
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients		
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area		
3.1 Cumulative loss of open space in settlement	0	There are no identified current deficiencies in the quantum of open space within the settlement, however the cumulative impact of the proposed allocations would result in a reduction in land for open space	The proposed allocations would result in a reduction in designated managed open space in the settlement (c. 1.17ha). The Council will be undertaking further work to quantify the existing surplus and how the loss of managed open space can be mitigated.	
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.		
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.		
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure	The proposed allocations provide opportunities to enhance green infrastructure. In particular, there are opportunities to strengthen the links between Lea Valley Regional Park and Epping Forest.	
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works (STW) which has known spare capacity or planned additional capacity		
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District		

Site Reference: SR-0482

Settlement: Waltham Abbey

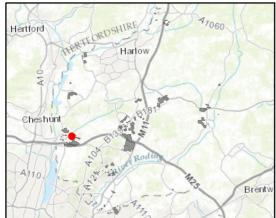
Address: Land adjoining Mason Way, Waltham Abbey

Notes: Open amenity space.

Land type: Urban open space

Primary use: Housing





Client Epping Forest District Council Job Title Epping Forest District Local Plan Drawing Status Issue Drawing No SR-0482 P1 Epping Forest District Council www.appingforestdc.upv.ols District Cou

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): 0.71
On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints: The whole site are playing fields.

Area of site subject to non-major policy $_{0.71} \,$ constraints (ha):

Unconstrained site area (ha): 0

Establishing indicative baseline density

Site located in:TownSite setting is:OtherSite is near a commuter hub:NoIndicative baseline density (dph):45Indicative baseline yield (units):0

Refining the indicative site density

Identified density constraints: No constraints

Constraints density adjustment: 0% (dph): 45

Justification for adjustment: No constraints affecting site capacity identified. No adjustment made.

Local setting: No adjustment made for local setting.

Local setting density adjustment: 0% (dph): 45
Incorporate mixed use development: Site proposed for solely residential use.

Mixed use density adjustment: 0% (dph): 45 Gross to net adjustment: 0% (dph): 45

Existing on-site development or commitments (units):

Indicative net site capacity (units):

Availability and Achievability Ass		Assessment Indicative net site capacity (units): 0			
Criteria		Score	Qualitative Assessment		
1.1 Ownership	(+)	Site is in single ownership			
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years	Based on a desk-top assessment of site characteristics, the site is currently open space. It is judged that this would not preclude the site coming forward for development.		
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	No data is held on on-site restrictions.		
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown	The availability of the site is unknown.		
2.1 Site marketability	(-)	Site is not being actively marketed	As no response has been received from the site owner, it is assumed for the purposes of this assessment that the site is not being marketed.		
2.2 Site viability	(+)	No viability issues identified			
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	No data is held on on-site constraints.		
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand			
2.4b Primary schools	0	Site is located within 1km of a primary school with a current or forecast capacity deficit			
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand			
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school			
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.			
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients			
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area			
3.1 Cumulative loss of open space in settlement	0	The site has not been included in the assessment as it is not proposed for allocation			
3.2 Cumulative impact on primary school (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation			
3.3 Cumulative impact on secondary schools (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation			
3.4 Cumulative impact on the green infrastructure	0	The site has not been included in the assessment as it is not proposed for allocation			
3.5 Cumulative impact on sewage treatment work capacity	0	The site has not been included in the assessment as it is not proposed for allocation			
3.6 Cumulative impact on Central Line capacity	0	The site has not been included in the assessment as it is not proposed for allocation			
		L	©Arup		

Site Reference: SR-0541 Settlement: Waltham Abbey

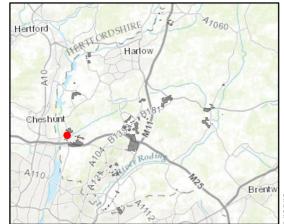
Address: W/Abbey Community Centre Saxon Way

Notes: Single storey school building with substantial open space.

Land type: Urban open space

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0541 Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

Site located in:

On-site non-major policy constraints:

Area of site subject to non-major policy $_{\mathrm{0}}$ constraints (ha):

Unconstrained site area (ha): 0.41

Establishing indicative baseline density

Site setting is: Town Centre Site is near a commuter hub: No Indicative baseline density (dph): 67.5 Indicative baseline yield (units): 28

Refining the indicative site density

Identified density constraints: Conservation Area

Constraints density adjustment: (dph): 67.5

Justification for adjustment: Adjacent Conservation Area not likely to constrain capacity. No capacity

Town

adjustment made.

The Council's Settlement capacity Study estimated a site capacity of 53. Local setting:

The density has been increased to match.

Local setting density adjustment: +110% (dph): 141.75

The Council's Settlement Capacity Study recommended this site retain community centre, comprising circa 9% of the site area. The capacity Incorporate mixed use development:

has been reduced accordingly.

(dph): 128.99 Mixed use density adjustment: -9% Gross to net adjustment: (dph): 128.99

0

Availability and Achievability Assessr		Indicative net site capacity (units): 53		
Criteria		Score	Qualitative Assessment	
1.1 Ownership	(+)	Site is in single ownership		
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown	Based on a desk-top review of site characteristics the existing land use is as a community centre, and the Council's SLAA does not indicate the anticipated timescale for on-site uses to cease.	
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	No data is held on on-site restrictions.	
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown	the availability of the site is unknown.	
2.1 Site marketability	(-)	Site is not being actively marketed	As the position on the site is unknown following the survey, it is assumed that the site is not being actively marketed.	
2.2 Site viability	(+)	No viability issues identified		
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	There are no known on-site constraints which would impact upon deliverability.	
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.4b Primary schools	(-)	Site is located more than 1km from a primary school		
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school		
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.		
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients		
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area		
3.1 Cumulative loss of open space in settlement	0	There are no identified current deficiencies in the quantum of open space within the settlement, however the cumulative impact of the proposed allocations would result in a reduction in land for open space	The proposed allocations would result in a reduction in designated managed open space in the settlement (c. 1.17ha). The Council will be undertaking further work to quantify the existing surplus and how the loss of managed open space can be mitigated.	
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.		
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.		
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure	The proposed allocations provide opportunities to enhance green infrastructure. In particular, there are opportunities to strengthen the links between Lea Valley Regional Park and Epping Forest.	
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works (STW) which has known spare capacity or planned additional capacity		
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District		

Site Reference: SR-0566 Waltham Abbey Settlement:

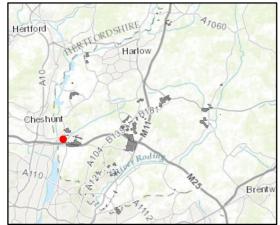
Address: 40/46 Sewardstone Street

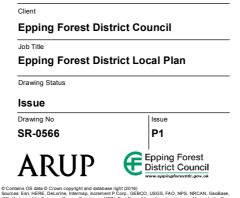
Notes: A corner plot on an existing housing estate comprising two storey buildings (flats) on three sides.

Land type: Brownfield urban site

Primary use:







Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

Site located in:

On-site non-major policy constraints:

Area of site subject to non-major policy $_{\mathrm{0}}$ constraints (ha):

Unconstrained site area (ha): 0.32

Establishing indicative baseline density

Site setting is: Town Centre Site is near a commuter hub: No Indicative baseline density (dph): 67.5 Indicative baseline yield (units): 22

Refining the indicative site density

Identified density constraints: Flood Zones 2 and 3A

Constraints density adjustment: (dph): 67.5

Justification for adjustment: Small area of Flood Zone 2 and 3A in southwest of site, it is likely that impact could be mitigated through layout and design. No adjustment made for constraints.

Town

Local setting: No adjustment made for local setting.

Local setting density adjustment: (dph): 67.5

Incorporate mixed use development: Site proposed for housing only.

Mixed use density adjustment: (dph): 67.5 0% Gross to net adjustment: (dph): 67.5

Existing on-site development or commitments (units):

Indicative net site capacity (units): 22 **Availability and Achievability Assessment**

Availability and Achievability Assessment <u>indicative net site capacity (units)</u> : 22			
Criteria		Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership	
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown	The promoter has confirmed that the residential use on the site could not cease within the plan period.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	The promoter has confirmed that there are no on-site restrictions on the site.
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown	The promoter has confirmed that the site will not be available for development during the plan period.
2.1 Site marketability	(-)	Site is not being actively marketed	The promoter has confirmed that the site has not been actively marketed.
2.2 Site viability	(+)	No viability issues identified	
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	There are no known on-site constraints which would impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand	
2.4b Primary schools	(-)	Site is located more than 1km from a primary school	
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand	
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school	
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.	
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients	
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area	
3.1 Cumulative loss of open space in settlement	0	The site has not been included in the assessment as it is not proposed for allocation	
3.2 Cumulative impact on primary school (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation	
3.3 Cumulative impact on secondary schools (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation	
3.4 Cumulative impact on the green infrastructure	0	The site has not been included in the assessment as it is not proposed for allocation	
3.5 Cumulative impact on sewage treatment work capacity	0	The site has not been included in the assessment as it is not proposed for allocation	
3.6 Cumulative impact on Central Line capacity	0	The site has not been included in the assessment as it is not proposed for allocation	

Site Reference: SR-0578A Waltham Abbey Settlement:

Shernbrook Hostel, Shernbrook Road Address:

Notes: Hostel, including parking.

Land type: Brownfield urban site

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0578A Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy $_{\mathrm{0}}$ constraints (ha):

Unconstrained site area (ha): 0.16

Establishing indicative baseline density

Site located in: Town Site setting is: Other Site is near a commuter hub: No Indicative baseline density (dph): 45 Indicative baseline yield (units):

Refining the indicative site density

Identified density constraints: No constraints

Constraints density adjustment: (dph): 45

Justification for adjustment: No constraints affecting site capacity identified. No adjustment made.

Density reduced to reflect lower density setting and character of Local setting:

surrounding development.

(**dph**): 31.5 Local setting density adjustment: -30%

Incorporate mixed use development: Site proposed for solely residential use.

Mixed use density adjustment: (**dph**): 31.5 0% Gross to net adjustment: (dph): 31.5

Availability and Achievability Assessment		ment <u>Indicative net sit</u>	Indicative net site capacity (units): 5	
Criteria		Score	Qualitative Assessment	
1.1 Ownership	(-)	Site ownership is unknown or is in multiple ownership and the other owners are either unknown, oppose the development or are promoting another conflicting scheme	An enquiry through the Land Registry returned no titles for the site and the owner is unknown.	
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown	Based on a desk-top review of the site characteristics, the site is currently in use as a hostel. An enquiry through the Land Registry returned no titles and the timescale for this use to end is unknown.	
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	No data is held on on-site restrictions.	
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown	The availability of the site is unknown.	
2.1 Site marketability	(-)	Site is not being actively marketed	The owner of the site is unknown, thus it is assumed that the site is not being marketed.	
2.2 Site viability	(+)	No viability issues identified		
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	No data is held on on-site constraints.	
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.4b Primary schools	0	Site is located within 1km of a primary school with a current or forecast capacity deficit		
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school		
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.		
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients		
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area		
3.1 Cumulative loss of open space in settlement	0	The site has not been included in the assessment as it is not proposed for allocation		
3.2 Cumulative impact on primary school (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation		
3.3 Cumulative impact on secondary schools (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation		
3.4 Cumulative impact on the green infrastructure	0	The site has not been included in the assessment as it is not proposed for allocation		
3.5 Cumulative impact on sewage treatment work capacity	0	The site has not been included in the assessment as it is not proposed for allocation		
3.6 Cumulative impact on Central Line capacity	0	The site has not been included in the assessment as it is not proposed for allocation		
	•		-	

Site Reference: SR-0688 Waltham Abbey Settlement:

Grant Court Garages, Nos. 99-126, Waltham Abbey Address:

Notes: Council owned garages with associated parking and turning area.

Land type: Brownfield urban site

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0688 Epping Forest District Council

Indicative Site Capacity Assessment

No amendment made to site boundary. Site boundary amendment:

Site constraints affecting extent of developable area

Site area (ha): 0.12 On-site major policy constraints: None

Area of site subject to major policy 0

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy 0 constraints (ha):

Unconstrained site area (ha): 0.12

Establishing indicative baseline density

Site located in: Town Site setting is: Other Site is near a commuter hub: No Indicative baseline density (dph): 45 Indicative baseline yield (units):

Refining the indicative site density

Identified density constraints: No constraints

Constraints density adjustment: (dph): 45

Justification for adjustment: No constraints affecting site capacity identified. No adjustment made.

The site extent is largely coterminous with the footprint of the existing Local setting:

garage buildings. Capacity adjusted to account for lack of requirement for external open space / access normally included within development

density multiplier.

Local setting density adjustment: +100% (dph): 90 Site proposed for solely residential use. Incorporate mixed use development:

Mixed use density adjustment: 0% (dph): 90 Gross to net adjustment: (dph): 90

Existing on-site development or commitments (units):

Indicative net site capacity (units):

Availability and Achievability Assessment Criteria Score **Qualitative Assessment** Site is in single ownership 1.1 Ownership Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is The promoter has confirmed that the garage use on the site could not cease within the plan period. 1.2 Existing uses Site is not subject to any known restrictions The promoter has confirmed that there are no on-site restrictions on the site 1.3 On-site restrictions Site not expected to be available until at least 2026 or site availability is unknown The promoter has confirmed that the site will not be available for development during the plan period. 1.4 Site availability Site is not being actively marketed The promoter has confirmed that the site has not been marketed. 2.1 Site marketability No viability issues identified 2.2 Site viability There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability 2.3 On-site and physical infrasturcture constraints Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.4a Primary schools (Planning area) Site is located within 1km of a primary school with a current or forecast capacity deficit 2.4b Primary schools Site is located in a school planning area with a current or forecast deficit but schools have potential to expand 2.5a Secondary schools (Planning area) Site is located more than 1km from a secondary school 2.5b Secondary schools Site is located 400-600m from existing publicly accessible open space 2.6 Access to open space 0 Site is located within 1km of a health facility (GP) with capacity to take on new patients 2.7 Health None of the site is located within a minerals safeguarding area 2.8 Impact on mineral deposits The site has not been included in the assessment as it is not proposed for allocation 3.1 Cumulative loss of open space in settlement The site has not been included in the assessment as it is not proposed for allocation 3.2 Cumulative impact on primary school (Planning area) The site has not been included in the assessment as it is not proposed for allocation 3.3 Cumulative impact on secondary schools 0 (Planning area) The site has not been included in the assessment as it is not proposed for allocation 3.4 Cumulative impact on the green infrastructure The site has not been included in the assessment as it is not proposed for allocation 3.5 Cumulative impact on sewage treatment work capacity The site has not been included in the assessment as it is not proposed for allocation 3.6 Cumulative impact on Central Line capacity

Site Reference: SR-0690
Settlement: Waltham Abbey

Address: Mallon Court Garages, Nos. 220-256, Waltham Abbey

Notes: Council owned garages with associated parking and turning area.

Land type: Brownfield urban site

Primary use: Housing





Client Epping Forest District Council Job Title Epping Forest District Local Plan Drawing Status Issue Drawing No SR-0690 ARUP Epping Forest District Council www.appingforestdc.gov.uk Contains OC data © Coron copyright and database right. (2016) Contains OC data © Coron copyright and database right. (2016)

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): 0.12
On-site major policy constraints: None

Area of site subject to major policy 0

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy ocnstraints (ha):

Unconstrained site area (ha): 0.12

Establishing indicative baseline density

Site located in:TownSite setting is:OtherSite is near a commuter hub:NoIndicative baseline density (dph):45Indicative baseline yield (units):5

Refining the indicative site density

Identified density constraints: No constraints

Constraints density adjustment: 0% (dph): 45

Justification for adjustment: No constraints affecting site capacity identified. No adjustment made.

Local setting: The site extent is largely coterminous with the footprint of the existing

garage buildings. Capacity adjusted to account for lack of requirement for external open space / access normally included within development

density multiplier.

Local setting density adjustment: +100% (dph): 90
Incorporate mixed use development: Site proposed for solely residential use.

Mixed use density adjustment: 0% (dph): 90 Gross to net adjustment: 0% (dph): 90

Existing on-site development or commitments (units):

Indicative net site capacity (units): 11

Criteria Score 1.1 Ownership (+) Site is in single ownership 1.2 Existing uses (+) There are no existing uses on-site or existing uses could cease in less than two years 1.3 On-site restrictions (+) Site is not subject to any known restrictions 1.4 Site availability (-) Site not expected to be available until at least 2026 or site availability is unknown	Qualitative Assessment The promoter has confirmed that the existing garage use could cease in the short term. No data is held on on-site restrictions. The promoter has confirmed that the site will not be available for development during the plan period.
1.2 Existing uses (+) There are no existing uses on-site or existing uses could cease in less than two years 1.3 On-site restrictions (+) Site is not subject to any known restrictions 1.4 Site availability (-) Site not expected to be available until at least 2026 or site availability is unknown	No data is held on on-site restrictions.
1.3 On-site restrictions (+) Site is not subject to any known restrictions 1.4 Site availability (-) Site not expected to be available until at least 2026 or site availability is unknown	No data is held on on-site restrictions.
1.4 Site availability (+) Site not expected to be available until at least 2026 or site availability is unknown	
1.4 Site availability (-)	The promoter has confirmed that the site will not be available for development during the plan period.
2.1 Site marketability (-) Site is not being actively marketed	The promoter has confirmed that the site has not been actively marketed.
2.2 Site viability (+) No viability issues identified	
2.3 On-site and physical infrasturcture constraints (+) There are no known on-site constraints which would impact upon deliverability	There are no known on-site constraints which would impact upon deliverability.
2.4a Primary schools (Planning area) Site is located in a school planning area with a current or forecast deficit but schools have potential to e	expand
2.4b Primary schools (+) Site is located within 1km of a primary school with current capacity and no forecast deficit	
2.5a Secondary schools (Planning area) Site is located in a school planning area with a current or forecast deficit but schools have potential to e	expand
2.5b Secondary schools (+) Site is located within 1km of a secondary school with current capacity and no forecast deficit.	
2.6 Access to open space O Site is located 400-600m from existing publicly accessible open space.	
2.7 Health (-) Site is located more than 1km of a health facility (GP)	
2.8 Impact on mineral deposits (+) None of the site is located within a minerals safeguarding area	
3.1 Cumulative loss of open space in settlement 0 The site has not been included in the assessment as it is not proposed for allocation	
3.2 Cumulative impact on primary school (Planning area) The site has not been included in the assessment as it is not proposed for allocation (Planning area)	
3.3 Cumulative impact on secondary schools (Planning area) The site has not been included in the assessment as it is not proposed for allocation (Planning area)	
3.4 Cumulative impact on the green infrastructure 0 The site has not been included in the assessment as it is not proposed for allocation	
3.5 Cumulative impact on sewage treatment work capacity The site has not been included in the assessment as it is not proposed for allocation	
3.6 Cumulative impact on Central Line capacity The site has not been included in the assessment as it is not proposed for allocation	

Site Reference: SR-0853 Settlement:

Address: Playing fields at Waltham Holy Cross School grounds, Monkwood Ave, Waltham Abbey, Essex

Notes: Playing fields at Waltham Holy Cross Primary School

Land type: Urban open space

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0853 Epping Forest District Council

Indicative Site Capacity Assessment

No amendment made to site boundary. Site boundary amendment:

Site constraints affecting extent of developable area

Site area (ha): 1.04 On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints: The whole site are playing fields.

Area of site subject to non-major policy $_{1.04}$ constraints (ha):

Unconstrained site area (ha):

Establishing indicative baseline density

Site located in: Town Site setting is: Other Site is near a commuter hub: No Indicative baseline density (dph): 45 Indicative baseline yield (units): 0

Refining the indicative site density

Identified density constraints: Nationally Protected Sites

Constraints density adjustment: (dph): 45

Justification for adjustment: Impact on Nationally Protected Sites not likely to constrain capacity. No

capacity adjustment made.

No adjustment made for local setting. Local setting:

Local setting density adjustment: (dph): 45

The Council's Settlement Capacity Study recommended this site incorporate employment/retail uses and assumed some 230sqm of Incorporate mixed use development:

employment space. Since this site is not being progressed for development no adjustment has been made.

(**dph**): 45

Mixed use density adjustment: 0% (dph): 45

Existing on-site development or 0

Gross to net adjustment:

commitments (units):

Availability and Achievability	Assess	sment Indicative net site capacity (units): 0		
Criteria		Score	Qualitative Assessment	
1.1 Ownership	(+)	Site is in single ownership		
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown	Based on a desk-top review of site characteristics the existing land use is school playing fields, and the Council's SLAA does not indicate the anticipated timescale for on-site uses to cease.	
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	No data is held on on-site restrictions.	
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown	The availability of the site is unknown.	
2.1 Site marketability	(-)	Site is not being actively marketed	As the position on the site is unknown following the survey, it is assumed that the site is not being actively marketed.	
2.2 Site viability	(+)	No viability issues identified		
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	There are no known on-site constraints which would impact upon deliverability.	
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.4b Primary schools	0	Site is located within 1km of a primary school with a current or forecast capacity deficit		
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school		
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.		
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients		
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area		
3.1 Cumulative loss of open space in settlement	0	The site has not been included in the assessment as it is not proposed for allocation		
3.2 Cumulative impact on primary school (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation		
3.3 Cumulative impact on secondary schools (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation		
3.4 Cumulative impact on the green infrastructure	0	The site has not been included in the assessment as it is not proposed for allocation		
3.5 Cumulative impact on sewage treatment work capacity	0	The site has not been included in the assessment as it is not proposed for allocation		
3.6 Cumulative impact on Central Line capacity	0	The site has not been included in the assessment as it is not proposed for allocation		
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Site Reference: SR-0854 Waltham Abbey Settlement:

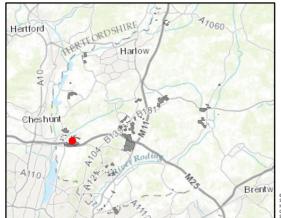
Address: Land at Leverton Infant School and Nursery, Honey Lane, Waltham Abbey, Essex

Notes: Scrublands (overgrown open space) with fencing at boundaries. No existing public access.

Land type: Urban open space

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No SR-0854 P1 Epping Forest District Council

Indicative Site Capacity Assessment

No amendment made to site boundary. Site boundary amendment:

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy 0 constraints (ha):

Unconstrained site area (ha): 1.25

Establishing indicative baseline density

Site located in: Town Site setting is: Other No Site is near a commuter hub: Indicative baseline density (dph): 45 Indicative baseline yield (units): 56

Refining the indicative site density

Identified density constraints: Listed Building, Access

Constraints density adjustment: (dph): 31.5

Justification for adjustment: Distance to Listed Building not likely to require reduction in density. Access issues could significantly reduce capacity on site as new access would have to be created.

No adjustment made for local setting. Local setting:

Local setting density adjustment: (**dph**): 31.5

Incorporate mixed use development:

The Council's Settlement Capacity Study recommended this site incorporate employment/retail uses, and assumed some 205 sqm employment space which equates to approximately 4% of site area. The capacity has been reduced accordingly.

(dph): 27.22

Mixed use density adjustment: (dph): 30.24 -4%

Gross to net adjustment: -10%

Existing on-site development or commitments (units):

Availability and Achievability Assessment

Indicative net site capacity (units):

Availability and Achievability Assessment <u>indicative net site dupucity (units).</u>			
Criteria		Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership	
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years	Based on a desk-top review of site characteristics, the site is currently open space. It is judged that this would no preclude the site coming forward for development.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	No data is held on on-site restrictions.
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown	The availability of the site is unknown.
2.1 Site marketability	(-)	Site is not being actively marketed	As the position on the site is unknown following the survey, it is assumed that the site is not being actively marketed.
2.2 Site viability	(+)	No viability issues identified	
2.3 On-site and physical infrasturcture constraints	(+)	There are no known on-site constraints which would impact upon deliverability	No data is held on on-site constraints.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand	
2.4b Primary schools	0	Site is located within 1km of a primary school with a current or forecast capacity deficit	
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand	
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school	
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.	
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients	
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area	
3.1 Cumulative loss of open space in settlement	0	The site has not been included in the assessment as it is not proposed for allocation	
3.2 Cumulative impact on primary school (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation	
3.3 Cumulative impact on secondary schools (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation	
3.4 Cumulative impact on the green infrastructure	0	The site has not been included in the assessment as it is not proposed for allocation	
3.5 Cumulative impact on sewage treatment work capacity	0	The site has not been included in the assessment as it is not proposed for allocation	
3.6 Cumulative impact on Central Line capacity	0	The site has not been included in the assessment as it is not proposed for allocation	
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Site Reference: SR-0901
Settlement: Waltham Abbey

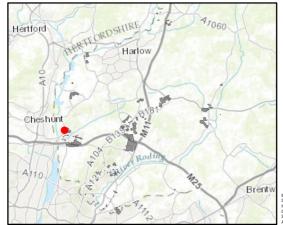
Address: Langley Nursery, Crooked Mile, Waltham Abbey

Notes: Existing use as glasshouse and market gardening.

Land type: High performing Green Belt adjacent to a settlement

Primary use: Housing





1.3 On-site restrictions

1.4 Site availability

2.1 Site marketability

2.5a Secondary schools (Planning area)

Cortains OS data & Crown copyright and database right (2015)

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Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): 1.18
On-site major policy constraints: None

Area of site subject to major policy 0

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy $_{0}$ constraints (ha):

Unconstrained site area (ha): 1.18

Establishing indicative baseline density

Site located in:TownSite setting is:OtherSite is near a commuter hub:NoIndicative baseline density (dph):45Indicative baseline yield (units):53

Refining the indicative site density

Identified density constraints: Nationally Protected Sites

Constraints density adjustment: 0% (dph): 45

Justification for adjustment: Impact on Nationally Protected Sites not likely to constrain capacity. No

idjustment made.

Local setting: No adjustment made for local setting.

Local setting density adjustment: 0% (dph): 45
Incorporate mixed use development: Site proposed for solely residential use.

Mixed use density adjustment: 0% (dph): 45 Gross to net adjustment: -10% (dph): 40.5

The landowner has advised that the site has not been marketed to-date.

Existing on-site development or commitments (units):

Indicative net site capacity (units):

Availability and Achievability Assessment

Criteria Score Qualitative Assessment

1.1 Ownership (+) Site is in single ownership

1.2 Existing uses (+) There are no existing uses on-site or existing uses could cease in less than two years two years.

The landowner has confirmed that existing businesses on the site are on short leases. These uses could cease within two years.

2.2 Site viability

(+) No viability issues identified

2.3 On-site and physical infrasturcture constraints

(-) Identified on-site constraints may impact upon deliverability.

The site has an identified need for a gas connection and no information is provided as to how this constraint would be mitigated.

3.43 Primary schools (Planning area)

3.6 Site is located in a school planning area with a current or forecast deficit but schools have potential to expand

2.4a Primary schools (Planning area)

0 Site is located in a school planning area with a current of infects to delict but schools have potential to expand

2.4b Primary schools

() Site is located more than 1km from a primary school

2.5b Secondary schools

(-) Site is located more than 1km from a secondary school

Site is located in a school planning area with a current or forecast deficit but schools have potential to expand

Site is not subject to any known restrictions

Site is not being actively marketed

Site expected to be available between 2016 and 2020

2.6 Access to open space

(+) Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.

Site is located more than 1km of a health facility (GP)

2.7 Health

(-) Site is located more than 1km of a health facility (GP)

2.8 Impact on mineral deposits

(+) None of the site is located within a minerals safeguarding area

3.1 Cumulative loss of open space in settlement 0 The site has not been included in the assessment as it is not proposed for allocation

3.2 Cumulative impact on primary school (Planning area) 0 The site has not been included in the assessment as it is not proposed for allocation (Planning area)

3.3 Cumulative impact on secondary schools (Planning area)

O The site has not been included in the assessment as it is not proposed for allocation

The site has not been included in the assessment as it is not proposed for allocation

The site has not been included in the assessment as it is not proposed for allocation

3.5 Cumulative impact on sewage treatment work capacity

The site has not been included in the assessment as it is not proposed for allocation

The site has not been included in the assessment as it is not proposed for allocation

The site has not been included in the assessment as it is not proposed for allocation

Site Reference: SR-0902 Waltham Abbey Settlement:

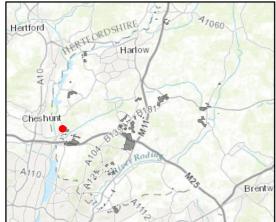
Mile Nursery, Crooked Mile, Waltham Abbey Address:

In existing use as nursery, and mostly hard standing. Notes:

Land type: High performing Green Belt adjacent to a settlement

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No SR-0902 P1 Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy $_{\mathrm{0}}$ constraints (ha):

Unconstrained site area (ha): 0.46

Establishing indicative baseline density

Site located in: Town Site setting is: Other Site is near a commuter hub: No Indicative baseline density (dph): 45 Indicative baseline yield (units): 21

Refining the indicative site density

Identified density constraints: Nationally Protected Sites

Constraints density adjustment: (dph): 45

Justification for adjustment: Impact on Nationally Protected Sites not likely to constrain capacity. No

No adjustment made for local setting. Local setting:

Local setting density adjustment: (dph): 45 Incorporate mixed use development: Site proposed for solely residential use.

Mixed use density adjustment: (dph): 45 0% Gross to net adjustment: (**dph**): 45

Availability and Achievability	Assess	ment Indicative net site capacity (units): 21		
Criteria		Score	Qualitative Assessment	
1.1 Ownership	(+)	Site is in single ownership		
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years	The landowner has confirmed that existing businesses on the site are on short leases. These uses could cease within two years.	
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions		
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020		
2.1 Site marketability	(-)	Site is not being actively marketed	The landowner has advised that the site has not been marketed to-date.	
2.2 Site viability	(+)	No viability issues identified		
2.3 On-site and physical infrasturcture constraints	(-)	Identified on-site constraints may impact upon deliverability.	The site has an identified need for a gas connection and no information is provided as to how this constraint would be mitigated.	
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.4b Primary schools	(-)	Site is located more than 1km from a primary school		
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand		
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school		
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.		
2.7 Health	(-)	Site is located more than 1km of a health facility (GP)		
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area		
3.1 Cumulative loss of open space in settlement	0	The site has not been included in the assessment as it is not proposed for allocation		
3.2 Cumulative impact on primary school (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation		
3.3 Cumulative impact on secondary schools (Planning area)	0	The site has not been included in the assessment as it is not proposed for allocation		
3.4 Cumulative impact on the green infrastructure	0	The site has not been included in the assessment as it is not proposed for allocation		
3.5 Cumulative impact on sewage treatment work capacity	0	The site has not been included in the assessment as it is not proposed for allocation		
3.6 Cumulative impact on Central Line capacity	0	The site has not been included in the assessment as it is not proposed for allocation		
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Site Reference: SR-0903 Settlement: Waltham Abbey

Address: Waltham Abbey swimming pool, Roundhills, Waltham Abbey, EN9 1UP

Existing swimming pool and associated car park Notes:

Land type: Medium performing Green Belt adjacent to a settlement

Primary use:





Epping Forest District Council Job Title **Epping Forest District Local Plan** Drawing Status Issue Drawing No P1 SR-0903 Epping Forest District Council

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): On-site major policy constraints: None

Area of site subject to major policy $\ 0$

constraints (ha):

On-site non-major policy constraints:

Area of site subject to non-major policy $_{\mathrm{0}}$ constraints (ha):

Unconstrained site area (ha): 0.6

Establishing indicative baseline density

Site located in: Town Site setting is: Other Site is near a commuter hub: No Indicative baseline density (dph): 45 Indicative baseline yield (units): 27

Refining the indicative site density

Identified density constraints: No constraints

Constraints density adjustment: (dph): 45

Justification for adjustment: No constraints affecting site capacity identified. No adjustment made.

No adjustment made for local setting. Local setting:

Local setting density adjustment: (dph): 45 Incorporate mixed use development: Site proposed for solely residential use.

Mixed use density adjustment: (dph): 45 0% Gross to net adjustment: (**dph**): 45

Availability and Achievability Assessment <u>Indicative net site capacity (units)</u> : 27			e capacity (units): 27
Criteria		Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership	
1.2 Existing uses	0	Existing uses on-site which could cease between two and 10 years	The promoter has confirmed that the on-site leisure uses would cease by 2019.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	The promoter has confirmed that there are no on-site restrictions on the site.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020	
2.1 Site marketability	(-)	Site is not being actively marketed	
2.2 Site viability	(+)	No viability issues identified	
2.3 On-site and physical infrasturcture constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability.	Site subject to contamination constraints. On-site remediation may have been undertaken prior to construction of existing leisure facilities. If not, it is judged that any required remediation would not make the site unviable for development.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand	
2.4b Primary schools	(-)	Site is located more than 1km from a primary school	
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with a current or forecast deficit but schools have potential to expand	
2.5b Secondary schools	(-)	Site is located more than 1km from a secondary school	
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.	
2.7 Health	(-)	Site is located more than 1km of a health facility (GP)	
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area	
3.1 Cumulative loss of open space in settlement	0	There are no identified current deficiencies in the quantum of open space within the settlement, however the cumulative impact of the proposed allocations would result in a reduction in land for open space	The proposed allocations would result in a reduction in designated managed open space in the settlement (c. 1.17ha). The Council will be undertaking further work to quantify the existing surplus and how the loss of managed open space can be mitigated.
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.	
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.	
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure	The proposed allocations provide opportunities to enhance green infrastructure. In particular, there are opportunities to strengthen the links between Lea Valley Regional Park and Epping Forest.
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works (STW) which has known spare capacity or planned additional capacity	
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District	