

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



<div>Report on Site Selection</div> <div>ARUP</div> <div>Epping Forest District Council</div>	<div>Drawing No. EFDC-S34-0001-Rev1</div>	<div>Content</div> <div>Residential sites for testing at Stages 3/4 in Buckhurst Hill</div> <div>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</div>	<div>Legend</div> <div><div></div> Stage 3/4 Sites</div>	<div>N</div> <div></div>
	<div>Date: September 2016</div>			
	<div>Scale: 1:5,000 @A3</div>			

Site Deliverability Assessment

Site Reference: SR-0176

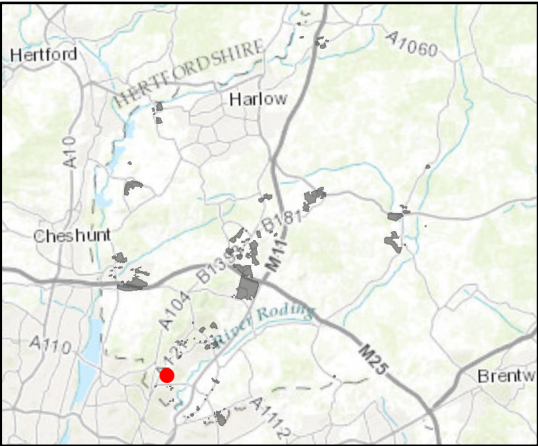
Settlement: Buckhurst Hill

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

Notes: Site comprises a large residential garden

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-0176

Issue

P1

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): 1.23

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

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: -35% **(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: -34% **(dph):** 25.1

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

Mixed use density adjustment: 0% **(dph):** 25.1

Gross to net adjustment: 0% **(dph):** 25.1

Existing on-site development or commitments (units): 1

Indicative net site capacity (units): 30

Availability and Achievability Assessment

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 suggests that there is a restrictive covenant associated with the site. However, given the age of this restriction the site promoter is of the view that it may be unenforceable and therefore 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 infrastructure 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	(+)	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	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 Deliverability Assessment

Site Reference: SR-0225

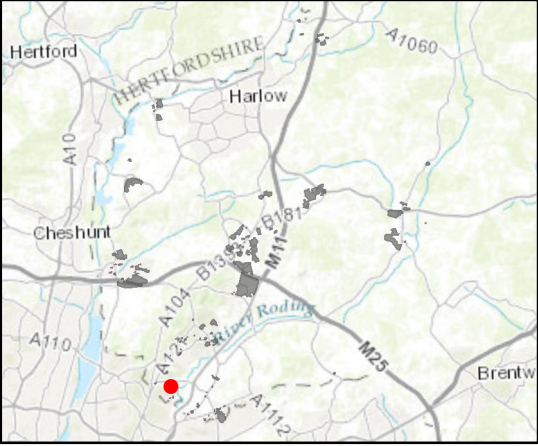
Settlement: Buckhurst Hill

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

Notes: Car park

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-0225

Issue

P1

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): 0.43

On-site major policy constraints: None

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

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.

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

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: Yes

Indicative baseline density (dph): 76.05

Indicative baseline yield (units): 33

Refining the indicative site density

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

Constraints density adjustment: -10% **(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 area.

Local setting: Car park sites were generally identified in the Settlement Capacity Study as being suitable for higher densities. Density increased accordingly.

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

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

Mixed use density adjustment: 0% **(dph):** 102.67

Gross to net adjustment: 0% **(dph):** 102.67

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

Indicative net site capacity (units): 44

Availability and Achievability Assessment

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 infrastructure 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	

Site Deliverability Assessment

Site Reference: SR-0576

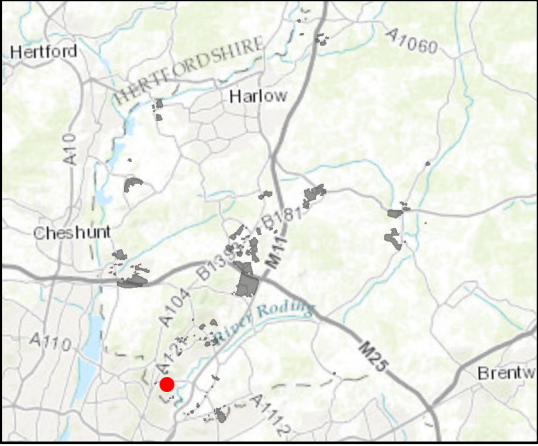
Settlement: Buckhurst Hill

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

Notes: Retail at the ground floor and flats above.

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-0576

Issue

P1

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): 0.03

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

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): 2

Refining the indicative site density

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

Constraints density adjustment: 0% **(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.

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: +200% **(dph):** 228.15

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

Mixed use density adjustment: -33.33% **(dph):** 152.11

Gross to net adjustment: 0% **(dph):** 152.11

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

Indicative net site capacity (units): 4

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	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 infrastructure 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 Deliverability Assessment

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: Housing



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0810

Issue

P1

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): 0.15

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

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: Yes

Indicative baseline density (dph): 67.28

Indicative baseline yield (units): 10

Refining the indicative site density

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

Constraints density adjustment: -10% **(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 adequate buffer.

Local setting: No adjustment made for local setting.

Local setting density adjustment: 0% **(dph):** 60.55

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

Mixed use density adjustment: 0% **(dph):** 60.55

Gross to net adjustment: 0% **(dph):** 60.55

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

Indicative net site capacity (units): 9

Availability and Achievability Assessment

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 infrastructure 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	

Site Deliverability Assessment

Site Reference: SR-0811

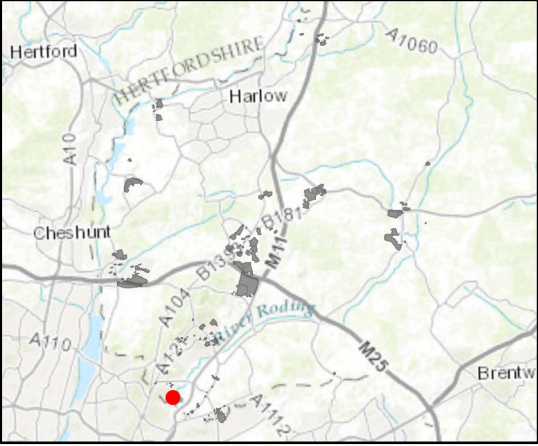
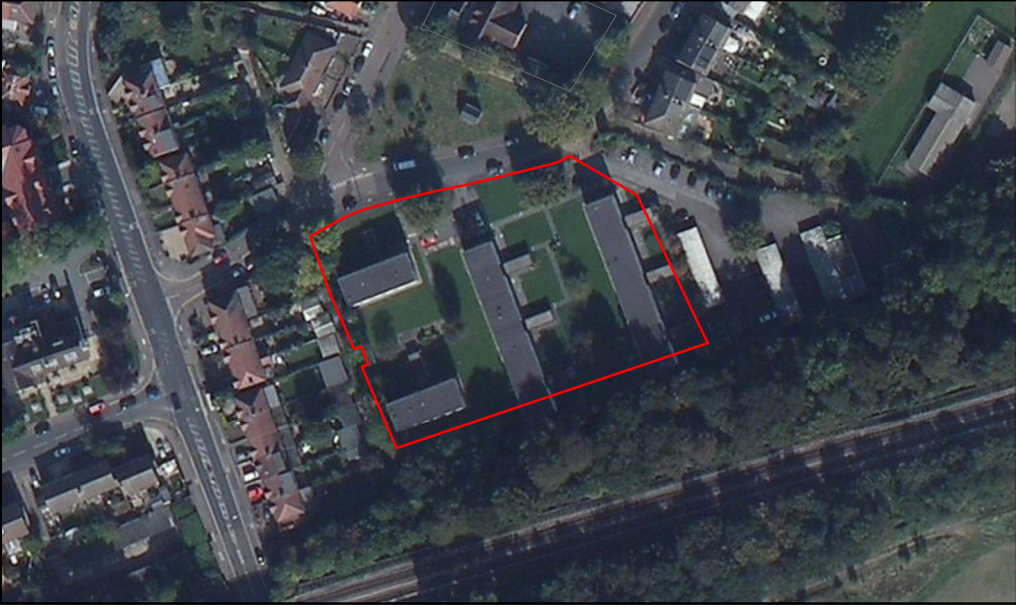
Settlement: Buckhurst Hill

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: Housing



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0811

Issue

P1

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): 0.51

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

Unconstrained site area (ha): 0.51

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): 30

Refining the indicative site density

Identified density constraints: Internationally Protected Sites, Nationally Protected Site

Constraints density adjustment: 0% **(dph):** 58.5

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

Local setting: Intensification of existing housing site is appropriate in this location. 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: 0% **(dph):** 117

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

Indicative net site capacity (units): 29

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	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 existing land use is residential, and it is not clear 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	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 that 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 infrastructure 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 Deliverability Assessment

Site Reference: SR-0813

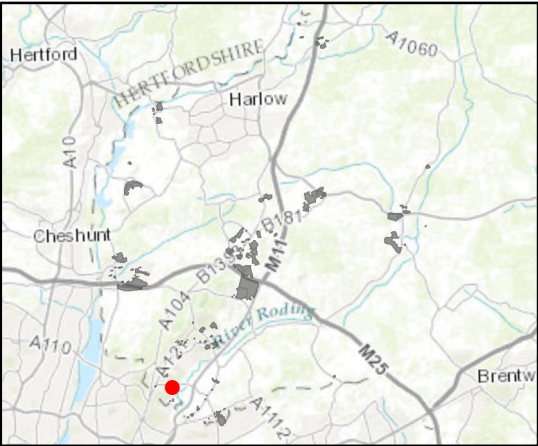
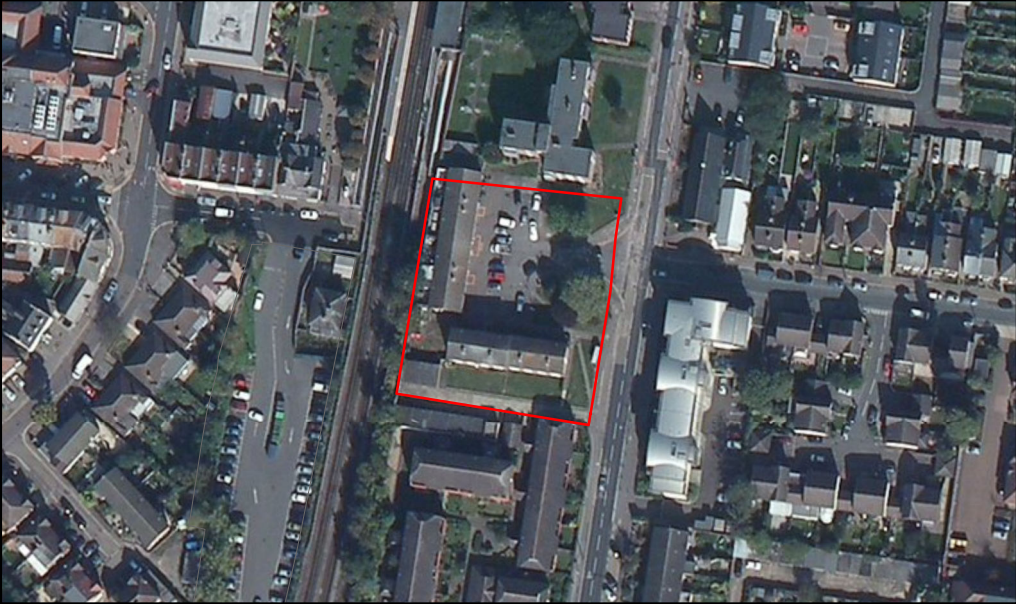
Settlement: Buckhurst Hill

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

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

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-0813

Issue

P1

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Epping Forest District Council

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Indicative Site Capacity Assessment

Site boundary amendment:	No amendment made to site boundary.		
<u>Site constraints affecting extent of developable area</u>			
Site area (ha):	0.3		
On-site major policy constraints:	None		
Area of site subject to major policy constraints (ha):	0		
On-site non-major policy constraints:			
Area of site subject to non-major policy constraints (ha):	0		
Unconstrained site area (ha):	0.3		
<u>Establishing indicative baseline density</u>			
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		
<u>Refining the indicative site density</u>			
Identified density constraints:	Internationally Protected Sites, Nationally Protected Sites, Ancient Woodland		
Constraints density adjustment:	0%	(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.		
Local setting:	Proposal to redevelop existing medium density housing site would 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
Incorporate mixed use development:	The Council's Settlement Capacity Study recommended this site incorporate employment/retail uses and assumed some 190sqm of 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:	0%	(dph):	114.66
Existing on-site development or commitments (units):	24		
<u>Indicative net site capacity (units):</u>	11		

Availability and Achievability Assessment

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 infrastructure 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 Deliverability Assessment

Site Reference: SR-0816

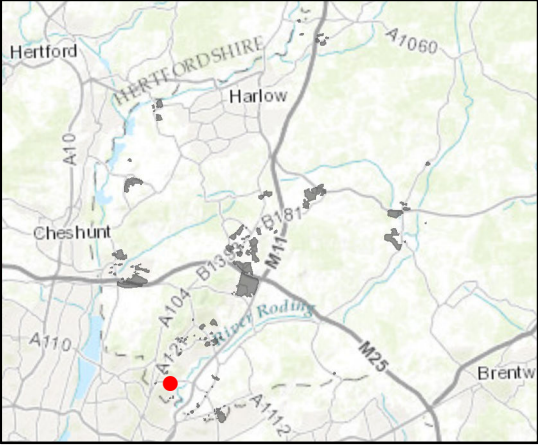
Settlement: Buckhurst Hill

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: Housing



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0816

Issue

P1

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): 0.12

On-site major policy constraints: None

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

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 constraints (ha): 0.02

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): 8

Refining the indicative site density

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

Constraints density adjustment: 0% **(dph):** 76.05

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

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

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

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

Mixed use density adjustment: 0% **(dph):** 114.08

Gross to net adjustment: 0% **(dph):** 114.08

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

Indicative net site capacity (units): 11

Availability and Achievability Assessment

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 infrastructure 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	

Site Deliverability Assessment

Site Reference: SR-0817

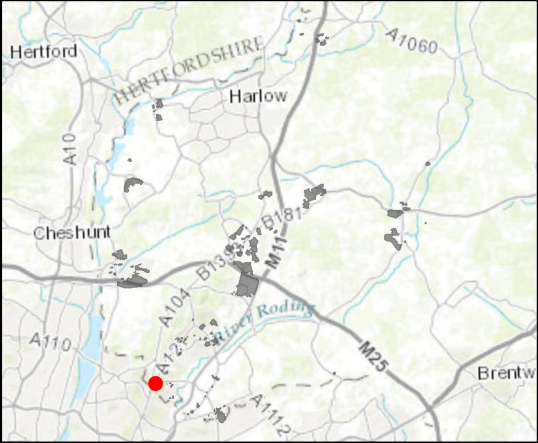
Settlement: Buckhurst Hill

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

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

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-0817

Issue

P1

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): 0.32

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

Unconstrained site area (ha): 0.1

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): 4

Refining the indicative site density

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

Constraints density adjustment: 0% **(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 urban location of site.

Local setting: Car park sites were generally identified in the Settlement Capacity Study as being suitable for higher densities. Density increased accordingly.

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

Incorporate mixed use development: The Council's Settlement Capacity Study makes provision for a small amount of employment space. Given the reduced site area assessed, it 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: 0% **(dph):** 78

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

Indicative net site capacity (units): 7

Availability and Achievability Assessment

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 infrastructure 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 Deliverability Assessment

Site Reference:

SR-0865

Settlement:

Buckhurst Hill

Address:

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

Notes:

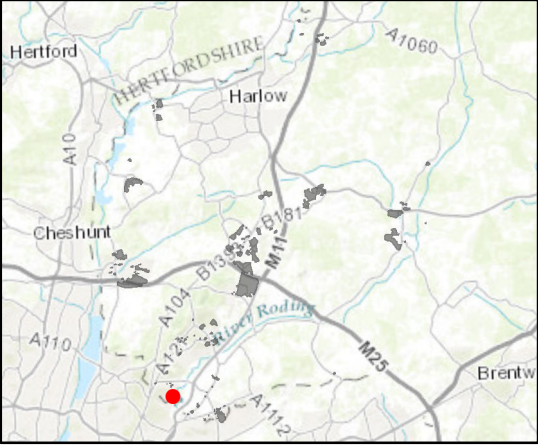
Vacant church and church hall with associated parking

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-0865

Issue

P1

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):

0.14

On-site major policy constraints:

None

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

0

On-site non-major policy constraints:

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

0

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):

8

Refining the indicative site density

Identified density constraints:

Internationally Protected Sites, Nationally Protected Sites

Constraints density adjustment:

0% (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.

Local setting:

Appeal site inspector's report identified the heritage value of the church. Given the assumption for retention and conversion of the existing church building, density has been reduced accordingly.

Local setting density adjustment:

-50% (dph): 29.25

Incorporate mixed use development:

Site proposed for solely residential use.

Mixed use density adjustment:

0% (dph): 29.25

Gross to net adjustment:

0% (dph): 29.25

Existing on-site development or commitments (units):

0

Indicative net site capacity (units):

4

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 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 church and church hall 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 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 infrastructure 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 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	



<div>Report on Site Selection</div> <div>ARUP</div> <div>Epping Forest District Council</div>	<div>Drawing No. EFDC-S34-0002-Rev1</div>	<div>Content</div> <div>Residential sites for testing at Stages 3/4 in Chigwell</div> <div>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</div>	<div>Legend</div> <div><div></div>Stage 3/4 Sites</div>	<div>N</div> <div></div>
	<div>Date: September 2016</div>			
	<div>Scale: 1:10,000 @A3</div>			

Site Deliverability Assessment

Site Reference:

SR-0433

Settlement:

Chigwell

Address:

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

Notes:

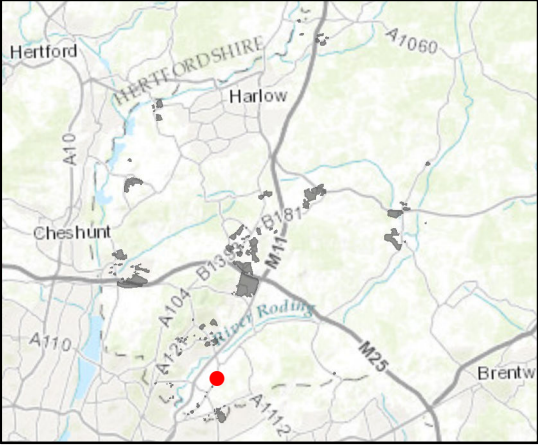
Vacant school premises.

Land type:

Previously developed Green Belt

Primary use:

Housing



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0433

Issue

P1

ARUP

Epping Forest District Council

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Indicative Site Capacity Assessment

Site boundary amendment:

Site boundary amended to correct discrepancy at site entrance adjacent to roundabout.

Site constraints affecting extent of developable area

Site area (ha):

2.03

On-site major policy constraints:

HSE Inner Zone runs through south-western site boundary, north-eastern site boundary and north-south through the middle of the site.

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

0.37

On-site non-major policy constraints:

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

0

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:

-50%

(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

Local setting:

No adjustment made for local setting.

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

Existing on-site development or commitments (units):

0

Indicative net site capacity (units):

29

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	(+)	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 infrastrurcture 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	

Site Deliverability Assessment

Site Reference: SR-0478B

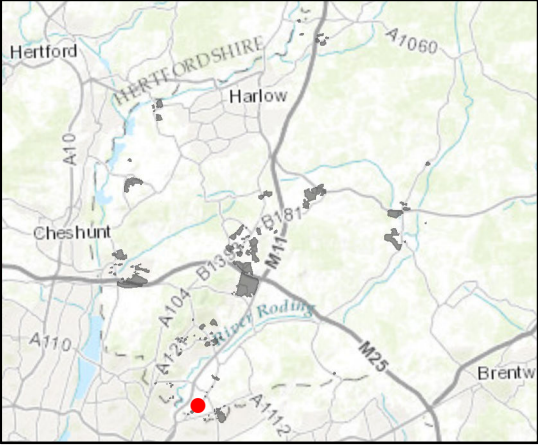
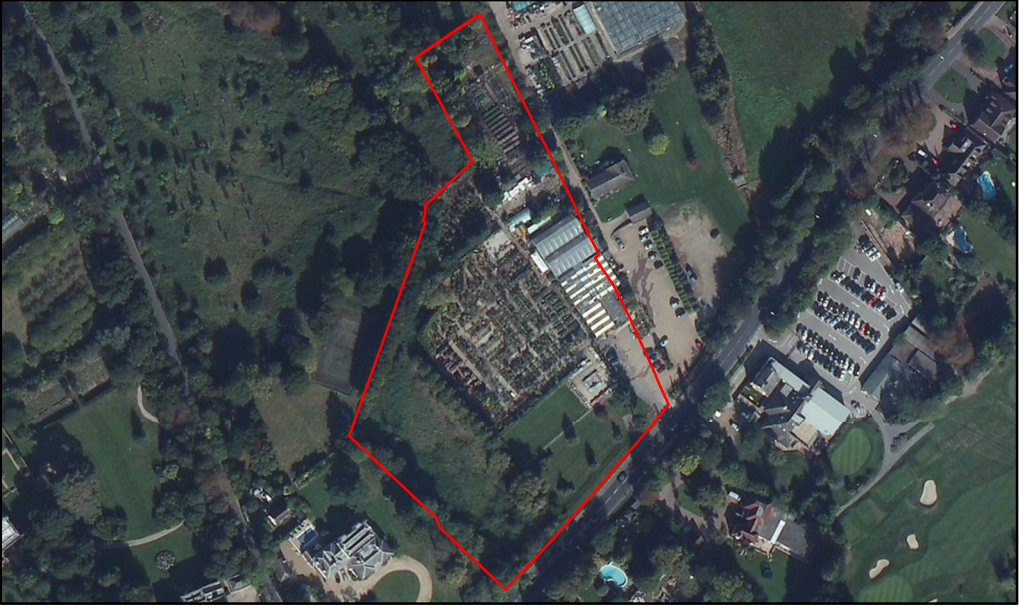
Settlement: Chigwell

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

Notes: Nursery.

Land type: Previously developed Green Belt

Primary use: Housing



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0478B

Issue

P1

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): 1.66

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

Unconstrained site area (ha): 1.66

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): 97

Refining the indicative site density

Identified density constraints: No constraints

Constraints density adjustment: 0% **(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.

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

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

Mixed use density adjustment: 0% **(dph):** 43.88

Gross to net adjustment: -10% **(dph):** 39.49

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

Indicative net site capacity (units): 66

Availability and Achievability Assessment

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 infrastructure 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	

Site Deliverability Assessment

Site Reference: SR-0557

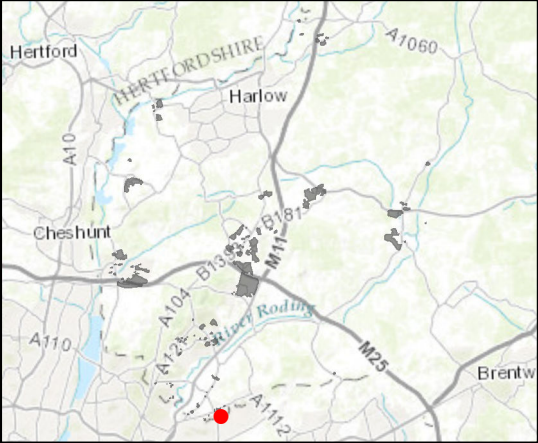
Settlement: Chigwell

Address: The Limes Estate

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

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-0557

Issue

P1

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): 22.59

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

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: Yes

Indicative baseline density (dph): 67.28

Indicative baseline yield (units): 1520

Refining the indicative site density

Identified density constraints: Power Lines

Constraints density adjustment: 0% **(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 area.

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

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

Mixed use density adjustment: 0% **(dph):** 67.28

Gross to net adjustment: -35% **(dph):** 43.73

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

Indicative net site capacity (units): 210

Availability and Achievability Assessment

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	Although residential uses would not cease during the plan period, areas of open space would be available for development in 2-10 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	0	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.
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 infrastructure 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	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 Deliverability Assessment

Site Reference: SR-0588

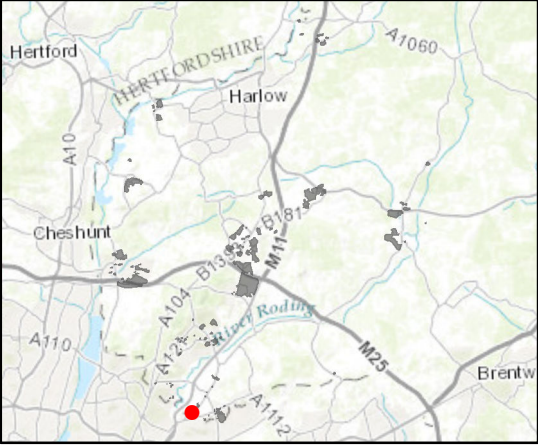
Settlement: Chigwell

Address: Land at Chigwell Convent and The Gate Lodge, 801 and 803 Chigwell Road, Woodford Bridge, IG8 8AU

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

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-0588

Issue

P1

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): 1.64

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

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: -10% **(dph):** 35.1

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

Local setting: No adjustment made for local setting.

Local setting density adjustment: 0% **(dph):** 35.1

Incorporate mixed use development: No local setting adjustment.

Mixed use density adjustment: 0% **(dph):** 35.1

Gross to net adjustment: -10% **(dph):** 31.59

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

Indicative net site capacity (units): 52

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	(+)	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 infrastructure 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	

Site Deliverability Assessment

Site Reference: SR-0601

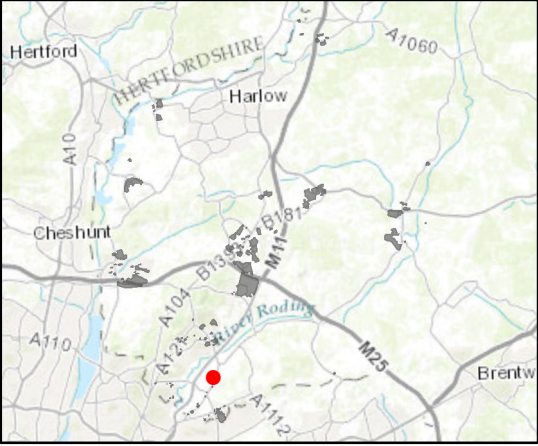
Settlement: Chigwell

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: Housing



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0601

Issue

P1

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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): 0.87

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

Area of site subject to major policy constraints (ha): 0.11

On-site non-major policy constraints:

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

Unconstrained site area (ha): 0.76

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): 30

Refining the indicative site density

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

Constraints density adjustment: 0% **(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 to affect capacity.

Local setting: No adjustment made for local setting.

Local setting density adjustment: 0% **(dph):** 39

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

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

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

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

Indicative net site capacity (units): 30

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	The northern part of the site is subject to legal restrictions around a national grid gas main, and there are power cables serving a sub-station in the south of the site. However, it was judged that these constraints may 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 owned by a developer.
2.2 Site viability	(+)	No viability issues identified	
2.3 On-site and physical infrastructure 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 from the existing electricity and gas infrastructure location which may impact on development. Impacts on delivery 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	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	

Site Deliverability Assessment

Site Reference:

SR-0820

Settlement:

Chigwell

Address:

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

Notes:

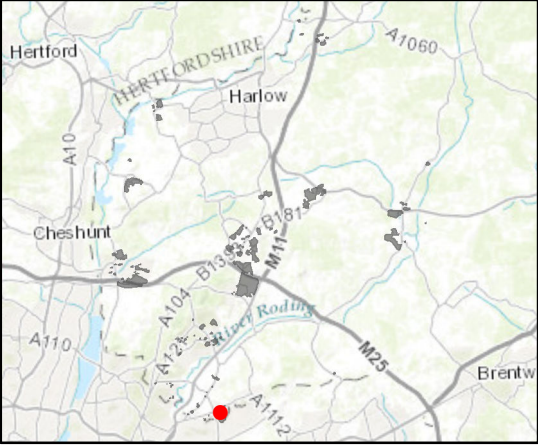
Large amount of open amenity land, including an area which is used as a football pitch.

Land type:

Urban open space

Primary use:

Housing



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0820

Issue

P1

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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):

5.03

On-site major policy constraints:

None

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

0

On-site non-major policy constraints:

The Council's Settlement Capacity Study indicates roughly a quarter of the site should be retained as public open space.

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

1.26

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:

0%

(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.

Local setting:

No adjustment made for local setting.

Local setting density adjustment:

0%

(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.

Mixed use density adjustment:

-5%

(dph): 55.58

Gross to net adjustment:

-10%

(dph): 50.02

Existing on-site development or commitments (units):

0

Indicative net site capacity (units):

189

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	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 infrastructure 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	

Site Deliverability Assessment

Site Reference: SR-0822

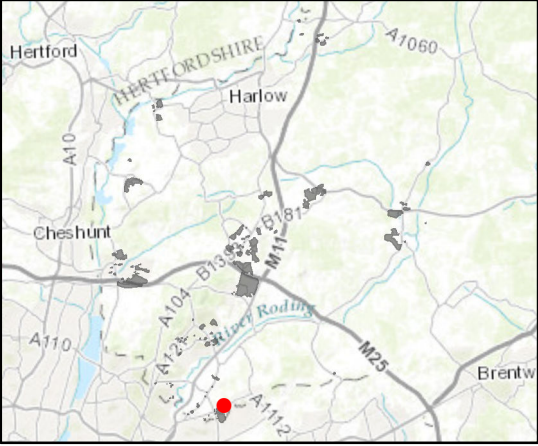
Settlement: Chigwell

Address: Green space at Warren Court, Chigwell, Essex

Notes: Open amenity space, with pedestrian walkway over part of the site. Western side of the site is thin, with a large amount of tree coverage.

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-0822

Issue

P1

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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): 0.2

On-site major policy constraints: None

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

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

Area of site subject to non-major policy constraints (ha): 0.05

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): 9

Refining the indicative site density

Identified density constraints: No constraints

Constraints density adjustment: 0% **(dph):** 58.5

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):** 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: -15% **(dph):** 49.73

Gross to net adjustment: 0% **(dph):** 49.73

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

Indicative net site capacity (units): 7

Availability and Achievability Assessment

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 infrastructure 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	
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 Deliverability Assessment

Site Reference: SR-0823

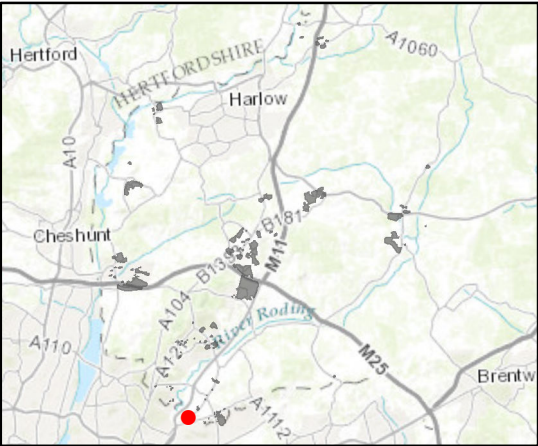
Settlement: Chigwell

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 pub.

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-0823

Issue

P1

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): 0.29

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

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): 11

Refining the indicative site density

Identified density constraints: Internationally Protected Sites, TPOs

Constraints density adjustment: -20% **(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.

Local setting: No adjustment made for local setting.

Local setting density adjustment: 0% **(dph):** 31.2

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

Mixed use density adjustment: 0% **(dph):** 31.2

Gross to net adjustment: 0% **(dph):** 31.2

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

Indicative net site capacity (units): 9

Availability and Achievability Assessment

Criteria	Score		Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership	An enquiry through the Land Registry confirmed that the car park area, for which the capacity was assessed, 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 infrastructure 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	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	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 Deliverability Assessment

Site Reference: SR-0824

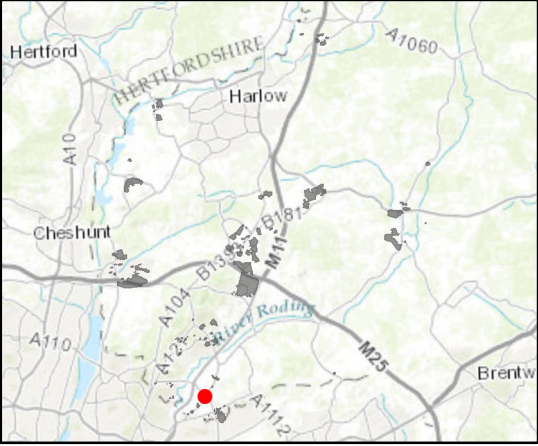
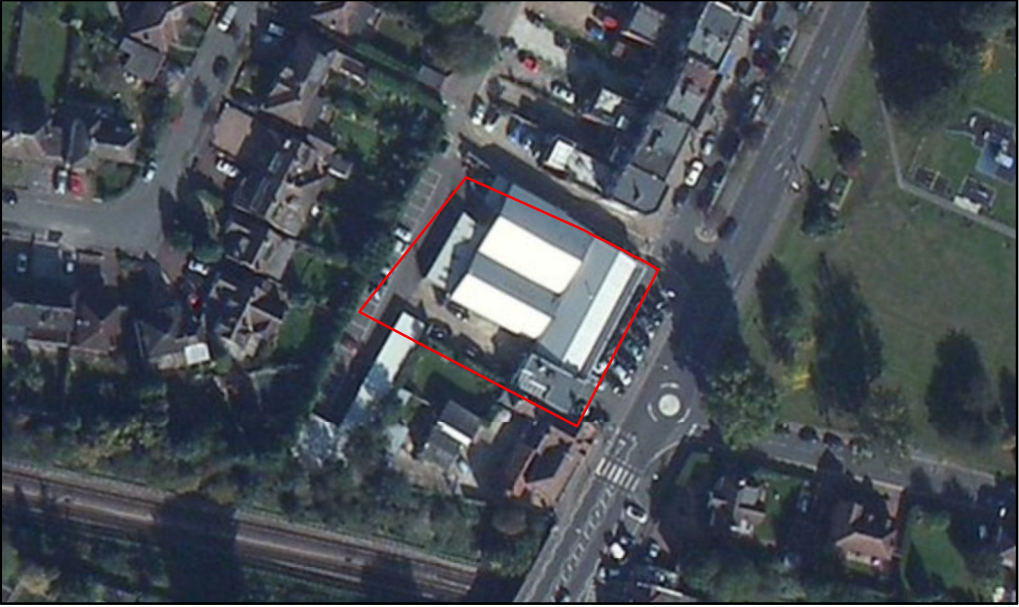
Settlement: Chigwell

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

Notes: Existing car dealership which is in use.

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-0824

Issue

P1

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): 0.16

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

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: Yes

Indicative baseline density (dph): 67.28

Indicative baseline yield (units): 11

Refining the indicative site density

Identified density constraints: No constraints

Constraints density adjustment: 0% **(dph):** 67.28

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

Local setting: Higher density setting and character of surrounding development likely to support higher densities. Density increased accordingly.

Local setting density adjustment: +100% **(dph):** 134.55

Incorporate mixed use development: The Council's Settlement Capacity Study recommended this site incorporate 97.1 sqm of ground floor employment/retail uses equating to 15% of site area at assumed plot ratio of 0.4. The capacity has been reduced accordingly.

Mixed use density adjustment: -15% **(dph):** 114.37

Gross to net adjustment: 0% **(dph):** 114.37

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

Indicative net site capacity (units): 18

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	An enquiry through the Land Registry confirmed that the site has a complex ownership pattern, with multiple titles across a private garage 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 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.
1.3 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 confirmed that the site has a complex ownership pattern and the availability of the site is unknown.
2.1 Site marketability	(-)	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 it has not been marketed.
2.2 Site viability	(+)	No viability issues identified	
2.3 On-site and physical infrastruncture 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	

Site Deliverability Assessment

Site Reference: SR-0825

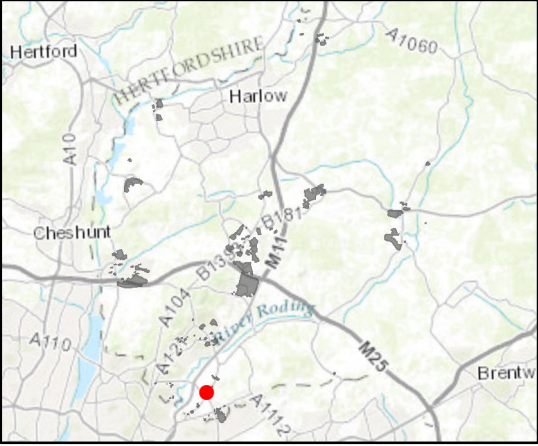
Settlement: Chigwell

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: Housing



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0825

Issue

P1

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): 0.19

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

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: -50% **(dph):** 29.25

Justification for adjustment: TPOs cover large part of site, and are likely to reduce capacity by 50% in order to provide adequate protection / buffers.

Local setting: Car park site identified as being suitable for higher densities. Density 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: 0% **(dph):** 43.88

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

Indicative net site capacity (units): 8

Availability and Achievability Assessment

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	

Site Deliverability Assessment

Site Reference: SR-0869

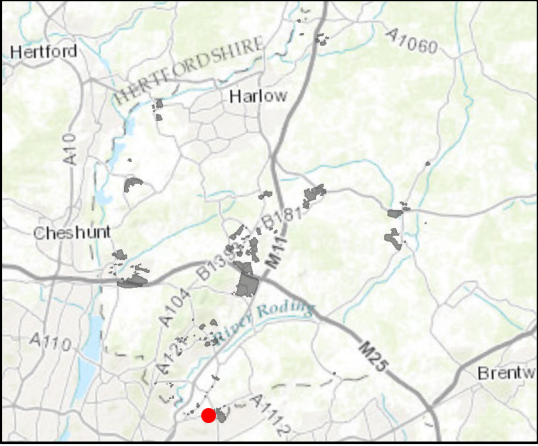
Settlement: Chigwell

Address: 46 Stradbroke Drive Chigwell Essex IG7 5QZ

Notes: One residential unit and garden

Land type: Brownfield urban site

Primary use: Housing



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0869

Issue

P1

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): 0.2

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

Unconstrained site area (ha): 0.2

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): 8

Refining the indicative site density

Identified density constraints: TPOs

Constraints density adjustment: -10% **(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.

Local setting: Density reduced marginally to reflect lower density setting and character 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: 0% **(dph):** 28.08

Existing on-site development or commitments (units): 1

Indicative net site capacity (units): 5

Availability and Achievability Assessment

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 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 infrastructure 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	

Site Deliverability Assessment

Site Reference:

SR-0894

Settlement:

Chigwell

Address:

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

Notes:

Two residential dwellings with associated gardens and driveways.

Land type:

Brownfield urban site

Primary use:

Housing



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Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0894

Issue

P1

Indicative Site Capacity Assessment

Site boundary amendment:

Site boundary amended to more accurately reflect promoter's submission.

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 constraints (ha):

0

On-site non-major policy constraints:

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

0

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:

0%

(dph): 58.5

Justification for adjustment:

No constraints affecting site capacity identified. No adjustment made.

Local setting:

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

0%

(dph): 64.35

Existing on-site development or commitments (units):

2

Indicative net site capacity (units):

12

Availability and Achievability 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 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 infrastructure 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	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 Deliverability Assessment

Site Reference:

SR-0895

Settlement:

Chigwell

Address:

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

Notes:

One residential dwelling with garden

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-0895

Issue

P1

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

Indicative Site Capacity Assessment

Site boundary amendment:

No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha):0.07

On-site major policy constraints:None

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

On-site non-major policy constraints:

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

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):4

Refining the indicative site density

Identified density constraints:No constraints

Constraints density adjustment:0%(dph): 58.5

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

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

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:0%(dph): 117

Existing on-site development or commitments (units):2

Indicative net site capacity (units):6

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 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 has recently been a planning application for 11-13 residential units it 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 there has recently been a planning application for 11-13 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 infrastructure 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	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 Deliverability Assessment

Site Reference: SR-0896

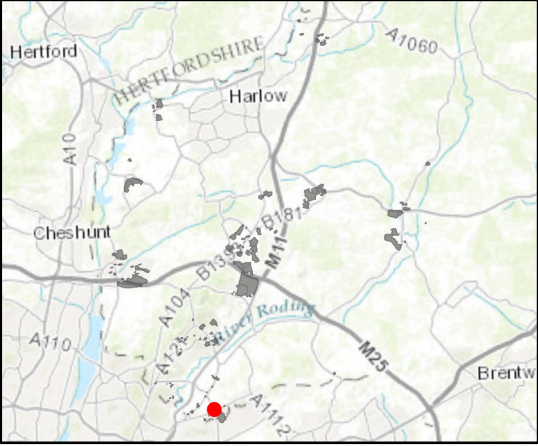
Settlement: Chigwell

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

Notes: One residential dwelling with garden

Land type: Brownfield urban site

Primary use: Housing



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0896

Issue

P1

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): 0.14

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

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): 8

Refining the indicative site density

Identified density constraints: TPOs

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

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

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

Mixed use density adjustment: 0% **(dph):** 77.81

Gross to net adjustment: 0% **(dph):** 77.81

Existing on-site development or commitments (units): 1

Indicative net site capacity (units): 10

Availability and Achievability 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 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 infrastructure 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 Deliverability Assessment

Site Reference: SR-0897

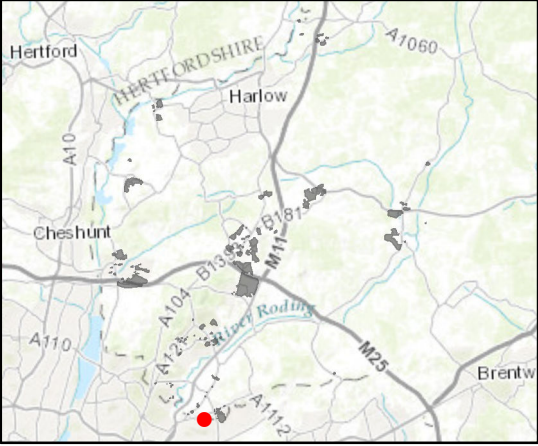
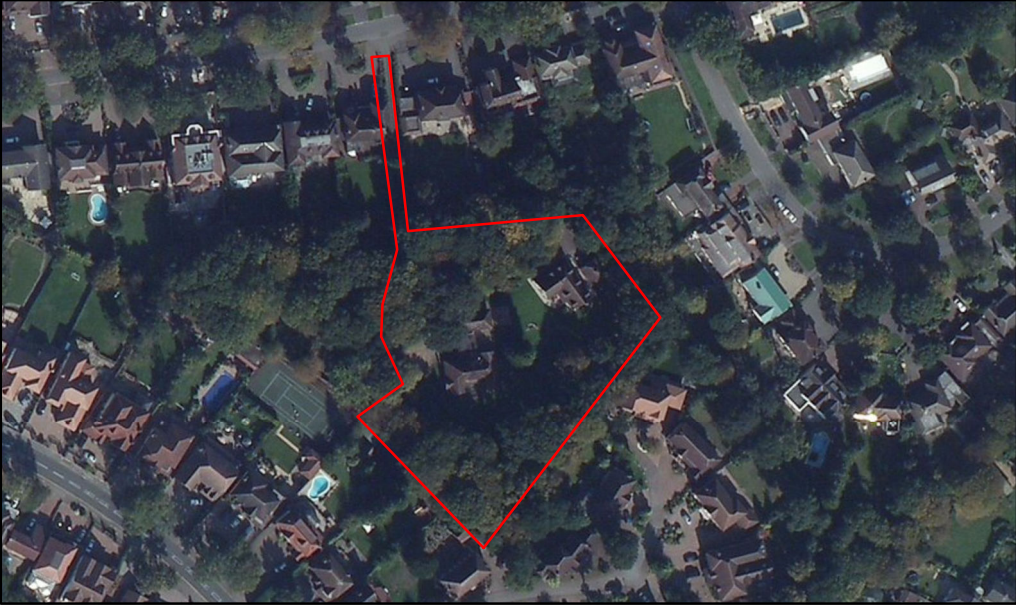
Settlement: Chigwell

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

Notes: Residential dwelling (two buildings) and surrounding woodland

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-0897

Issue

P1

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): 0.69

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

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: -70% **(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.

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

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

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

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

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

Existing on-site development or commitments (units): 2

Indicative net site capacity (units): 4

Availability and Achievability 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 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 infrastructure 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	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 Deliverability Assessment

Site Reference: SR-0898

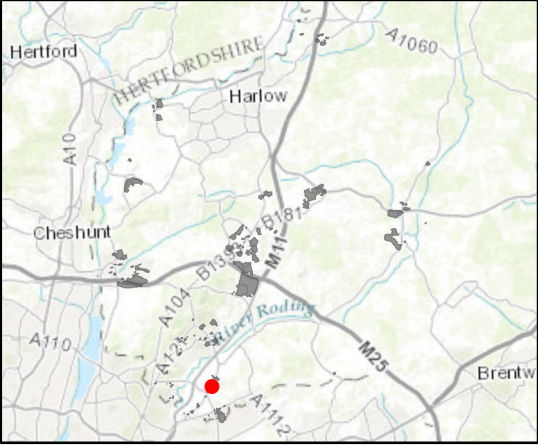
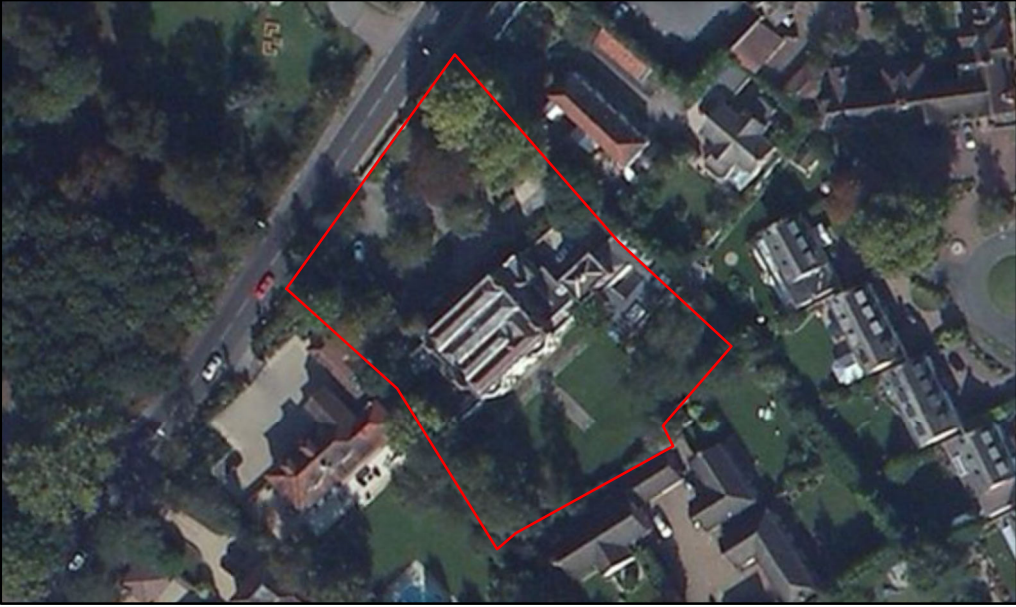
Settlement: Chigwell

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

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

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-0898

Issue

P1

ARUP

Epping Forest District Council

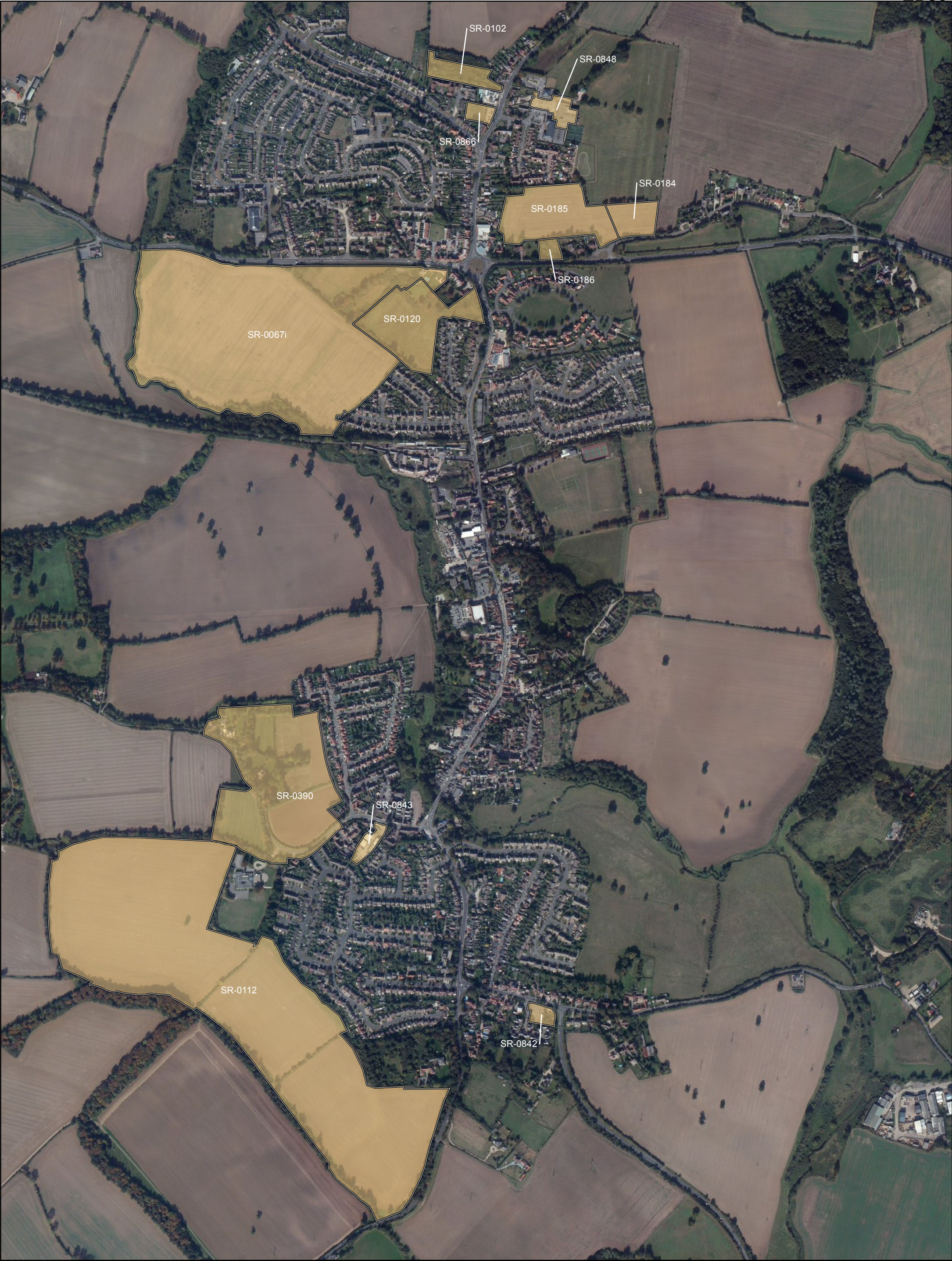
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Indicative Site Capacity Assessment

Site boundary amendment:		No amendment made to site boundary.	
<u>Site constraints affecting extent of developable area</u>			
Site area (ha):	0.08		
On-site major policy constraints:	None		
Area of site subject to major policy constraints (ha):	0		
On-site non-major policy constraints:			
Area of site subject to non-major policy constraints (ha):	0		
Unconstrained site area (ha):	0.08		
<u>Establishing indicative baseline density</u>			
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):	5		
<u>Refining the indicative site density</u>			
Identified density constraints:	Listed Building		
Constraints density adjustment:	0%	(dph):	58.5
Justification for adjustment:	Assumed sensitive conversion of Listed Building, therefore capacity not 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:	0%	(dph):	117
Existing on-site development or commitments (units):	1		
<u>Indicative net site capacity (units):</u>	9		

Availability and Achievability 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	(+)	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 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 infrastrurcture 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	



<div>Report on Site Selection</div> <div>ARUP</div> <div>Epping Forest District Council</div>	<div>Drawing No. EFDC-S34-0003-Rev1</div>	<div>Content</div> <div>Residential sites for testing at Stages 3/4 in Chipping Ongar</div> <div>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</div>	<div>Legend</div> <div><div></div> Stage 3/4 Sites</div>	<div>N</div> <div></div>
	<div>Date: September 2016</div>			
	<div>Scale: 1:8,000 @A3</div>			

Site Deliverability Assessment

Site Reference: SR-0067i

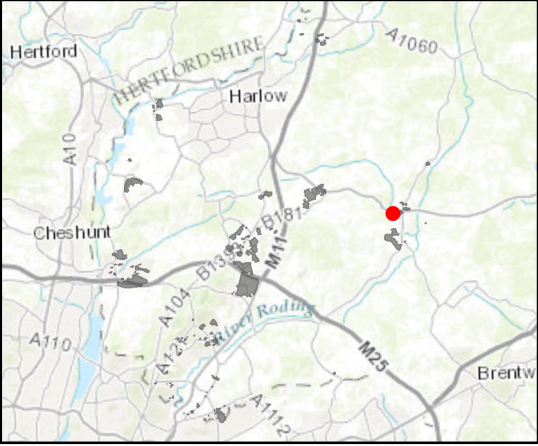
Settlement: Chipping Ongar

Address: Land to the west of Ongar

Notes: Land to West of Ongar. Agriculture

Land type: High 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-0067i

Issue

P1

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): 21.81

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

Area of site subject to major policy constraints (ha): 6.34

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 constraints (ha): 0.42

Unconstrained site area (ha): 15.47

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): 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: -10% **(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.

Local setting: Development should be limited to North east part of site. This equates to approximately 13% of site area.

Local setting density adjustment: -87% **(dph):** 5.26

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

Mixed use density adjustment: 0% **(dph):** 5.26

Gross to net adjustment: -10% **(dph):** 4.74

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

Indicative net site capacity (units): 73

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 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 infrastructure 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 Deliverability Assessment

Site Reference: SR-0102

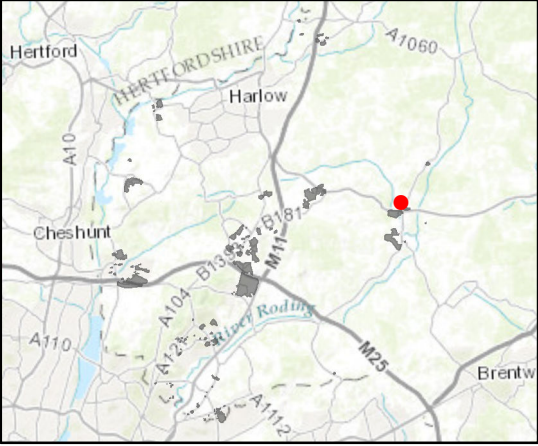
Settlement: Chipping Ongar

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

Notes: Small area of scrub/woodland

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-0102

Issue

P1

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): 0.8

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

Unconstrained site area (ha): 0.8

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: -35% **(dph):** 29.25

Justification for adjustment: Capacity has been reduced to take account of likely difficulties securing access to this site.

Local setting: Site located on edge of the settlement and predominantly low-density setting character of surrounding development likely to require reduction in density to mitigate possible negative impacts.

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

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

Mixed use density adjustment: 0% **(dph):** 21.94

Gross to net adjustment: 0% **(dph):** 21.94

Existing on-site development or commitments (units): 2

Indicative net site capacity (units): 16

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	(+)	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	The site is owned by a developer who has received tentative enquiries from other developers interested in the site.
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	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	(+)	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 Deliverability Assessment

Site Reference: SR-0112

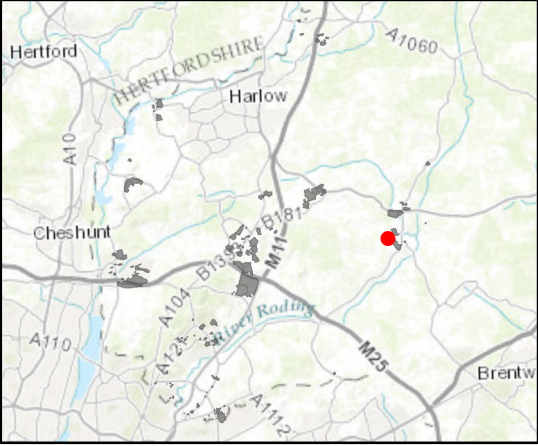
Settlement: Chipping Ongar

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

Notes: Agricultural fields

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-0112

Issue

P1

ARUP

Epping Forest District Council

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

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

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 constraints (ha): 0

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

Area of site subject to non-major policy constraints (ha): 4.89

Unconstrained site area (ha): 26.41

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): 1188

Refining the indicative site density

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

Constraints density adjustment: -10% **(dph):** 40.5

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

Local setting: No adjustment made for local setting.

Local setting density adjustment: 0% **(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.

Mixed use density adjustment: -5% **(dph):** 38.48

Gross to net adjustment: -35% **(dph):** 25.01

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

Indicative net site capacity (units): 660

Availability and Achievability Assessment

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 infrastructure 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 Deliverability Assessment

Site Reference: SR-0120

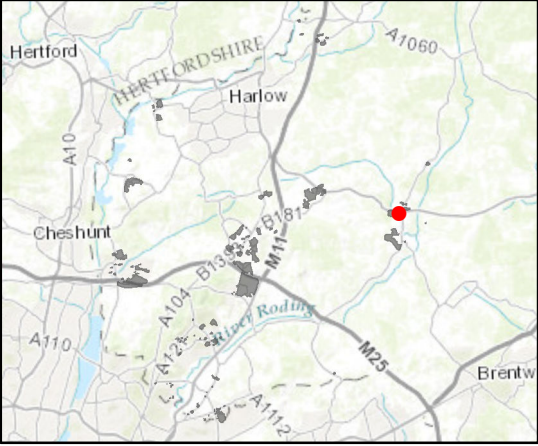
Settlement: Chipping Ongar

Address: Bowes Field, Chipping Ongar

Notes: Vacant greenfield plot

Land type: High 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-0120

Issue

P1

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): 3.34

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

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: 0% **(dph):** 45

Justification for adjustment: 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.

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): 0

Indicative net site capacity (units): 135

Availability and Achievability Assessment

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 covenant 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 infrastructure 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 Deliverability Assessment

Site Reference:

SR-0184

Settlement:

Chipping Ongar

Address:

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

Notes:

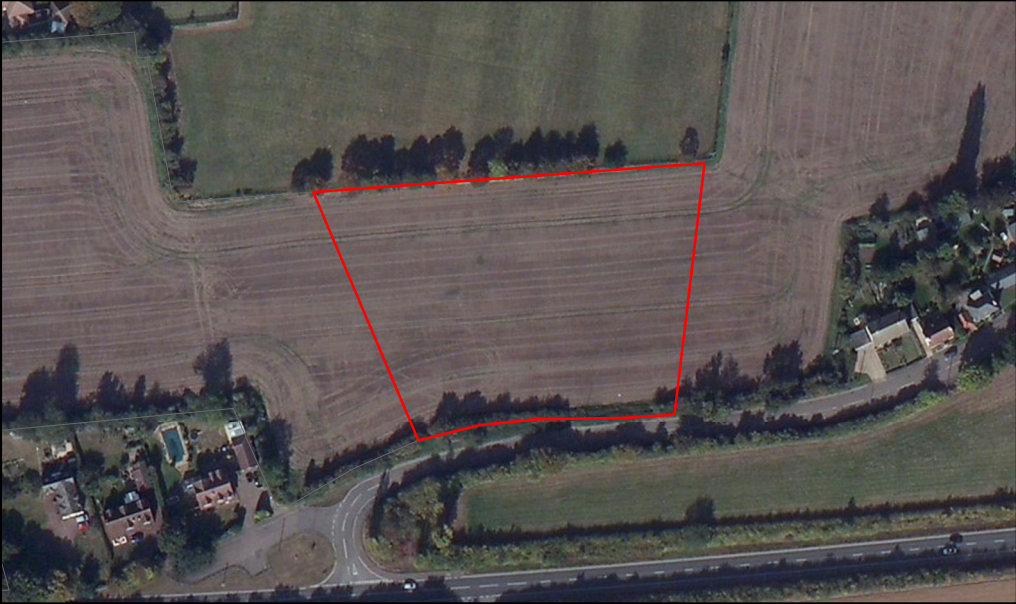
Agricultural field

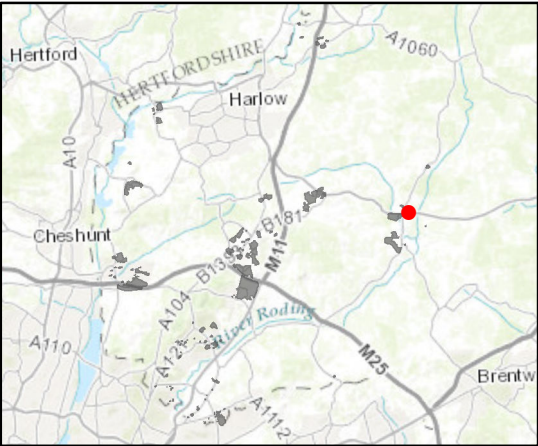
Land type:

High performing Green Belt adjacent to a settlement

Primary use:

Housing





Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status



Issue

Drawing No

SR-0184

Issue

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 constraints (ha):

0

On-site non-major policy constraints:

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

0

Unconstrained site area (ha):

0.88

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):

40

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:

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):

0

Indicative net site capacity (units):

30

Availability and Achievability Assessment

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 infrastructure 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	(-)	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)	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 Deliverability Assessment

Site Reference: SR-0185

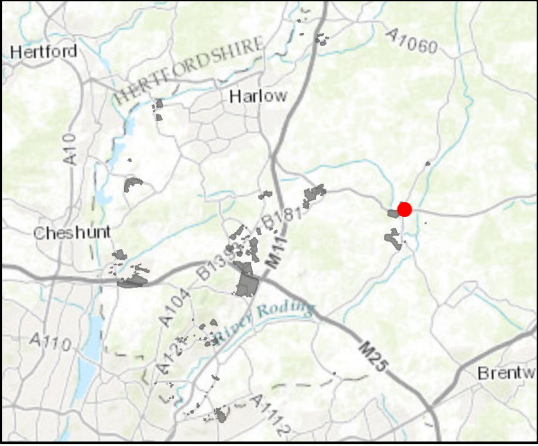
Settlement: Chipping Ongar

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



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0185

Issue

P1

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): 3.06

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

Unconstrained site area (ha): 3.06

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): 138

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: -10% **(dph):** 40.5

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

Indicative net site capacity (units): 124

Availability and Achievability Assessment

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 infrastructure 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 Deliverability Assessment

Site Reference: SR-0186

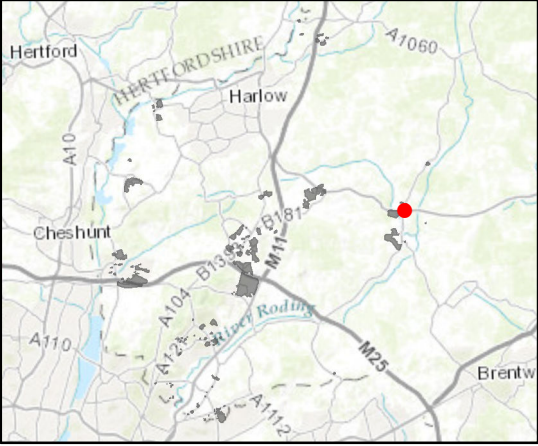
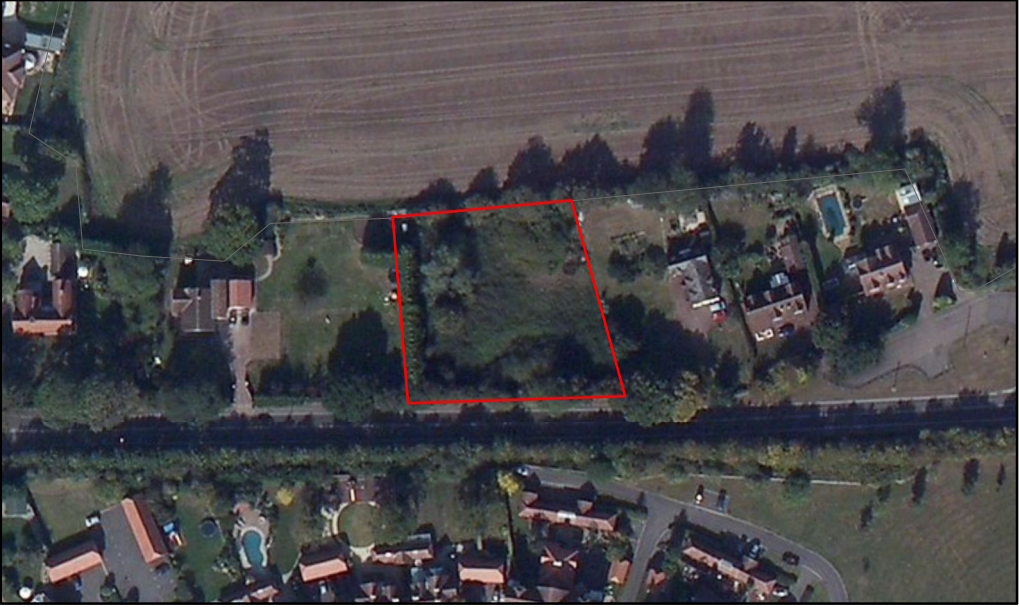
Settlement: Chipping Ongar

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: Housing



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0186

Issue

P1

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): 0.27

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

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: 0% **(dph):** 45

Justification for adjustment: Conservation Area located at a distance from site and would not likely constrain capacity at this density. 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): 0

Indicative net site capacity (units): 12

Availability and Achievability Assessment

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 infrastruncture 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 Deliverability Assessment

Site Reference: SR-0390

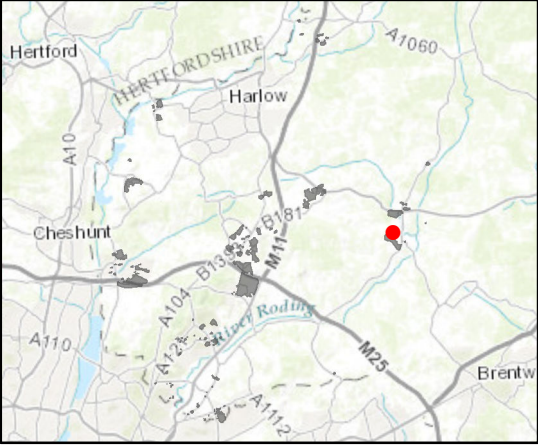
Settlement: Chipping Ongar

Address: Greenstead Road, Ongar

Notes:

Land type: High 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-0390

Issue

P1

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): 9.17

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

Unconstrained site area (ha): 9.17

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): 413

Refining the indicative site density

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

Constraints density adjustment: 0% (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.

Local setting: Development should be limited to eastern parts of the site. This equates to approximately 47% of site area.

Local setting density adjustment: -53% (dph): 21.15

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

Mixed use density adjustment: 0% (dph): 21.15

Gross to net adjustment: -10% (dph): 19.04

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

Indicative net site capacity (units): 175

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	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 infrastructure 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	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 Deliverability Assessment

Site Reference:

SR-0842

Settlement:

Chipping Ongar

Address:

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

Notes:

Public house and car park.

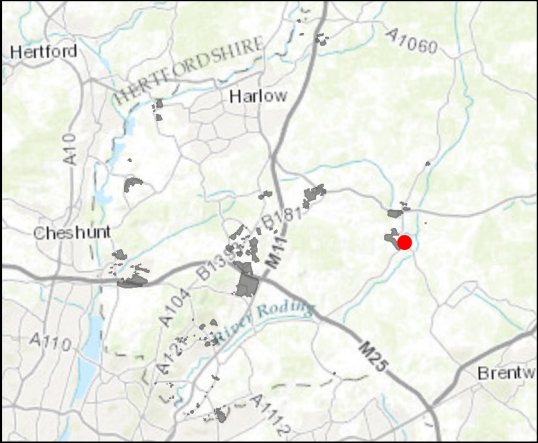
Land type:

Brownfield urban site

Primary use:

Housing





Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status



Issue

Drawing No

SR-0842

Issue

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):

0.28

On-site major policy constraints:

None

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

0

On-site non-major policy constraints:

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

0

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:

-25%

(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:

0%

(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):

0

Indicative net site capacity (units):

10

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 landowner has confirmed that the existing public house 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 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	
2.4a 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 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	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 Deliverability Assessment

Site Reference: SR-0843

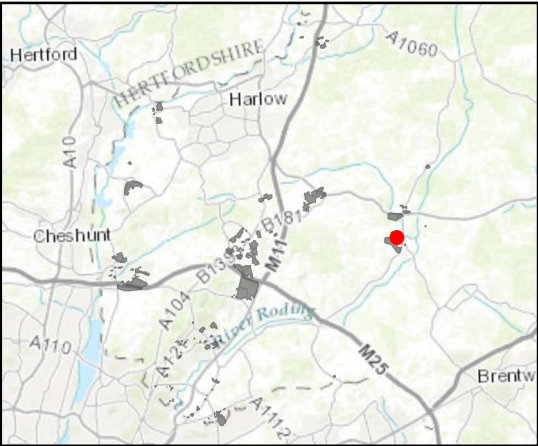
Settlement: Chipping Ongar

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

Notes: Builders merchant and yard

Land type: Brownfield urban site

Primary use: Housing



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0843

Issue

P1

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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): 0.36

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

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: 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): 0

Indicative net site capacity (units): 16

Availability and Achievability Assessment

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 infrastructure 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	

Site Deliverability Assessment

Site Reference: SR-0848

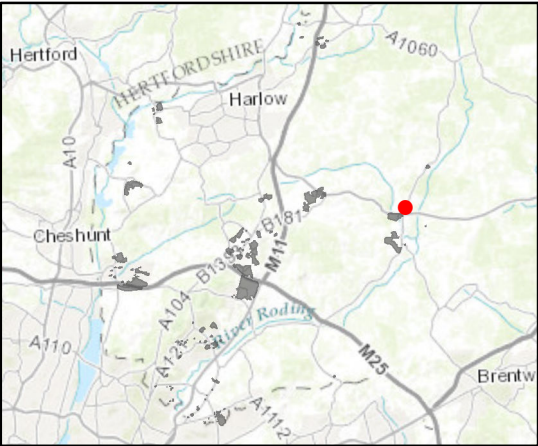
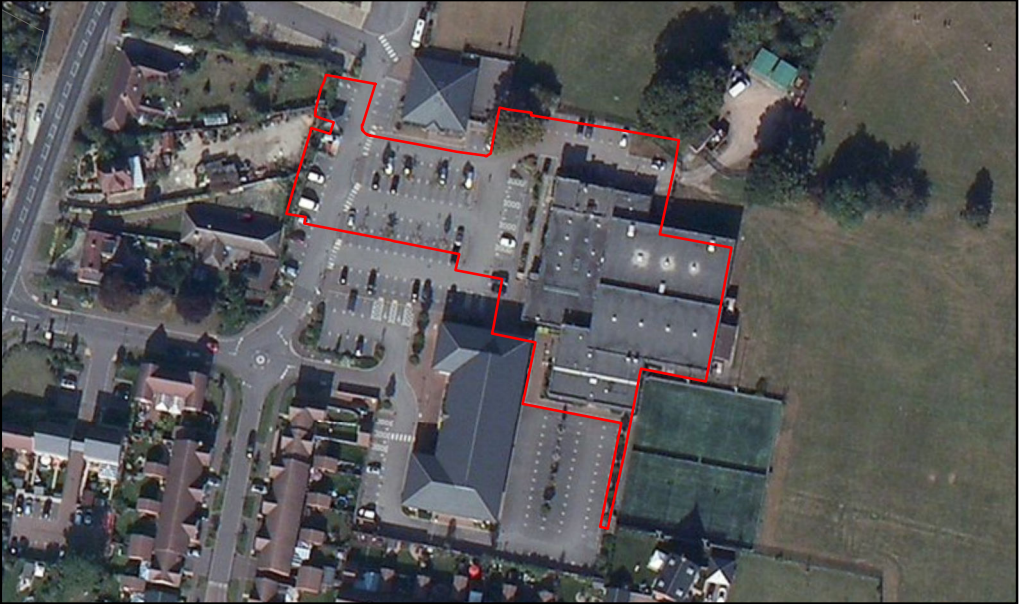
Settlement: Chipping Ongar

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



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0848

Issue

P1

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): 0.54

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

Unconstrained site area (ha): 0.54

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): 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): 0

Indicative net site capacity (units): 24

Availability and Achievability Assessment

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 infrastructure 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 Deliverability Assessment

Site Reference: SR-0866

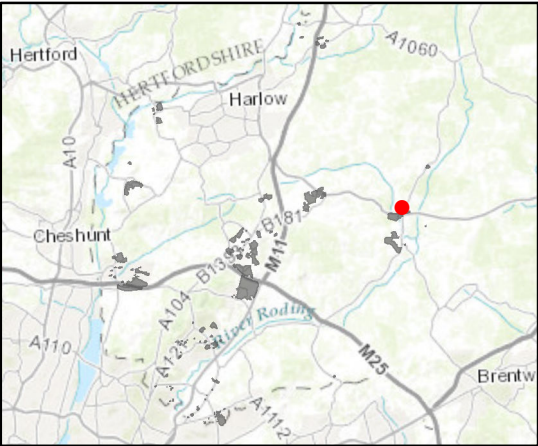
Settlement: Chipping Ongar

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

Notes: Car park for Smiths Brasserie restaurant, immediately adjacent to the site, and area of private green 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-0866

Issue

P1

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): 0.29

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

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: No

Indicative baseline density (dph): 58.5

Indicative baseline yield (units): 17

Refining the indicative site density

Identified density constraints: No constraints

Constraints density adjustment: 0% **(dph):** 58.5

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

Local setting: Planning application for six units refused due to requirements for parking provision. Capacity adjusted to account for likely parking requirement limiting site to 3 units or fewer.

Local setting density adjustment: -80% **(dph):** 11.7

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

Mixed use density adjustment: 0% **(dph):** 11.7

Gross to net adjustment: 0% **(dph):** 11.7

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

Indicative net site capacity (units): 3

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 infrastructure 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	



<div>Report on Site Selection</div> <div>ARUP</div> <div>Epping Forest District Council</div>	<div>Drawing No. EFDC-S34-0004-Rev1</div>	<div>Content</div> <div>Residential sites for testing at Stages 3/4 in Coopersale</div> <div>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</div>	<div>Legend</div> <div><div></div> Stage 3/4 Sites</div>	<div>N</div> <div></div>
	<div>Date: September 2016</div>			
	<div>Scale: 1:4,000 @A3</div>			

Site Deliverability Assessment

Site Reference: SR-0404

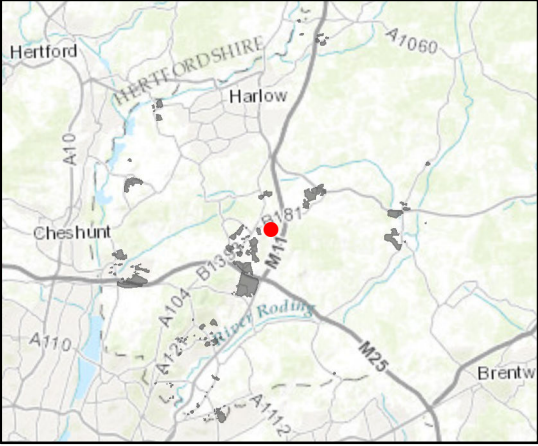
Settlement: Coopersale

Address: Institute Road Allotments, Coopersale

Notes:

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-0404

Issue

P1

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): 0.79

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

Unconstrained site area (ha): 0.79

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): 27

Refining the indicative site density

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

Constraints density adjustment: -50% **(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 significantly reduce capacity.

Local setting: Planning Permission for 27 units on site. Adjustment made to match permitted quantum of development.

Local setting density adjustment: +95% **(dph):** 33.64

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

Mixed use density adjustment: 0% **(dph):** 33.64

Gross to net adjustment: 0% **(dph):** 33.64

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

Indicative net site capacity (units): 27

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 infrastructure 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 Deliverability Assessment

Site Reference: SR-0405

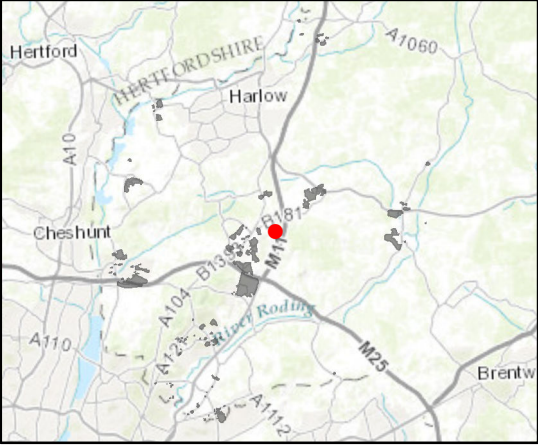
Settlement: Coopersale

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: Housing



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0405

Issue

P1

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): 1.72

On-site major policy constraints: None

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

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

Area of site subject to non-major policy constraints (ha): 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: -25% **(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: 0% **(dph):** 25.88

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

Mixed use density adjustment: -25% **(dph):** 19.41

Gross to net adjustment: -10% **(dph):** 17.47

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

Indicative net site capacity (units): 19

Availability and Achievability Assessment

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 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).
1.2 Existing uses	0	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 cease within 5 years. An alternative site for the club has been identified.
1.3 On-site restrictions	(+)	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 development.
1.4 Site availability	0	Site expected to be available between 2021 and 2025	The promoter has indicated that the site would be available for development within 5 years.
2.1 Site marketability	(-)	Site is not being actively marketed	The site has not yet 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 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	(-)	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	



<div>Report on Site Selection</div> <div>ARUP</div> <div>Epping Forest District Council</div>	<div>Drawing No. EFDC-S34-0005-Rev1</div>	<div>Content</div> <div>Residential sites for testing at Stages 3/4 in Loughton/Debden</div> <div>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</div>	<div>Legend</div> <div><div></div> Stage 3/4 Sites</div>	<div>N</div> <div></div>
	<div>Date: September 2016</div>			
	<div>Scale: 1:14,000 @A3</div>			

Site Deliverability Assessment

Site Reference: SR-0226

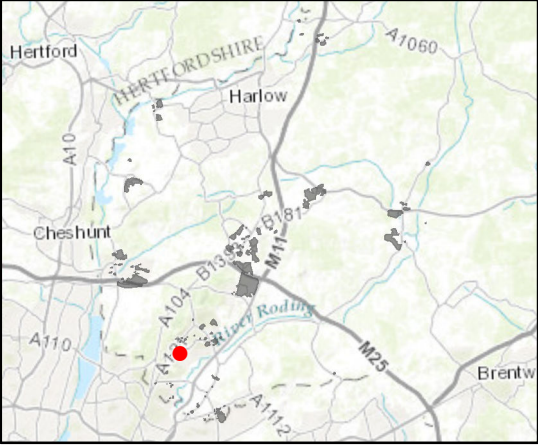
Settlement: Loughton/Debden

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

Notes: Existing use as London Underground car park.

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-0226

Issue

P1

ARUP

Epping Forest District Council

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Indicative Site Capacity Assessment

Site boundary amendment:		No amendment made to site boundary.			
<u>Site constraints affecting extent of developable area</u>					
Site area (ha):	1				
On-site major policy constraints:	None				
Area of site subject to major policy constraints (ha):	0				
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 constraints (ha):	0				
Unconstrained site area (ha):	1				
<u>Establishing indicative baseline density</u>					
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):	101				
<u>Refining the indicative site density</u>					
Identified density constraints:	Nationally Protected Site, Locally Listed Building				
Constraints density adjustment:	0%	(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.				
Local setting:	Car park site adjacent to London Underground station is identified as 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		
Incorporate mixed use development:	The Council's Settlement Capacity Study recommended this site incorporate employment/retail uses, and assumed some 1000 sqm 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:	0%	(dph):	113.91		
Existing on-site development or commitments (units):	0				
<u>Indicative net site capacity (units):</u>	114				

Availability and Achievability Assessment

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 infrastructure 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 Deliverability Assessment

Site Reference: SR-0227

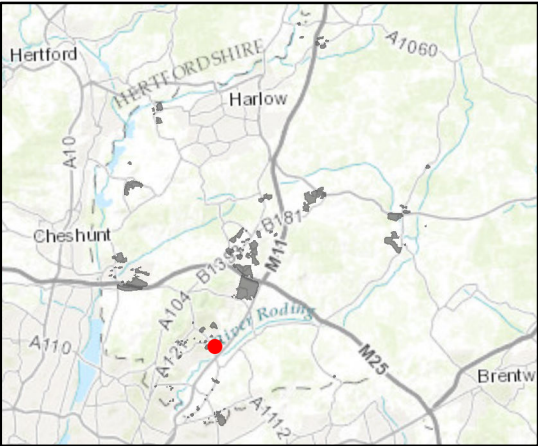
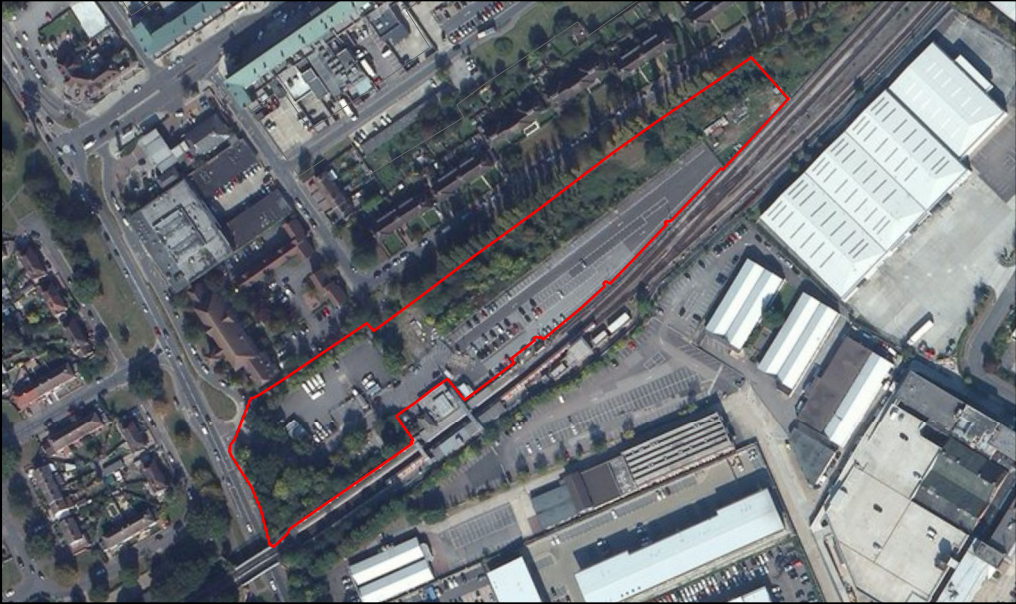
Settlement: Loughton/Debden

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

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

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-0227

Issue

P1

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Epping Forest District Council

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

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 constraints (ha): 0

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 constraints (ha): 0

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: 0% **(dph):** 101.25

Justification for adjustment: Potential effects on ecological designations not considered to constrain capacity. No capacity adjustment made.

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

Incorporate mixed use development: The Council's Settlement Capacity Study recommended this site incorporate employment/retail uses, and assumed some 980 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: -10% **(dph):** 116.18

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

Indicative net site capacity (units): 193

Availability and Achievability Assessment

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 infrastructure 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	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 Deliverability Assessment

Site Reference: SR-0286

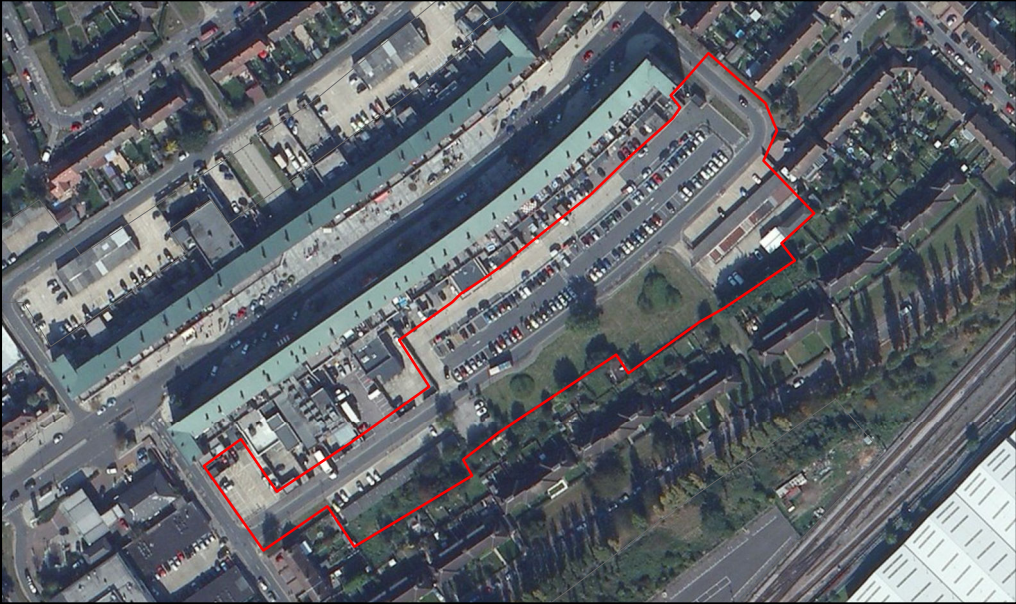
Settlement: Loughton/Debden

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: Housing



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0286

Issue

P1

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): 1.38

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

Unconstrained site area (ha): 1.38

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): 140

Refining the indicative site density

Identified density constraints: No constraints

Constraints density adjustment: 0% **(dph):** 101.25

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

Local setting: Planning permissions have been granted for the majority of the site, and the Council has indicated that there is no further capacity on this site. Capacity reduced to 0.

Local setting density adjustment: -100% **(dph):** 0

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

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

Gross to net adjustment: 0% **(dph):** 0

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

Indicative net site capacity (units): 0

Availability and Achievability Assessment

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	(-)	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 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.
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	(-)	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 the northern portion is not 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 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	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	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 Deliverability Assessment

Site Reference: SR-0289

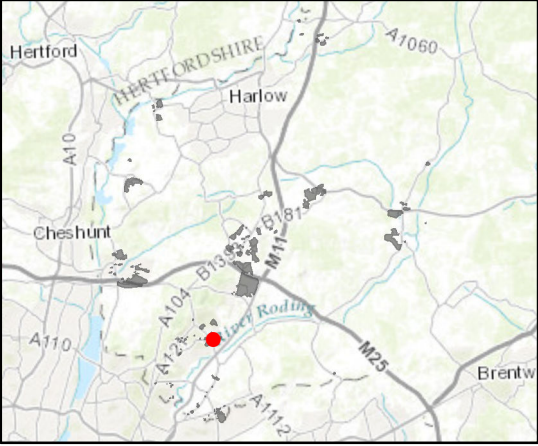
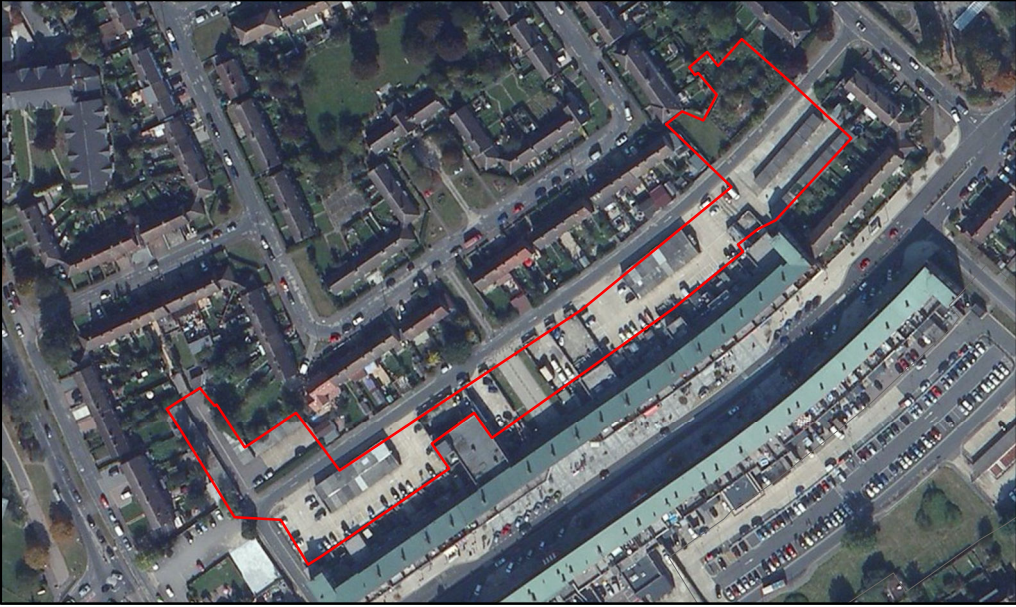
Settlement: Loughton/Debden

Address: Vere Road, Loughton Broadway

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

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-0289

Issue

P1

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): 0.86

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

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: 0% **(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: -89% **(dph):** 11.14

Incorporate mixed use development: Proposed for housing only.

Mixed use density adjustment: 0% **(dph):** 11.14

Gross to net adjustment: 0% **(dph):** 11.14

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

Indicative net site capacity (units): 10

Availability and Achievability Assessment

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 site is currently in use as a car park. It is intended that this use 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 2016 and 2020	The promoter has confirmed that the site will be available for development in the short term.
2.1 Site marketability	(-)	Site is not being actively marketed	The promoter has confirmed that the site has not been 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	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 Deliverability Assessment

Site Reference: SR-0356

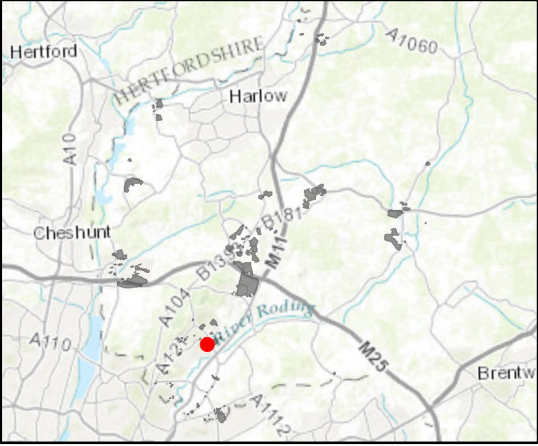
Settlement: Loughton/Debden

Address: Borders Lane Playing Fields, Opposite Epping College

Notes: Amenity open space next to Epping College

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-0356

Issue

P1

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): 4.78

On-site major policy constraints: None

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

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

Area of site subject to non-major policy constraints (ha): 1.19

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: 0% **(dph):** 101.25

Justification for adjustment: SSSI located some distance across railway therefore not likely to require reduction in density. No capacity adjustment made.

Local setting: No adjustment made for local setting.

Local setting density adjustment: 0% **(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: -10% **(dph):** 84.75

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

Indicative net site capacity (units): 304

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	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 covenant 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 infrastructure 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 Deliverability Assessment

Site Reference: SR-0358

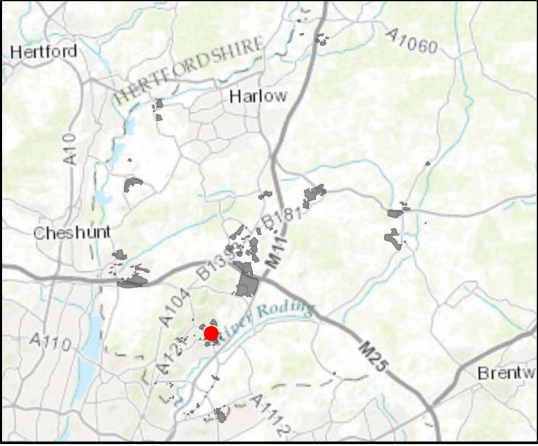
Settlement: Loughton/Debden

Address: Sandford Ave/Westall Road Amenity Open Space

Notes: Open amenity space

Land type: Urban open space

Primary use: Housing



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0358

Issue

P1

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Epping Forest District Council

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

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

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 constraints (ha): 0

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

Area of site subject to non-major policy constraints (ha): 0.26

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: 0% **(dph):** 67.5

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):** 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): 0

Indicative net site capacity (units): 53

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 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.
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 infrastructure 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 Deliverability Assessment

Site Reference: SR-0360

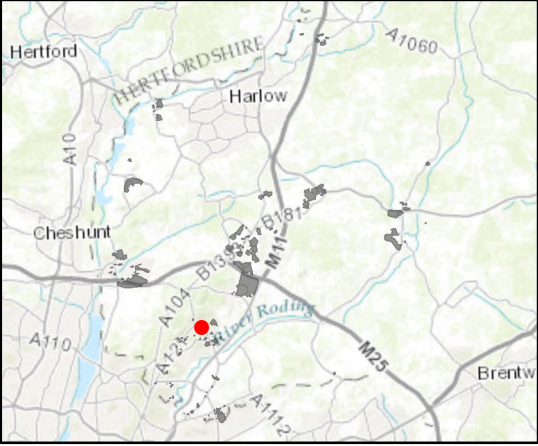
Settlement: Loughton/Debden

Address: Hillyfields Open Space, Loughton

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-0360

Issue

P1

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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): 4.97

On-site major policy constraints: None

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

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

Area of site subject to non-major policy constraints (ha): 1.24

Unconstrained site area (ha): 3.73

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): 168

Refining the indicative site density

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

Constraints density adjustment: 0% **(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.

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): 0

Indicative net site capacity (units): 151

Availability and Achievability Assessment

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 infrastructure 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 Deliverability Assessment

Site Reference: SR-0361

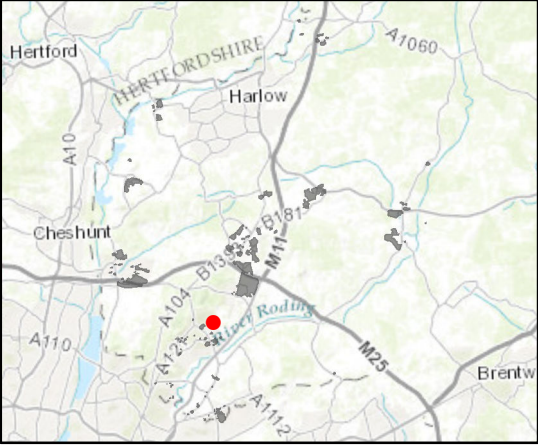
Settlement: Loughton/Debden

Address: Colebrook Lane/Jessel Drive Amenity Open Space

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-0361

Issue

P1

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): 8.03

On-site major policy constraints: None

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

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

Area of site subject to non-major policy constraints (ha): 2.01

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: 0% **(dph):** 45

Justification for adjustment: Nationally Protected Sites located at some distance from site not likely to constrain capacity.

Local setting: Low density, suburban setting and character of surrounding development likely to require reduction in density. Density reduced accordingly.

Local setting density adjustment: -10% **(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): 0

Indicative net site capacity (units): 195

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 promoter has confirmed that the site is currently in use as public open space. This use would not cease entirely and an element of public space would be retained on site.
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	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	The promoter has confirmed that the site is being actively marketed.
2.2 Site viability	(+)	No viability issues identified	
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability.	Constraints have been identified on the site including topography and trees. However, it was judged that these could be overcome.
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 Deliverability Assessment

Site Reference: SR-0513A

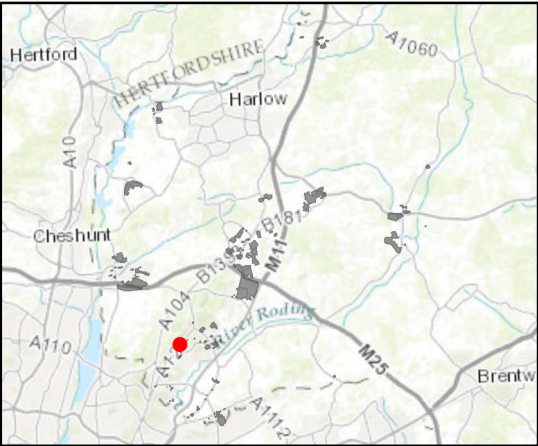
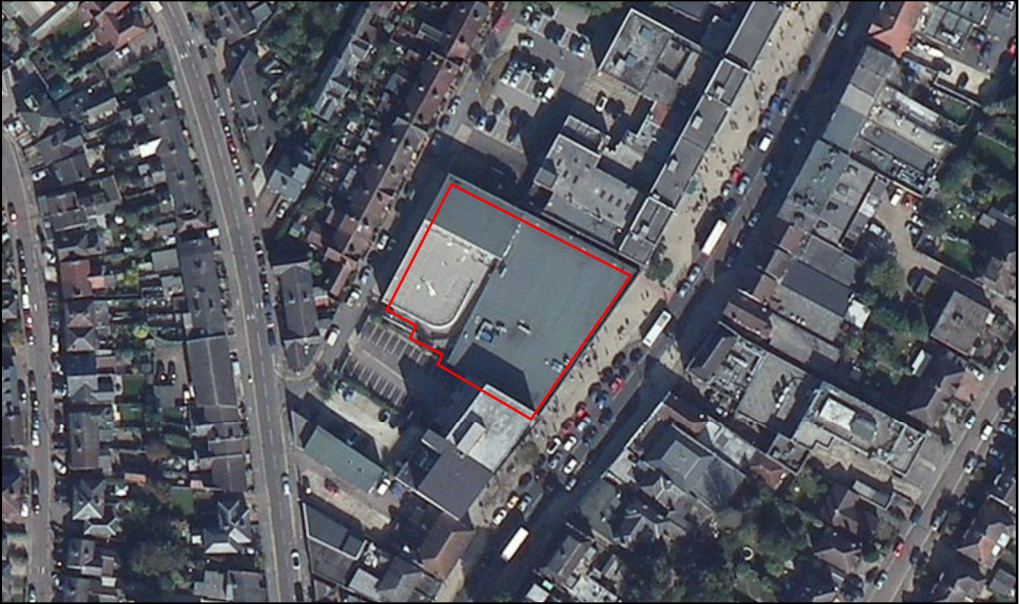
Settlement: Loughton/Debden

Address: Centric Parade, High Road, Loughton

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

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-0513A

Issue

P1

ARUP

Epping Forest District Council

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Indicative Site Capacity Assessment

Site boundary amendment:		No amendment made to site boundary.	
<u>Site constraints affecting extent of developable area</u>			
Site area (ha):	0.22		
On-site major policy constraints:	None		
Area of site subject to major policy constraints (ha):	0		
On-site non-major policy constraints:			
Area of site subject to non-major policy constraints (ha):	0		
Unconstrained site area (ha):	0.22		
<u>Establishing indicative baseline density</u>			
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		
<u>Refining the indicative site density</u>			
Identified density constraints:	Nationally Protected Sites		
Constraints density adjustment:	0%	(dph):	101.25
Justification for adjustment:	Any impact on ecology designations not likely to constrain capacity due to site's town centre location.		
Local setting:	High Street location suitable for higher density flatted development, ground floor retail with limited external open space requirements. Adjustment made accordingly		
Local setting density adjustment:	+50%	(dph):	151.88
Incorporate mixed use development:	The site promoter proposes residential and retail uses for the site. 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:	-25%	(dph):	113.91
Gross to net adjustment:	0%	(dph):	113.91
Existing on-site development or commitments (units):	1		
<u>Indicative net site capacity (units):</u>	24		

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	Ownership details for the site are 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 retail use. The timescale for this use to cease is unknown.
1.3 On-site restrictions	(+)	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 unknown.
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	
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	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	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	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 Deliverability Assessment

Site Reference: SR-0525

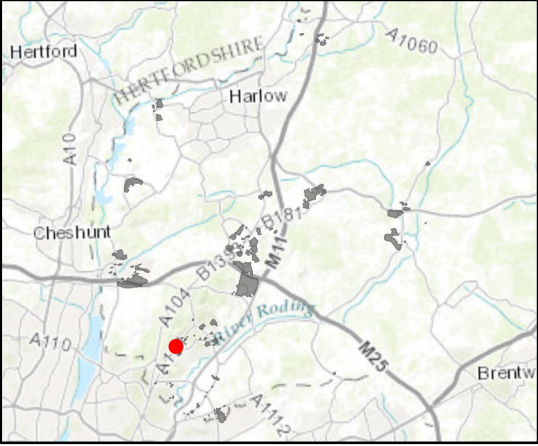
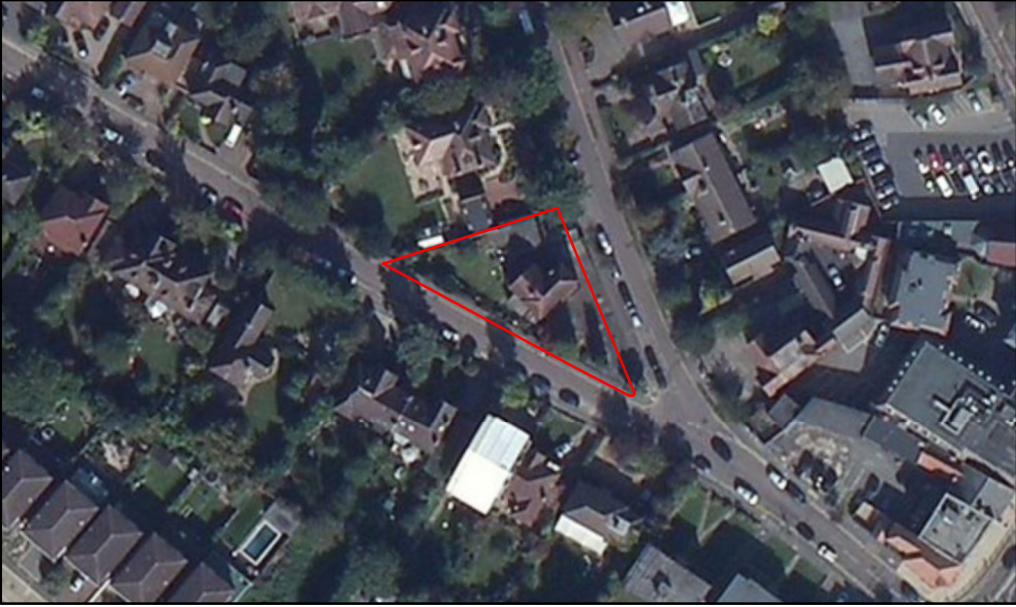
Settlement: Loughton/Debden

Address: 2 Connaught Avenue, Loughton, IG10 4DP

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

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-0525

Issue

P1

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): 0.08

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

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): 8

Refining the indicative site density

Identified density constraints: Nationally Protected Sites

Constraints density adjustment: 0% **(dph):** 101.25

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

Local setting: Surrounding development generally lower density than that indicated. Triangular plot shape reduces the developable area of the site marginally further. Density adjusted to reflect this.

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

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

Mixed use density adjustment: 0% **(dph):** 75.94

Gross to net adjustment: 0% **(dph):** 75.94

Existing on-site development or commitments (units): 1

Indicative net site capacity (units): 5

Availability and Achievability Assessment

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 infrastructure 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	

Site Deliverability Assessment

Site Reference: SR-0526

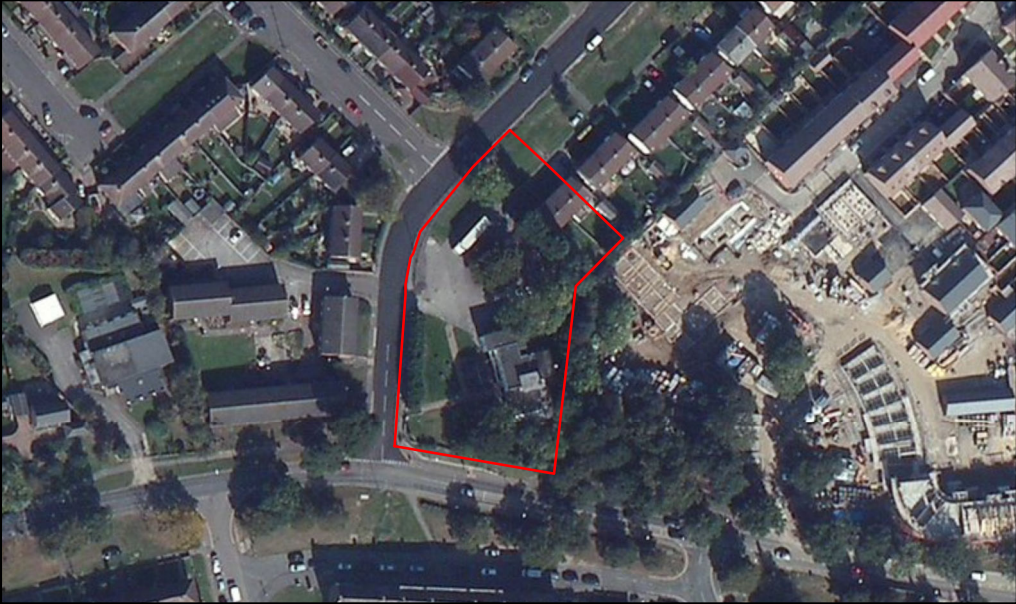
Settlement: Loughton/Debden

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: Housing



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0526

Issue

P1

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): 0.35

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

Unconstrained site area (ha): 0.35

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): 30

Refining the indicative site density

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

Constraints density adjustment: -25% **(dph):** 65.81

Justification for adjustment: Ancient/Veteran Trees and TPOs on the site likely to reduce capacity in order to provide adequate buffers.

Local setting: Planning application EPF/1269/15 approved for 30 unit scheme. Density 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: 0% **(dph):** 92.14

Gross to net adjustment: 0% **(dph):** 92.14

Existing on-site development or commitments (units): 2

Indicative net site capacity (units): 30

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 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.
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 infrastructure 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 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 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 Deliverability Assessment

Site Reference: SR-0527

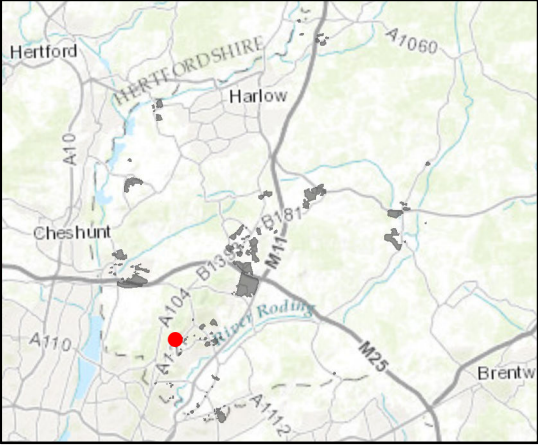
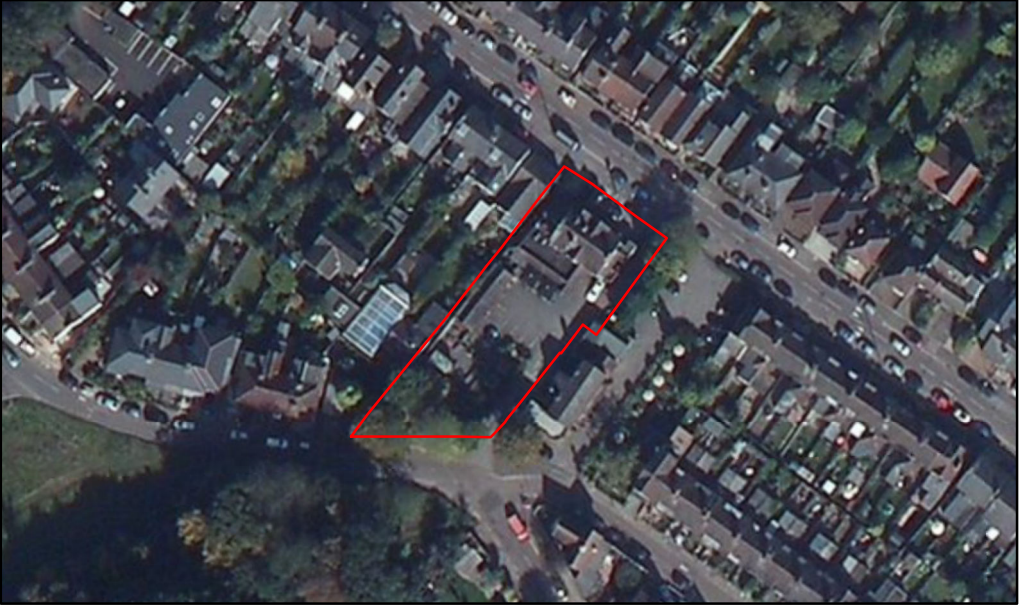
Settlement: Loughton/Debden

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

Notes: A vacant public house.

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-0527

Issue

P1

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): 0.14

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

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

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

Constraints density adjustment: -25% **(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.

Local setting: Pre-application received for the site for 14 unit scheme, and discussion 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: 0% **(dph):** 98.72

Gross to net adjustment: 0% **(dph):** 98.72

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

Indicative net site capacity (units): 14

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 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 infrastructure 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 Deliverability Assessment

Site Reference:

SR-0532

Settlement:

Loughton/Debden

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:

Housing



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0532

Issue

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):

0.21

On-site major policy constraints:

None

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

0

On-site non-major policy constraints:

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

0

Unconstrained site area (ha):

0.21

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):

9

Refining the indicative site density

Identified density constraints:

Internationally Protected Sites, Nationally Protected Sites, Ancient Woodland, Conservation Area, TPOs

Constraints density adjustment:

0% (dph): 45

Justification for adjustment:

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 be accommodated without a reduction in capacity.

Local setting:

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

Local setting density adjustment:

-50% (dph): 22.5

Incorporate mixed use development:

Site proposed for solely residential use.

Mixed use density adjustment:

0% (dph): 22.5

Gross to net adjustment:

0% (dph): 22.5

Existing on-site development or commitments (units):

3

Indicative net site capacity (units):

2

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 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 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 infrastructure 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	

Site Deliverability Assessment

Site Reference: SR-0548

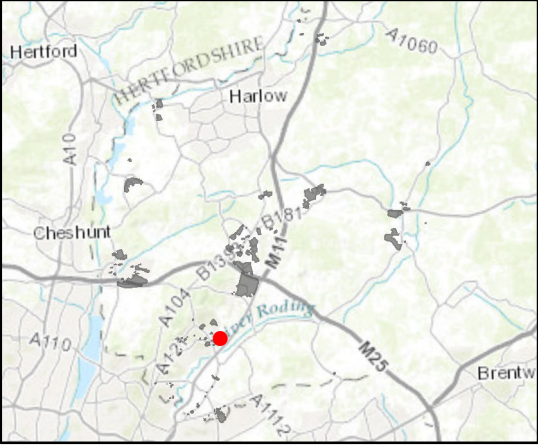
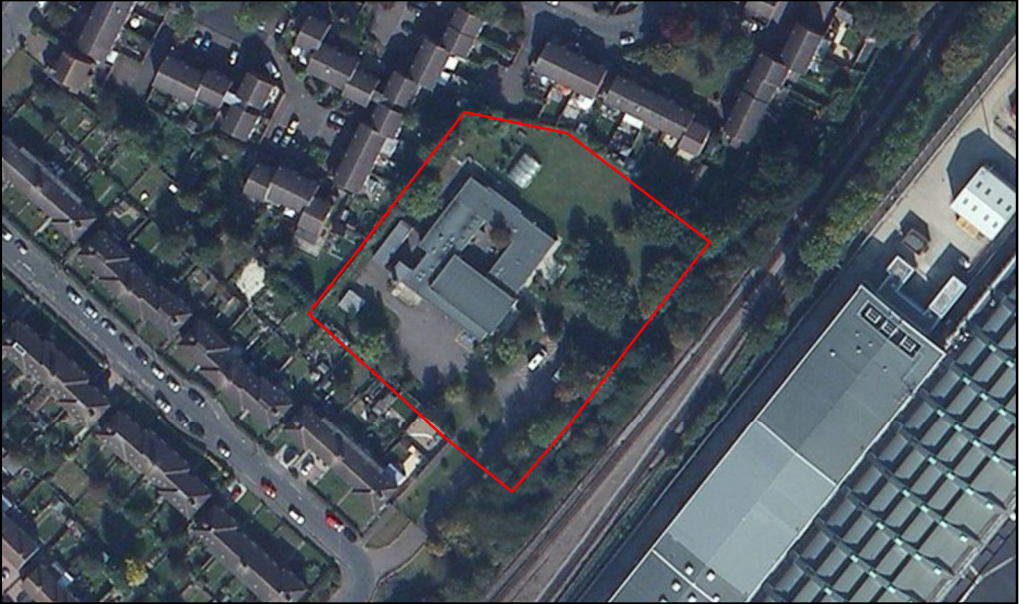
Settlement: Loughton/Debden

Address: Loughton Resource Centre

Notes: Children's Centre and associated parking.

Land type: Brownfield urban site

Primary use: Housing



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0548

Issue

P1

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): 0.58

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

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: 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: 0% **(dph):** 101.25

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

Local setting: Baseline density over 100 dph is significantly higher than surrounding development. Density reduced to reflect likely requirements to mitigate potential impact on neighbours' amenity.

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

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

Mixed use density adjustment: 0% **(dph):** 60.75

Gross to net adjustment: 0% **(dph):** 60.75

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

Indicative net site capacity (units): 35

Availability and Achievability Assessment

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 infrastructure 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 Deliverability Assessment

Site Reference: SR-0549

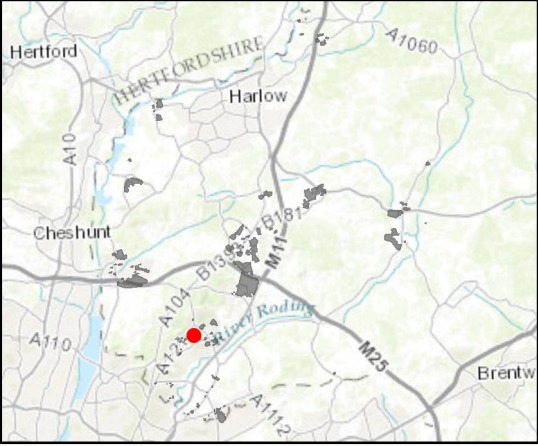
Settlement: Loughton/Debden

Address: Limber, 49 Church Lane

Notes: Large vacant house and garage.

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-0549

Issue

P1

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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): 0.19

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

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): 9

Refining the indicative site density

Identified density constraints: Listed Building, TPOs

Constraints density adjustment: -50% **(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: 0% **(dph):** 22.5

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

Mixed use density adjustment: 0% **(dph):** 22.5

Gross to net adjustment: 0% **(dph):** 22.5

Existing on-site development or commitments (units): 1

Indicative net site capacity (units): 3

Availability and Achievability Assessment

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 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 infrastructure 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	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	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 Deliverability Assessment

Site Reference:

SR-0565

Settlement:

Loughton/Debden

Address:

Loughton library adjacent car park

Notes:

Library and leisure centre with substantial parking provision.

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-0565

Issue

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):

0.72

On-site major policy constraints:

None

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

0

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 constraints (ha):

0.14

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:

0%

(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.

Local setting:

Development should be limited to the car park, and not include the 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:

+12.5%

(dph): 75.94

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): 75.94

Gross to net adjustment:

0%

(dph): 75.94

Existing on-site development or commitments (units):

0

Indicative net site capacity (units):

44

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 Council's SLAA indicates that Essex County Council and GPU have ownership of land. The intentions of these parties are 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	The Council's SLAA indicates that the site is currently in use and the timeframe for this use ceasing 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 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 infrastrurcture 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 Deliverability Assessment

Site Reference: SR-0834

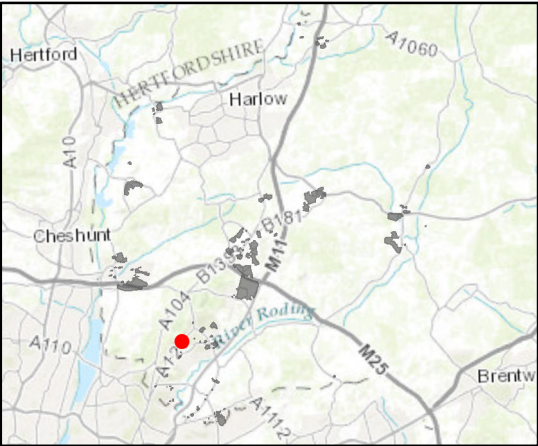
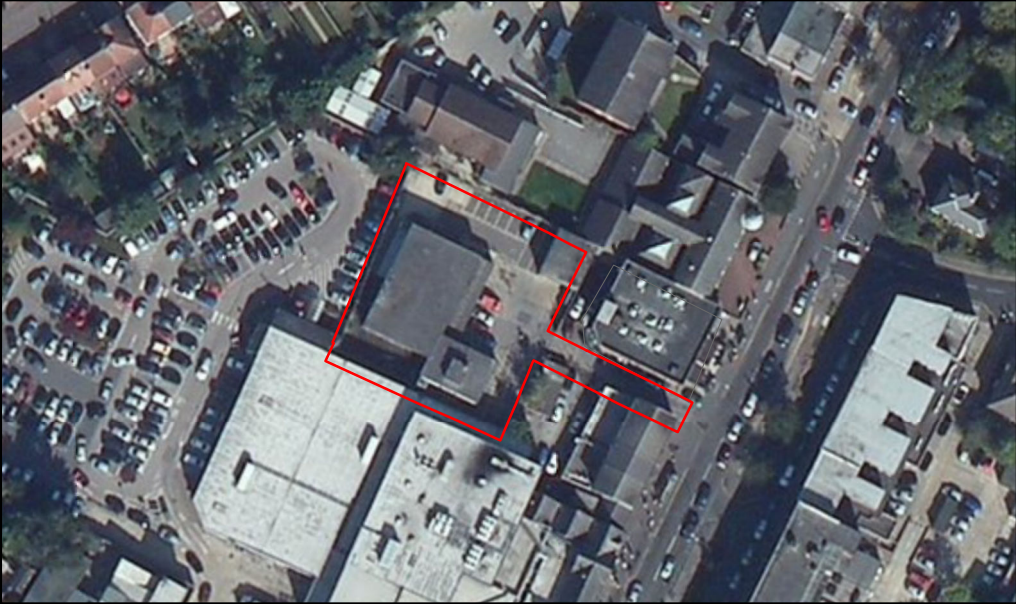
Settlement: Loughton/Debden

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

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

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-0834

Issue

P1

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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): 0.18

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

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: 0% **(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.

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

Local setting density adjustment: +60% **(dph):** 162

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

Mixed use density adjustment: 0% **(dph):** 162

Gross to net adjustment: 0% **(dph):** 162

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

Indicative net site capacity (units): 30

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 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 infrastructure 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 Deliverability Assessment

Site Reference: SR-0835

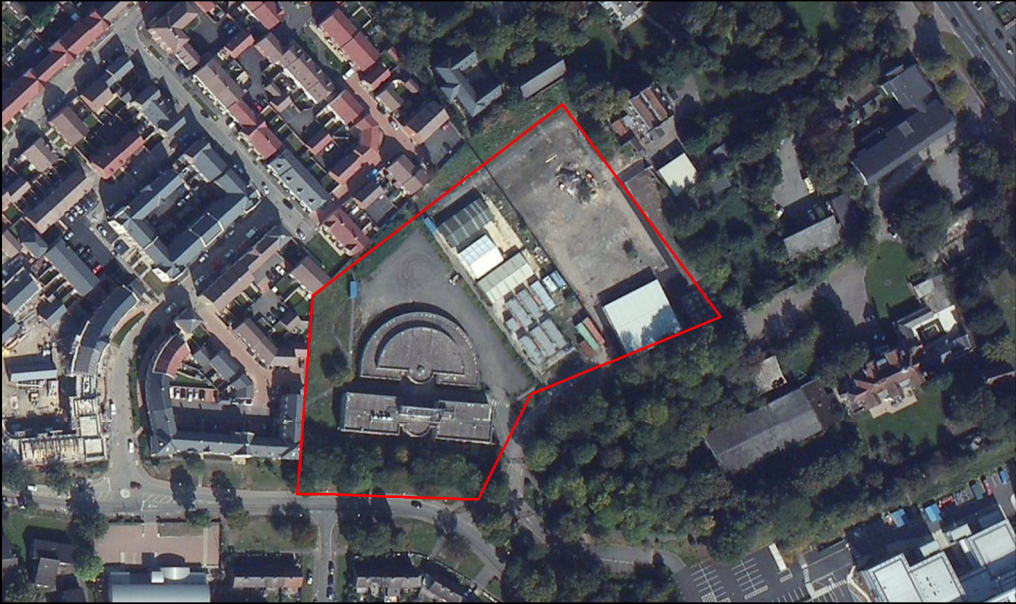
Settlement: Loughton/Debden

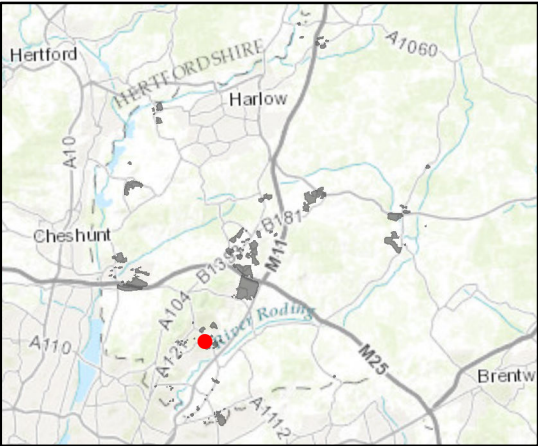
Address: Old Epping Forest College Site, Borders Lane, Loughton, Essex

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

Land type: Brownfield urban site

Primary use: Housing





Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0835

Issue

P1

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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): 1.44

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

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: -10% **(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.

Local setting: Given built-up nature of surrounding area a higher density development is considered appropriate in this location; the density has been adjusted accordingly.

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

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

Mixed use density adjustment: 0% **(dph):** 121.5

Gross to net adjustment: -10% **(dph):** 109.35

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

Indicative net site capacity (units): 158

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	The site is subject to a restrictive covenant 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 infrastructure 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	

Site Deliverability Assessment

Site Reference: SR-0836

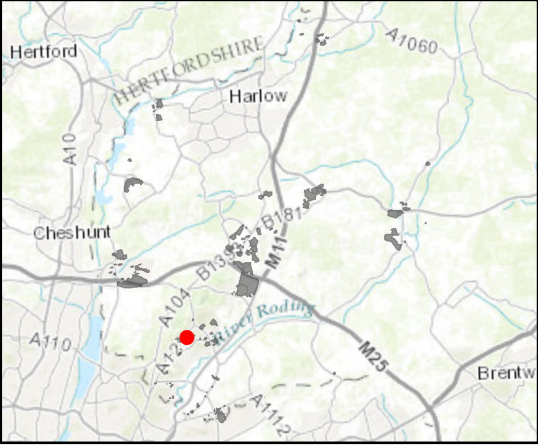
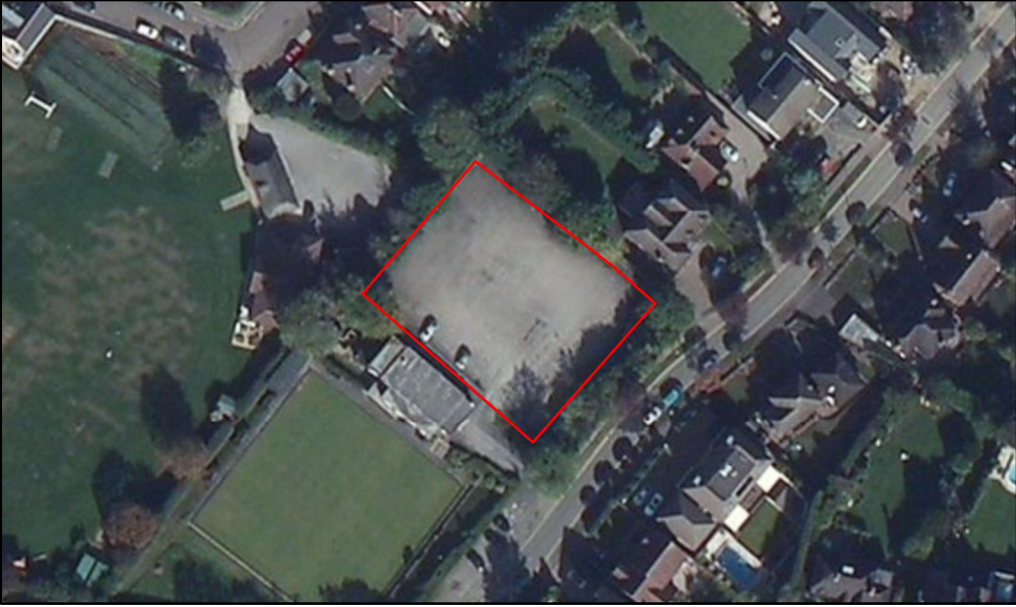
Settlement: Loughton/Debden

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

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

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-0836

Issue

P1

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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): 0.16

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

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: Internationally Protected Sites, Nationally Protected Sites

Constraints density adjustment: 0% **(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.

Local setting: No adjustment made for local setting.

Local setting density adjustment: 0% **(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: 0% **(dph):** 57.38

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

Indicative net site capacity (units): 9

Availability and Achievability Assessment

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 Deliverability Assessment

Site Reference:

SR-0867

Settlement:

Loughton/Debden

Address:

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

Notes:

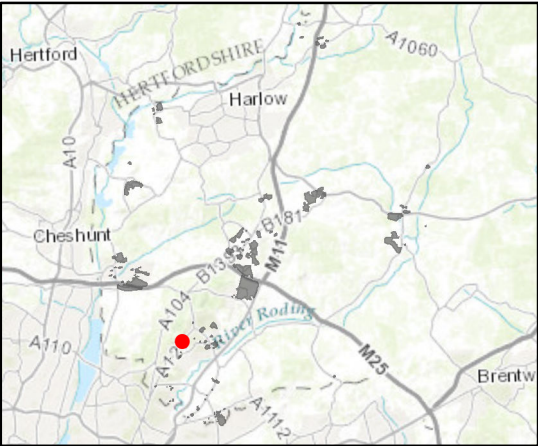
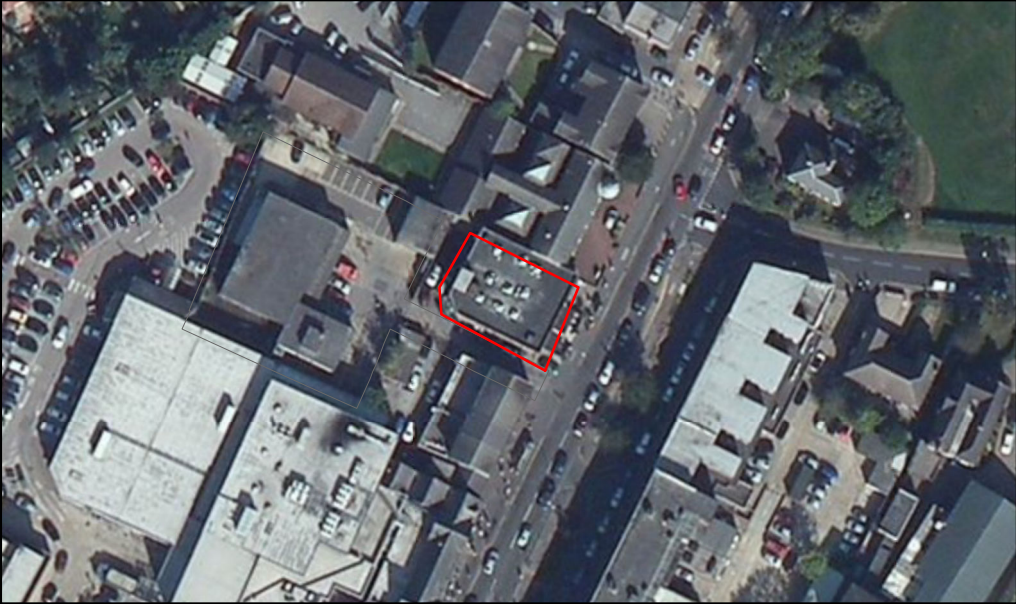
Retail (restaurant and Subway) at ground floor, offices at first floor

Land type:

Brownfield urban site

Primary use:

Housing



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0867

Issue

P1

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Epping Forest District Council

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	(+)	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 infrastrurcture 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	

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 constraints (ha):

0

On-site non-major policy constraints:

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

0

Unconstrained site area (ha):

0.04

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):

4

Refining the indicative site density

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 not likely to be mitigated through reduction in capacity. No capacity adjustment made.

Local setting:

High Street location suitable for higher density flatted development, 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.

Local setting density adjustment:

+200%

(dph): 303.75

Incorporate mixed use development:

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):

0

Indicative net site capacity (units):

9

Site Deliverability Assessment

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: Housing



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0878

Issue

P1

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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): 0.14

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

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: 0% **(dph):** 101.25

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):** 101.25

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

Mixed use density adjustment: 0% **(dph):** 101.25

Gross to net adjustment: 0% **(dph):** 101.25

Existing on-site development or commitments (units): 2

Indicative net site capacity (units): 12

Availability and Achievability 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 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 infrastructure 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	

Site Deliverability Assessment

Site Reference: SR-0885

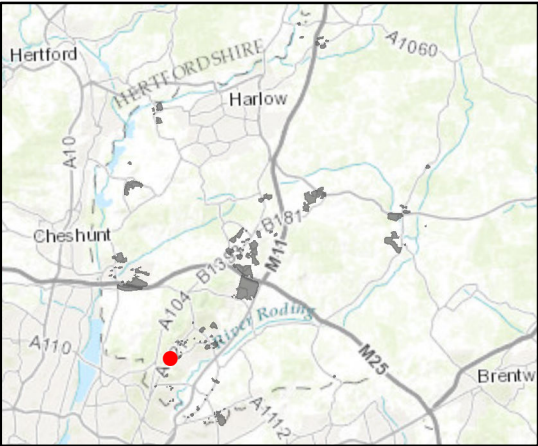
Settlement: Loughton/Debden

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

Notes: One residential unit, garden and garage

Land type: Brownfield urban site

Primary use: Housing



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0885

Issue

P1

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Epping Forest District Council

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Indicative Site Capacity Assessment

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

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 constraints (ha): 0

On-site non-major policy constraints:

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

Unconstrained site area (ha): 0.04

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): 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 distance and not likely to constrain capacity. No capacity adjustment made.

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): 0

Indicative net site capacity (units): 7

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 infrastructure 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	



<div>Report on Site Selection</div> <div>ARUP</div> <div>Epping Forest District Council</div>	<div>Drawing No. EFDC-S34-0006-Rev1</div>	<div>Content</div> <div>Residential sites for testing at Stages 3/4 in Epping</div> <div>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</div>	<div>Legend</div> <div>Stage 3/4 Sites</div>	<div>N</div> <div></div>
	<div>Date: September 2016</div>			
	<div>Scale: 1:10,000 @A3</div>			

Site Deliverability Assessment

Site Reference: SR-0069

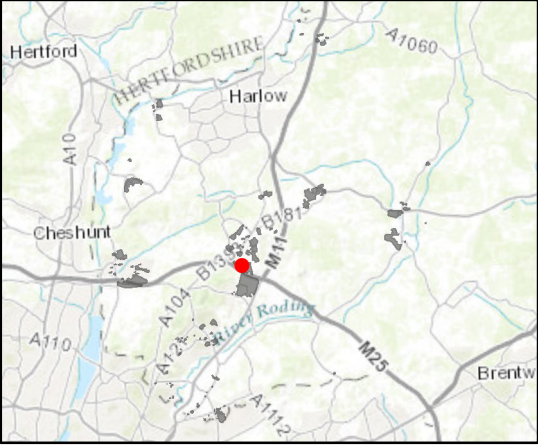
Settlement: Epping

Address: Land at Ivy Chimneys Road, Epping

Notes: Agricultural field

Land type: High performing Green Belt adjacent to a settlement

Primary use: Housing



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0069

Issue

P1

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): 1.92

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

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: 0% **(dph):** 45

Justification for adjustment: TPOs adjacent to north-east of site not likely to affect site density. No capacity 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): 0

Indicative net site capacity (units): 78

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 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 infrastructure 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	

Site Deliverability Assessment

Site Reference: SR-0069/33

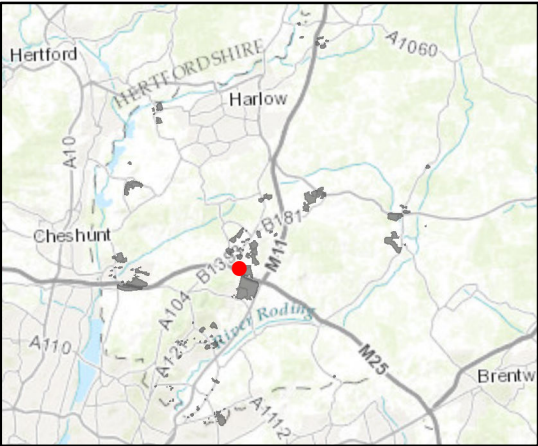
Settlement: Epping

Address: South of Epping Town

Notes: Open land.

Land type: High performing Green Belt adjacent to a settlement

Primary use: Housing



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0069/33

Issue

P1

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): 12.47

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

Unconstrained site area (ha): 12.47

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): 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): 0

Indicative net site capacity (units): 255

Availability and Achievability Assessment

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 infrastrurcture 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	

Site Deliverability Assessment

Site Reference: SR-0071

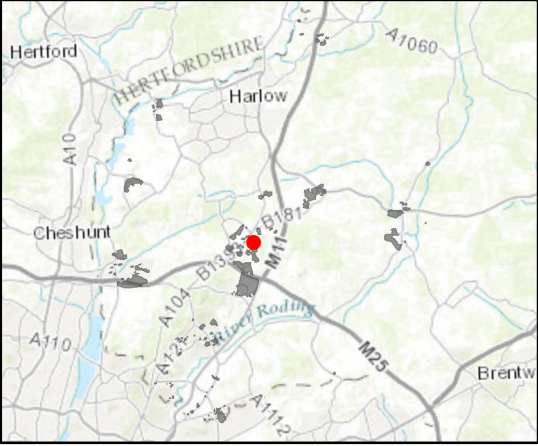
Settlement: Epping

Address: Land at Standards Hill, Epping

Notes: Agricultural/vacant fields

Land type: Medium performing Green Belt adjacent to a settlement

Primary use: Housing



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0071

Issue

P1

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): 14.43

On-site major policy constraints: None

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

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 constraints (ha): 10.89

Unconstrained site area (ha): 3.54

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): 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): 0

Indicative net site capacity (units): 115

Availability and Achievability Assessment

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	Based on a desk-top assessment of the site it is vacant 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	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	Information from the Council's SLAA suggests that the site is likely to be available between 2016 and 2020.
2.1 Site marketability	(+)	Site is under option to a developer	Based on information from the Council's SLAA, the site is under option to a developer.
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	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.	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	(-)	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 Deliverability Assessment

Site Reference: SR-0113A

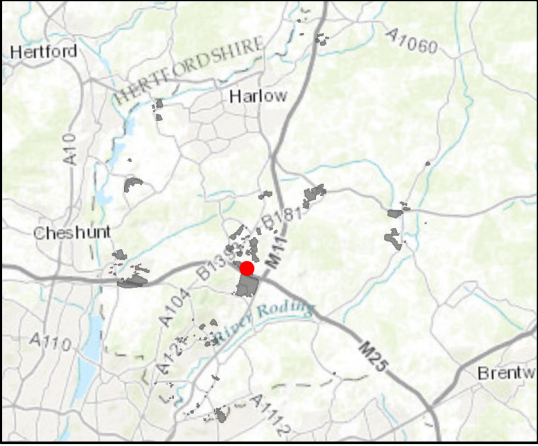
Settlement: Epping

Address: Land South of Brook Road, Epping

Notes: Agricultural fields

Land type: High performing Green Belt adjacent to a settlement

Primary use: Housing



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0113A

Issue

P1

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): 19.3

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

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: -10% **(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 accordingly!

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: -35% **(dph):** 26.32

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

Indicative net site capacity (units): 687

Availability and Achievability Assessment

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 under option to a developer	
2.2 Site viability	(+)	No viability issues identified	
2.3 On-site and physical infrastruncture 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.	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 Deliverability Assessment

Site Reference: SR-0113B

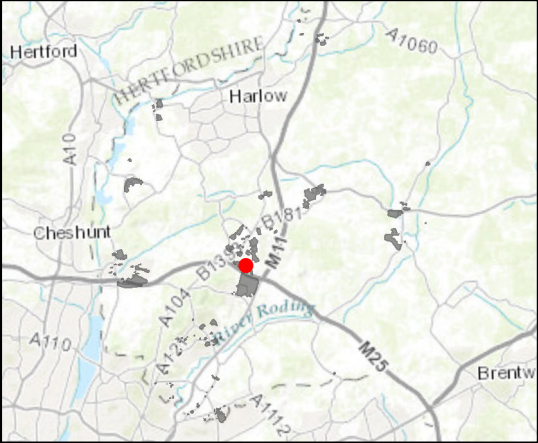
Settlement: Epping

Address: Land to the South of Brook Road, Epping

Notes: Open land.

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-0113B

Issue

P1

ARUP

Epping Forest District Council

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

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): 6.78

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

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: 0% **(dph):** 45

Justification for adjustment: Listed Buildings and Conservation Area not likely to constrain capacity due to site size. No capacity 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: -20% **(dph):** 36

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

Indicative net site capacity (units): 244

Availability and Achievability Assessment

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 infrastructure 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 Deliverability Assessment

Site Reference: SR-0132Ci

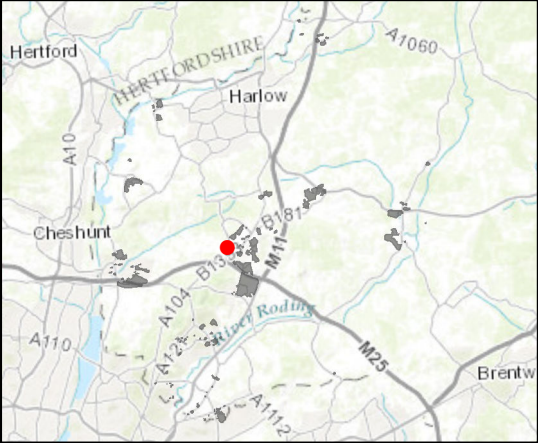
Settlement: Epping

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: Housing



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0132Ci

Issue

P1

ARUP

Epping Forest District Council

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Indicative Site Capacity Assessment

Site boundary amendment:		No amendment made to site boundary.	
<u>Site constraints affecting extent of developable area</u>			
Site area (ha):	8.92		
On-site major policy constraints:	None		
Area of site subject to major policy constraints (ha):	0.04		
On-site non-major policy constraints:			
Area of site subject to non-major policy constraints (ha):	0		
Unconstrained site area (ha):	8.88		
<u>Establishing indicative baseline density</u>			
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		
<u>Refining the indicative site density</u>			
Identified density constraints:	TPOs, Ancient/Veteran Trees outside of Ancient Woodland, Epping Forest Buffer Land, Listed Building, Conservation Area		
Constraints density adjustment:	0%	(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.		
Local setting:	Development should be limited to part of the site currently used as a 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:	-44%	(dph):	25.2
Incorporate mixed use development:	The site includes the re-located Epping sports centre, which would leave approximately 25% of the site available for residential development. The capacity has been reduced accordingly.		
Mixed use density adjustment:	-75%	(dph):	6.3
Gross to net adjustment:	-10%	(dph):	5.67
Existing on-site development or commitments (units):	1		
Indicative net site capacity (units):	49		

Availability and Achievability Assessment

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 developer has confirmed that the existing sports facilities would be re-located on site. It is assumed that this could be undertaken within 2-10 years.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions	
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	0	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 associated with relocating the sports facilities. This may be overcome by agreeing a lower affordable housing provision.
2.3 On-site and physical infrastructure 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	(+)	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 Deliverability Assessment

Site Reference: SR-0153

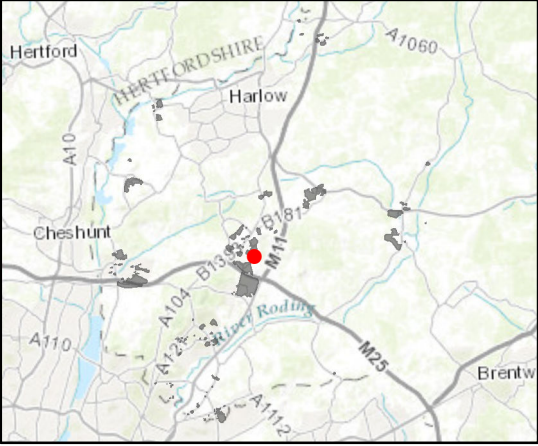
Settlement: Epping

Address: Land north of Stewards Green Road, Epping

Notes: Agricultural fields

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-0153

Issue

P1

ARUP

Epping Forest District Council

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

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 constraints (ha): 0.05

On-site non-major policy constraints:

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

Unconstrained site area (ha): 14.7

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): 661

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: Development should be limited to the parts of the site removing the 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: -29% **(dph):** 31.95

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

Mixed use density adjustment: 0% **(dph):** 31.95

Gross to net adjustment: -35% **(dph):** 20.77

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

Indicative net site capacity (units): 305

Availability and Achievability Assessment

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 infrastruncture 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	

Site Deliverability Assessment

Site Reference: SR-0208

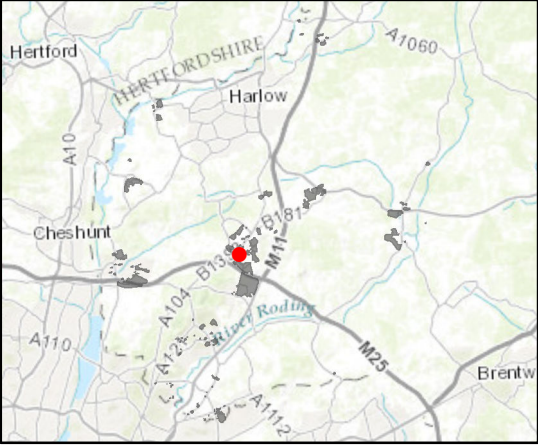
Settlement: Epping

Address: Theydon Place, Epping

Notes: Fallow fields and paddocks

Land type: High 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-0208

Issue

P1

ARUP

Epping Forest District Council

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

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): 2

On-site major policy constraints: None

Area of site subject to major policy constraints (ha): 0.01

On-site non-major policy constraints: 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.

Area of site subject to non-major policy constraints (ha): 3.9

Unconstrained site area (ha): 2.03

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): 91

Refining the indicative site density

Identified density constraints: BAP Habitats, LoWS, TPOs

Constraints density adjustment: -20% (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.

Local setting: No adjustment made for local setting.

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): 0

Indicative net site capacity (units): 66

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	(+)	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 infrastructure 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	
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 Deliverability Assessment

Site Reference: SR-0229

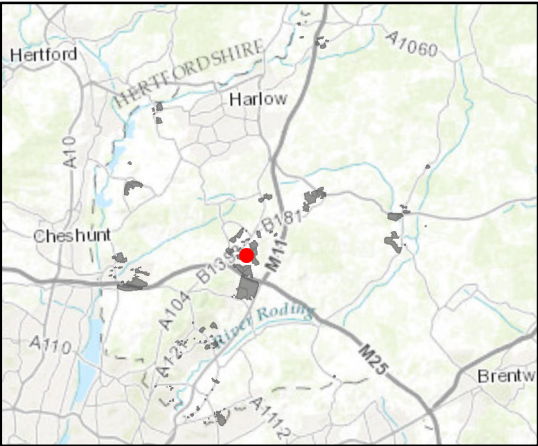
Settlement: Epping

Address: Epping LU Car Park and land adjacent to station, off Station Road, CM16 4

Notes: Car park and builder's yard

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-0229

Issue

P1

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): 1.6

On-site major policy constraints: None

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

On-site non-major policy constraints: Settlement Capacity Study indicates that London Underground parking could be re-provided through decked car parking, taking approximately

Area of site subject to non-major policy constraints (ha): 0.4

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: 0% **(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.

Local setting: Highly accessible car park site within town, identified as an opportunity to deliver higher densities on this site. Capacity adjusted to account for local setting.

Local setting density adjustment: +50% **(dph):** 101.25

Incorporate mixed use development: The Council's Settlement Capacity Study recommended this site incorporate employment/retail uses and assumed some 1,120sqm 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: -18% **(dph):** 83.03

Gross to net adjustment: -10% **(dph):** 74.72

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

Indicative net site capacity (units): 89

Availability and Achievability Assessment

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 infrastruncture 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	

Site Deliverability Assessment

Site Reference:

SR-0333Bi

Settlement:

Epping

Address:

Epping, south west area

Notes:

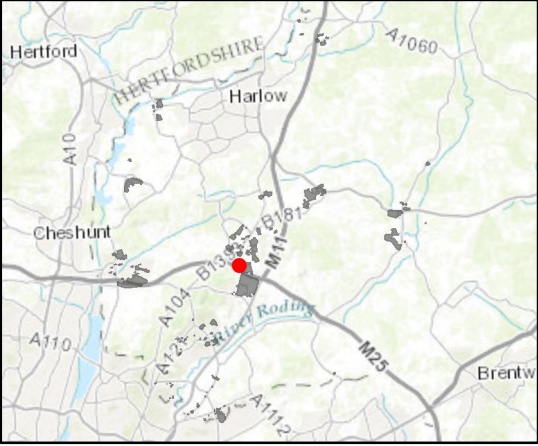
Broad area south west of Epping between settlement, M25 and railway line

Land type:

High 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-0333Bi

Issue

P1

ARUP

Epping Forest District Council

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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 constraints (ha):

0

On-site non-major policy constraints:

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

0

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:

0%

(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:

-95%

(dph): 2.25

Incorporate mixed use development:

Site proposed for solely residential use.

Mixed use density adjustment:

0%

(dph): 2.25

Gross to net adjustment:

0%

(dph): 2.25

Existing on-site development or commitments (units):

0

Indicative net site capacity (units):

24

Availability and Achievability Assessment

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	Information in the Council's SLAA identifies that overlapping site SR-0069/333b is in family ownership, which indicates this site is also 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	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 infrastructure 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	

Site Deliverability Assessment

Site Reference: SR-0334

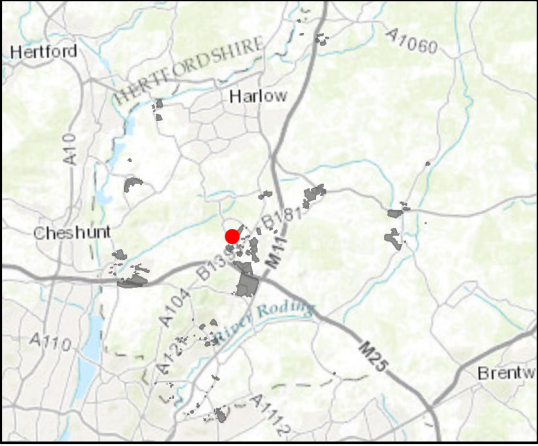
Settlement: Epping

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



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0334

Issue

P1

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): 16.44

On-site major policy constraints: None

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

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 constraints (ha): 9.35

Unconstrained site area (ha): 7.08

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): 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 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): 0

Indicative net site capacity (units): 230

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	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 infrastructure 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 Deliverability Assessment

Site Reference: SR-0343

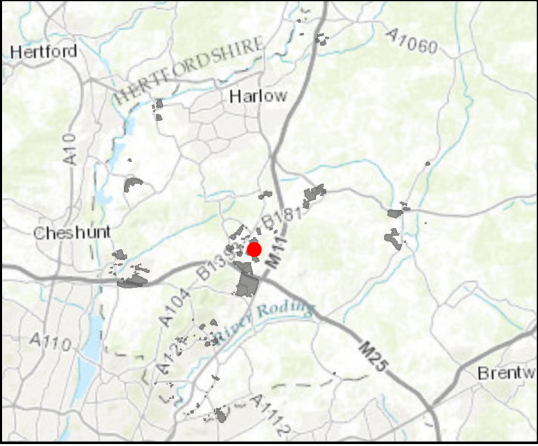
Settlement: Epping

Address: Land east of Garnon Cottage, Bower Hill, Epping

Notes: Agricultural field

Land type: Medium performing Green Belt adjacent to a settlement

Primary use: Housing



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0343

Issue

P1

ARUP

Epping Forest District Council

www.eppingforestdc.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): 8.29

On-site major policy constraints: None

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

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 constraints (ha): 0.09

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: 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: -20% **(dph):** 36

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

Indicative net site capacity (units): 295

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	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 infrastructure 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	

Site Deliverability Assessment

Site Reference: SR-0345

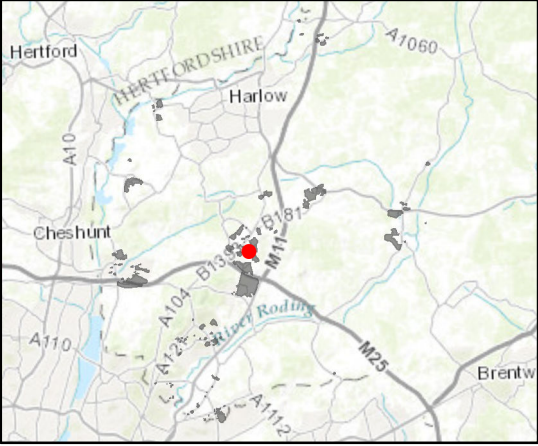
Settlement: Epping

Address: Coniston Court, Bower Hill, Epping, CM16 7BH

Notes: Existing residential development

Land type: Brownfield urban site

Primary use: Housing



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0345

Issue

P1

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): 0.4

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

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: 0% **(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.

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): 8

Indicative net site capacity (units): 19

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	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 infrastructure 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 Deliverability Assessment

Site Reference: SR-0347

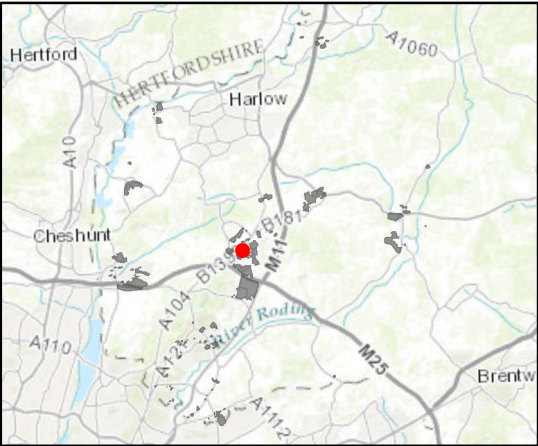
Settlement: Epping

Address: Epping Sports Centre, Nicholl Road

Notes: Existing sports centre building and car park

Land type: Brownfield urban site

Primary use: Housing



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0347

Issue

P1

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): 0.43

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

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: 0% **(dph):** 101.25

Justification for adjustment: 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.

Local setting: No adjustment made for local setting.

Local setting density adjustment: 0% **(dph):** 101.25

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

Mixed use density adjustment: 0% **(dph):** 101.25

Gross to net adjustment: 0% **(dph):** 101.25

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

Indicative net site capacity (units): 44

Availability and Achievability Assessment

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 infrastructure 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 Deliverability Assessment

Site Reference: SR-0348

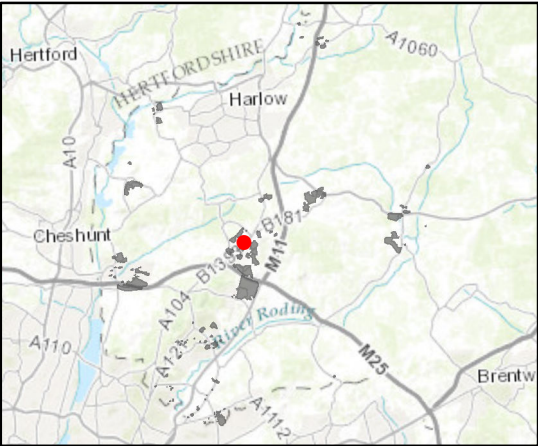
Settlement: Epping

Address: Cottis Lane Car Park

Notes: Pay and Display car park

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-0348

Issue

P1

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): 0.56

On-site major policy constraints: None

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

On-site non-major policy constraints: Settlement Capacity Study indicates SR-0348 will be intensified to provide additional parking (equal to 57% of total both site areas). It is

Area of site subject to non-major policy constraints (ha): 0.11

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: 0% (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 baseline density.

Local setting: 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

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

Mixed use density adjustment: 0% (dph): 121.5

Gross to net adjustment: 0% (dph): 121.5

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

Indicative net site capacity (units): 54

Availability and Achievability Assessment

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 infrastructure 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	

Site Deliverability Assessment

Site Reference: SR-0349

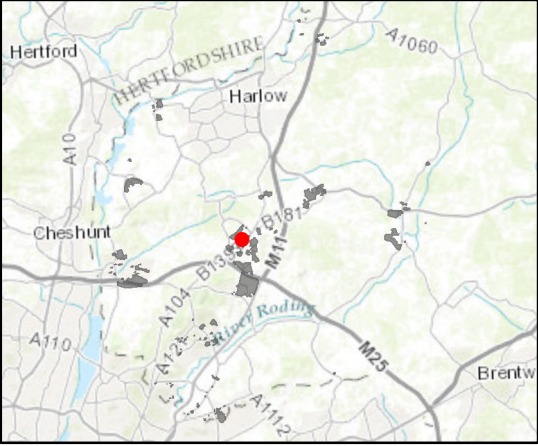
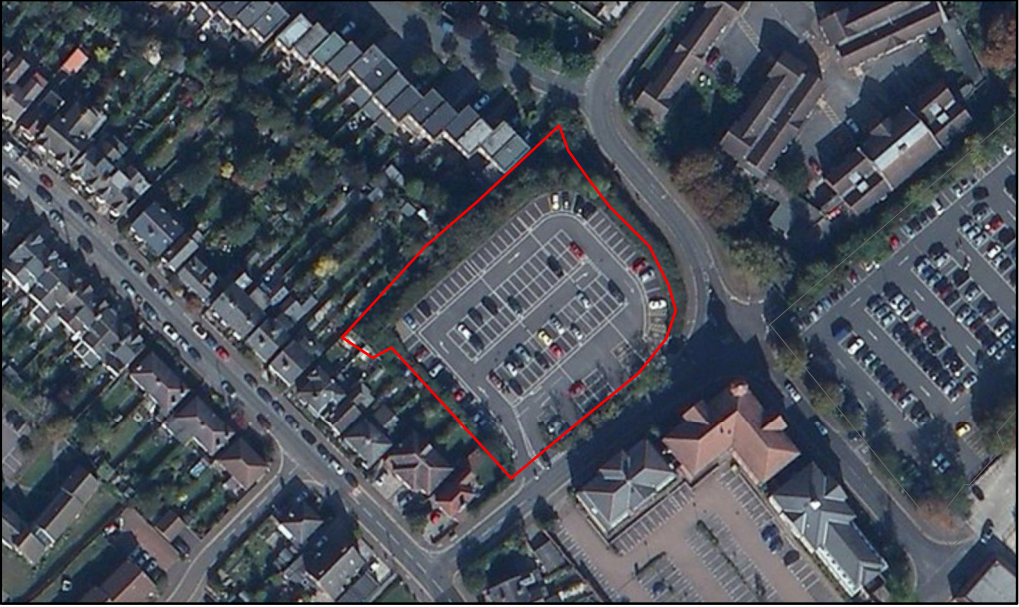
Settlement: Epping

Address: Bakers Lane Car Park, Bakers Lane

Notes: Pay and Display car park

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-0349

Issue

P1

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): 0.42

On-site major policy constraints: None

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

On-site non-major policy constraints: Settlement Capacity Study indicates SR-0348 will be intensified to provide additional parking (equal to 57% of total both site areas). It is

Area of site subject to non-major policy constraints (ha): 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: 0% **(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 baseline density.

Local setting: 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

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

Mixed use density adjustment: 0% **(dph):** 121.5

Gross to net adjustment: 0% **(dph):** 121.5

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

Indicative net site capacity (units): 41

Availability and Achievability Assessment

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 infrastructure 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	

Site Deliverability Assessment

Site Reference: SR-0445

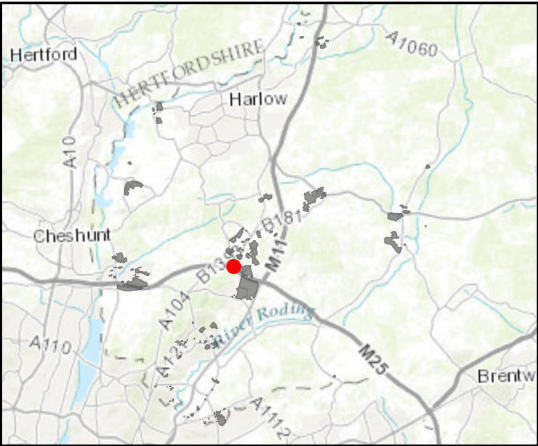
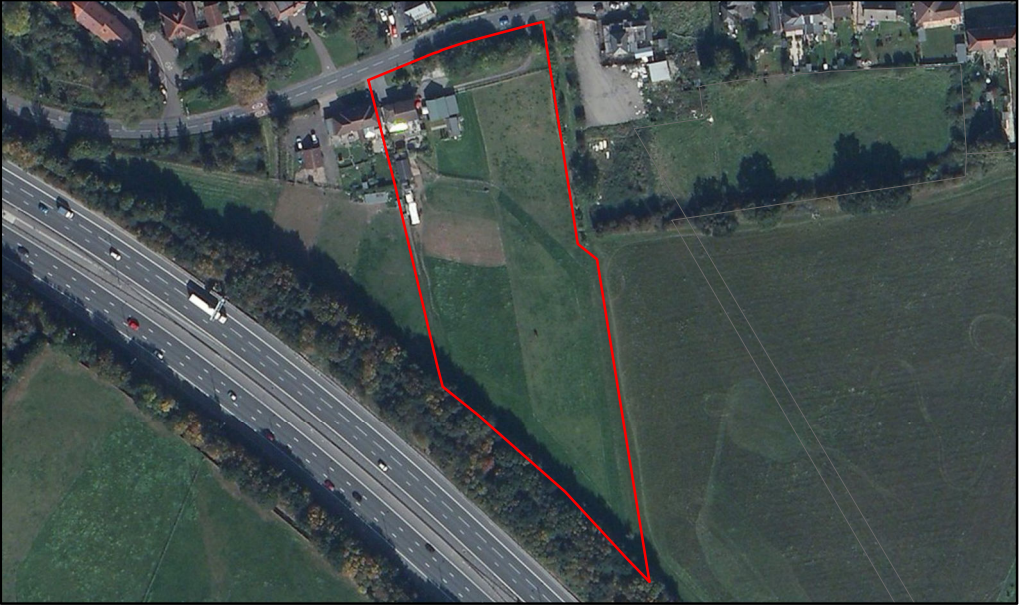
Settlement: Epping

Address: Greenacres, Ivy Chimneys Road, Epping, Essex, CM16 4EL

Notes: Includes a dwelling but mainly grazing land.

Land type: High 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-0445

Issue

P1

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): 1.2

On-site major policy constraints: None

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

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

Area of site subject to non-major policy constraints (ha): 0.01

Unconstrained site area (ha): 1.2

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): 54

Refining the indicative site density

Identified density constraints: Nationally Protected Sites, Power Lines

Constraints density adjustment: 0% **(dph):** 45

Justification for adjustment: Identified constraints not likely to constrain capacity. No capacity adjustment made.

Local setting: Predominant urban form in this part of Epping focuses development along the road. Considered undesirable to create 'backlands' development, therefore density is reduced to reflect this.

Local setting density adjustment: -50% **(dph):** 22.5

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

Mixed use density adjustment: 0% **(dph):** 22.5

Gross to net adjustment: -10% **(dph):** 20.25

Existing on-site development or commitments (units): 1

Indicative net site capacity (units): 23

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	(+)	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	
2.2 Site viability	(+)	No viability issues identified	
2.3 On-site and physical infrastruncture 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). 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 Deliverability Assessment

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:

Housing



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Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0555

Issue

P1

Indicative Site Capacity Assessment

Site boundary amendment:

No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha):

5.64

On-site major policy constraints:

None

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

0.02

On-site non-major policy constraints:

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

0

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

Identified density constraints:

Nationally Protected Site, Ancient Woodland, Ancient/Veteran Trees outside Ancient Woodland, TPOs, Listed Building

Constraints density adjustment:

-5% (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:

0% (dph): 42.75

Incorporate mixed use development:

The Council's Settlement Capacity Study recommended this site incorporate employment/retail uses and assumed some 290sqm of 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):

0

Indicative net site capacity (units):

181

Availability and Achievability Assessment

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 hospital, 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 infrastrurcture 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 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 Deliverability Assessment

Site Reference: SR-0556

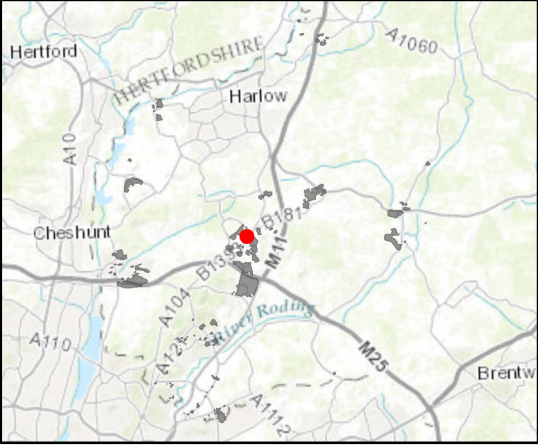
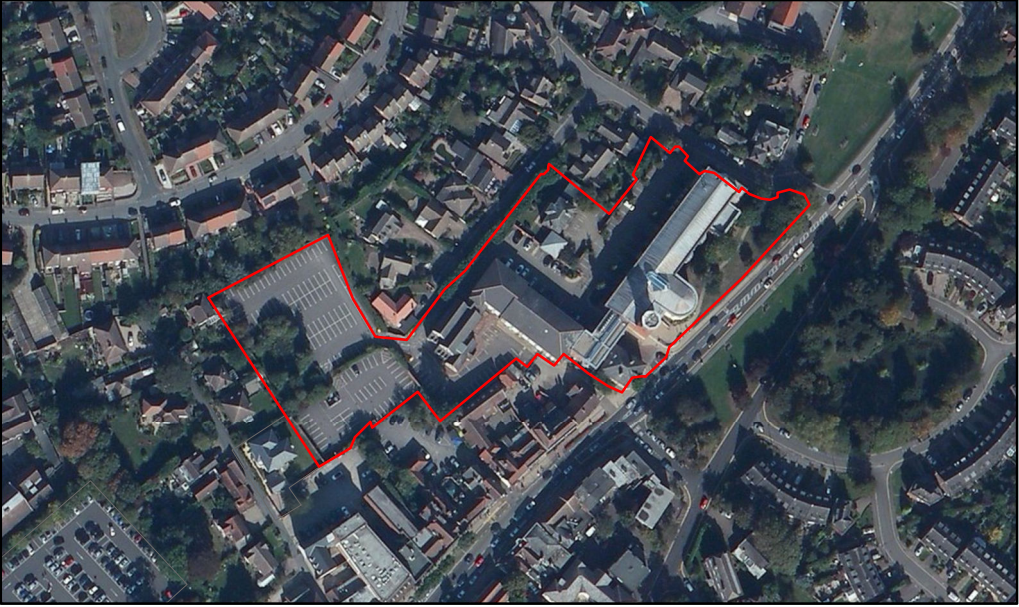
Settlement: Epping

Address: Civic Offices, High Street, Epping.

Notes: EFDC Council offices, including car parking.

Land type: Brownfield urban site

Primary use: Housing



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0556

Issue

P1

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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): 1.26

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

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: No

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

Constraints density adjustment: 0% **(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.

Local setting: Development should be limited to western part of the site reflecting the Council's emerging proposals for the site. This equates to approximately 50% of the site area.

Local setting density adjustment: -50% **(dph):** 33.75

Incorporate mixed use development: It is anticipated that some retail is provided at ground floor frontage, however the provision of retail is not likely to materially change the residential capacity of the site, therefore not adjustment made.

Mixed use density adjustment: 0% **(dph):** 33.75

Gross to net adjustment: 0% **(dph):** 33.75

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

Indicative net site capacity (units): 42

Availability and Achievability Assessment

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 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.
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	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 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 Deliverability Assessment

Site Reference: SR-0587

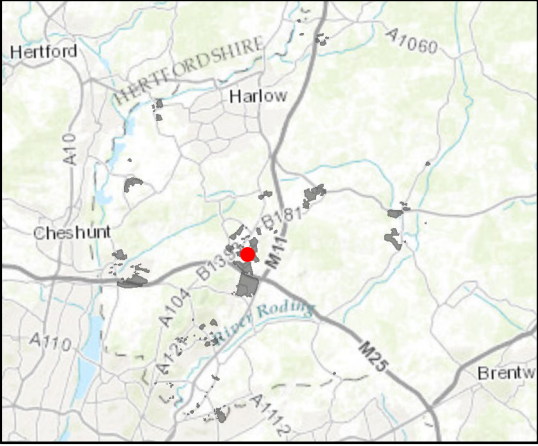
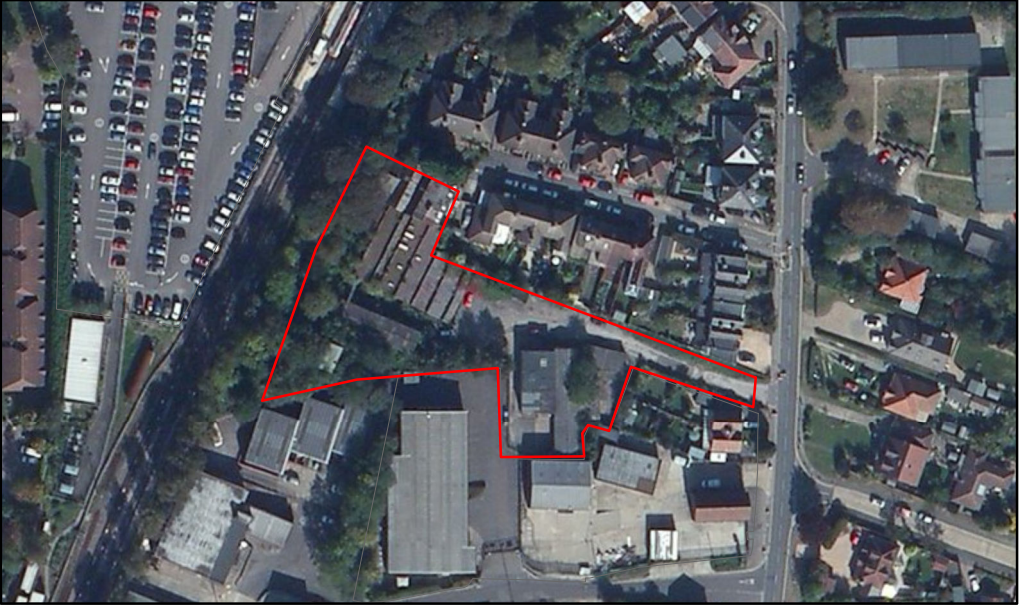
Settlement: Epping

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



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0587

Issue

P1

ARUP

Epping Forest District Council

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

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 constraints (ha): 0

On-site non-major policy constraints:

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

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: 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): 0

Indicative net site capacity (units): 22

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	(+)	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 infrastructure 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 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 Deliverability Assessment

Site Reference:

SR-0827

Settlement:

Epping

Address:

Industrial site north of Bower Terrace, Epping, Essex

Notes:

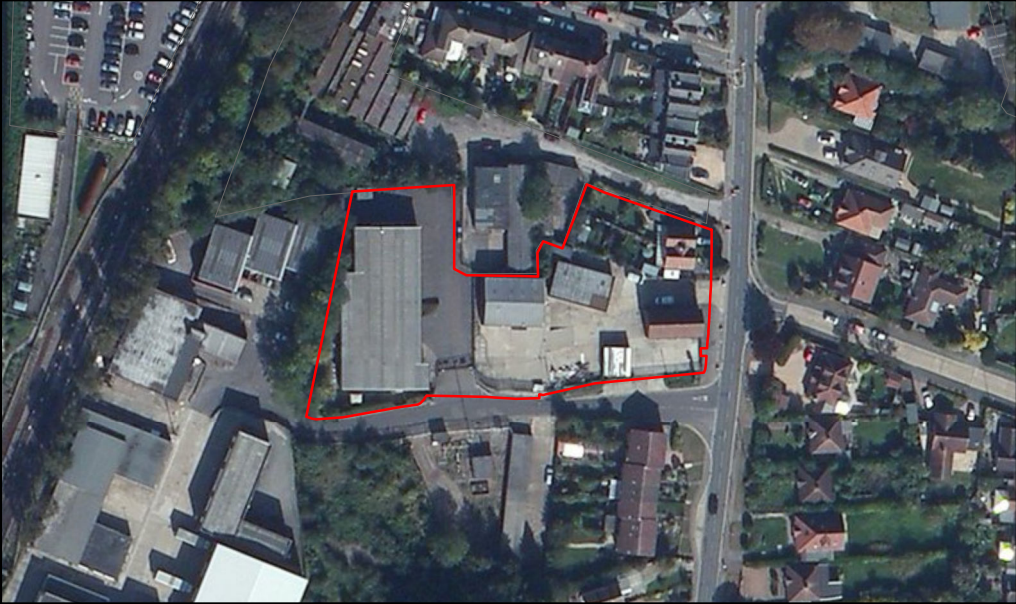
Development site constructing one residential unit. Previously a field.

Land type:

Brownfield urban site

Primary use:

Housing



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0827

Issue

P1

ARUP

Epping Forest District Council
www.eppingforestdc.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):0.46

On-site major policy constraints:None

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

On-site non-major policy constraints:

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

Unconstrained site area (ha):0.46

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):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):1

Indicative net site capacity (units):30

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	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 infrastructure 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 Deliverability Assessment

Site Reference: SR-0829

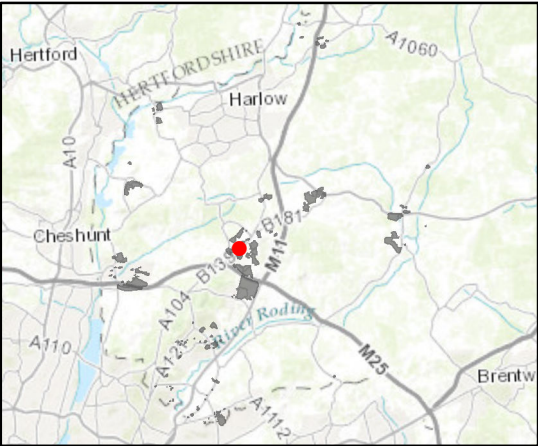
Settlement: Epping

Address: Tesco Car Park, High Street, Epping, Essex.

Notes: Well used car parking associated with Tesco.

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-0829

Issue

P1

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): 0.63

On-site major policy constraints: None

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

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 constraints (ha): 0.13

Unconstrained site area (ha): 0.5

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): 51

Refining the indicative site density

Identified density constraints: TPOs

Constraints density adjustment: 0% **(dph):** 101.25

Justification for adjustment: TPOs not likely to constraint capacity. No capacity adjustment made.

Local setting: Town Centre car park location suitable for higher amount of 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: 0% **(dph):** 129.09

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

Indicative net site capacity (units): 65

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 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 infrastructure 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	

Site Deliverability Assessment

Site Reference: SR-0830

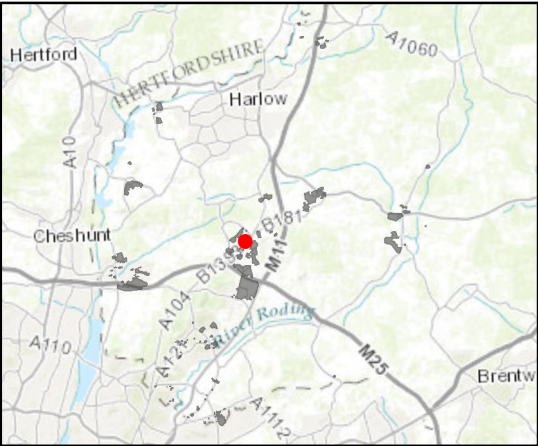
Settlement: Epping

Address: Site east of Buttercross Lane, Epping, Essex

Notes: Single dwelling house.

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-0830

Issue

P1

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): 0.07

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

Unconstrained site area (ha): 0.07

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): 7

Refining the indicative site density

Identified density constraints: Conservation Area, TPOs

Constraints density adjustment: 0% **(dph):** 101.25

Justification for adjustment: Identified constraints not likely to impact site capacity due to small site size. No capacity adjustment made.

Local setting: No adjustment made for local setting.

Local setting density adjustment: 0% **(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: 0% **(dph):** 101.25

Existing on-site development or commitments (units): 1

Indicative net site capacity (units): 6

Availability and Achievability Assessment

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 infrastruncture 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 Deliverability Assessment

Site Reference:

SR-0831

Settlement:

Epping

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



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0831

Issue

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):

0.57

On-site major policy constraints:

None

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

0

On-site non-major policy constraints:

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

0

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:

-25% (dph): 33.75

Justification for adjustment:

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.

Local setting:

No adjustment made for local setting.

Local setting density adjustment:

0% (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):

0

Indicative net site capacity (units):

19

Availability and Achievability Assessment

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 existing residential use could not cease in the short to medium term.
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 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 infrastructure 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	

Site Deliverability Assessment

Site Reference: SR-0832

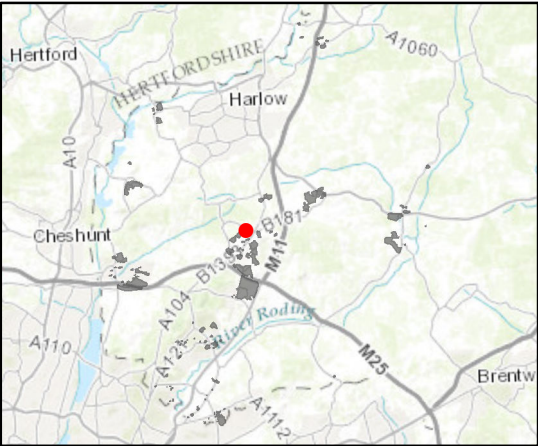
Settlement: Epping

Address: Tyre Service Centre, Lindsey Street, Epping, Essex

Notes: Car service centre/garage (in use)

Land type: Brownfield urban site

Primary use: Housing



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0832

Issue

P1

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): 0.19

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

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: 0% **(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.

Local setting: No adjustment made for local setting.

Local setting density adjustment: 0% **(dph):** 58.5

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

Mixed use density adjustment: 0% **(dph):** 58.5

Gross to net adjustment: 0% **(dph):** 58.5

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

Indicative net site capacity (units): 11

Availability and Achievability Assessment

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 infrastructure 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 Deliverability Assessment

Site Reference: SR-0886

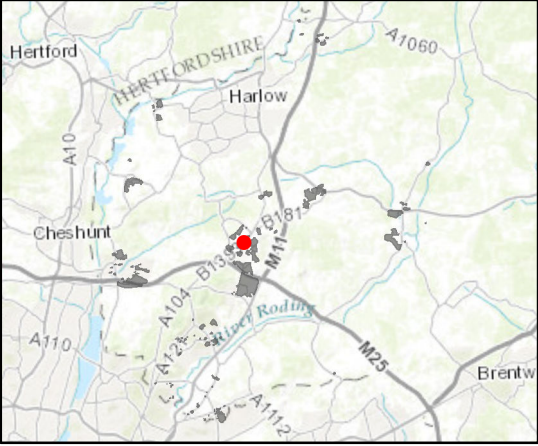
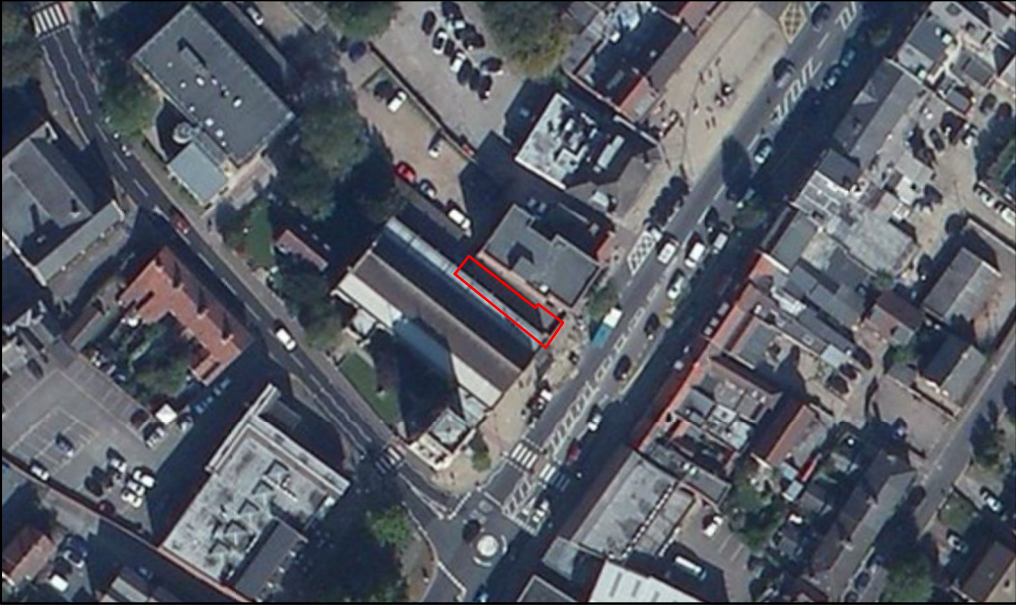
Settlement: Epping

Address: 169 High Street, Epping, Essex, CM16 4BL

Notes: One commercial unit (Forest Carpet Centre) and land/yard to rear

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-0886

Issue

P1

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): 0.01

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

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): 1

Refining the indicative site density

Identified density constraints: Listed Building, Conservation Area

Constraints density adjustment: 0% **(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.

Local setting: Town Centre High Street Site with limited plot area likely to support higher density development. Adjustment made accordingly.

Local setting density adjustment: +300% **(dph):** 405

Incorporate mixed use development: The Council's SLAA indicates that the existing ground floor retail use is retained with residential development above. The capacity has been reduced accordingly.

Mixed use density adjustment: -20% **(dph):** 324

Gross to net adjustment: 0% **(dph):** 324

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

Indicative net site capacity (units): 4

Availability and Achievability 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 infrastructure 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	



<div>Report on Site Selection</div> <div>ARUP</div> <div>Epping Forest District Council</div>	<div>Drawing No. EFDC-S34-0007-Rev1</div>	<div>Content</div> <div>Residential sites for testing at Stages 3/4 in Fyfield</div>	<div>Legend</div> <div><div></div>Stage 3/4 Sites</div>	<div>N</div> <div></div>
	<div>Date: September 2016</div>			
	<div>Scale: 1:5,000 @A3</div>	<div>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</div>		

Site Deliverability Assessment

Site Reference: SR-0049

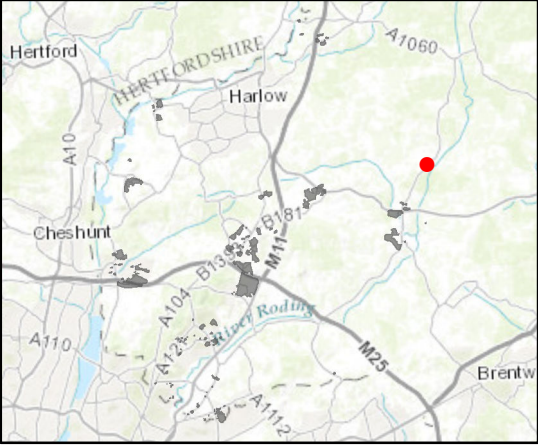
Settlement: Fyfield

Address: Land south east of Ongar Road, Fyfield, Essex

Notes: Agricultural field

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-0049

Issue

P1

ARUP

Epping Forest District Council

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

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): 2.65

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

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): 91

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: No adjustment made for local setting.

Local setting density adjustment: 0% **(dph):** 34.5

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

Mixed use density adjustment: 0% **(dph):** 34.5

Gross to net adjustment: -10% **(dph):** 31.05

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

Indicative net site capacity (units): 82

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	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 infrastructure 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 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 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	
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 Deliverability Assessment

Site Reference: SR-0181

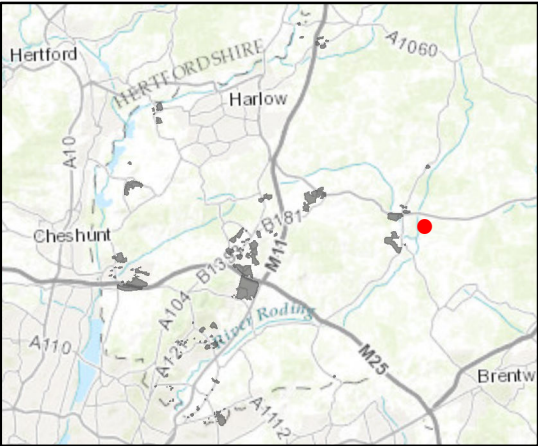
Settlement: High Ongar

Address: Mill Lane, High Ongar, CM5 9RQ

Notes: Vacant scrub 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-0181

Issue

P1

ARUP

Epping Forest District Council

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

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): 0.32

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

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: -10% **(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.

Local setting: No adjustment made for local setting.

Local setting density adjustment: 0% **(dph):** 31.05

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

Mixed use density adjustment: 0% **(dph):** 31.05

Gross to net adjustment: 0% **(dph):** 31.05

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

Indicative net site capacity (units): 10

Availability and Achievability Assessment

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 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 not clear how this 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 infrastructure 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	(+)	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	
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	



<div>Report on Site Selection</div> <div>ARUP</div> <div>Epping Forest District Council</div>	<div>Drawing No. EFDC-S34-0009-Rev1</div>	<div>Content</div> <div>Residential sites for testing at Stages 3/4 in Lower Nazeing</div> <div>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</div>	<div>Legend</div> <div><div></div> Stage 3/4 Sites</div>
	<div>Date: September 2016</div>		
	<div>Scale: 1:6,500 @A3</div>		



Site Deliverability Assessment

Site Reference:

SR-0011

Settlement:

Lower Nazeing

Address:

St. Leonard's Road, Nazeing, Essex (Known as 'Perry Hill')

Notes:

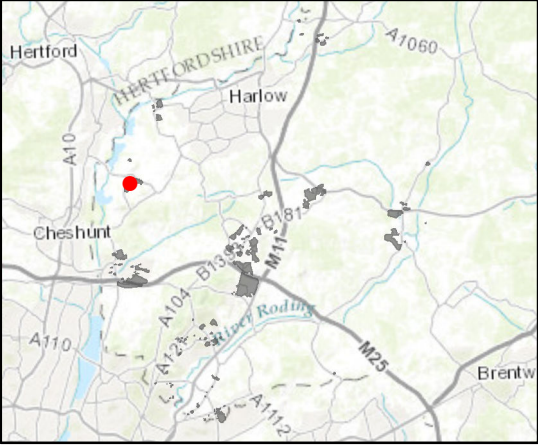
Agricultural/Grazing Fields

Land type:

Low performing Green Belt adjacent to a settlement

Primary use:

Housing



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0011

Issue

P1

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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):

8.3

On-site major policy constraints:

Flood Zone 3b along western boundary of site.

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

0.1

On-site non-major policy constraints:

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

0

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:

0%

(dph): 34.5

Justification for adjustment:

Flood Zone 2 located on western boundary of site however overlapping area subject to Flood Zone 3b. No adjustment made.

Local setting:

Development should be limited to the western part of the site. This equates to 25% of the site area.

Local setting density adjustment:

-75%

(dph): 8.63

Incorporate mixed use development:

Site proposed for solely residential use.

Mixed use density adjustment:

0%

(dph): 8.63

Gross to net adjustment:

-10%

(dph): 7.76

Existing on-site development or commitments (units):

0

Indicative net site capacity (units):

64

Availability and Achievability Assessment

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	
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 infrastructure 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	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)	(-)	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 Deliverability Assessment

Site Reference:

SR-0150

Settlement:

Lower Nazeing

Address:

The Fencing Centre, Pecks Hill, Nazeing, EN9 2NY

Notes:

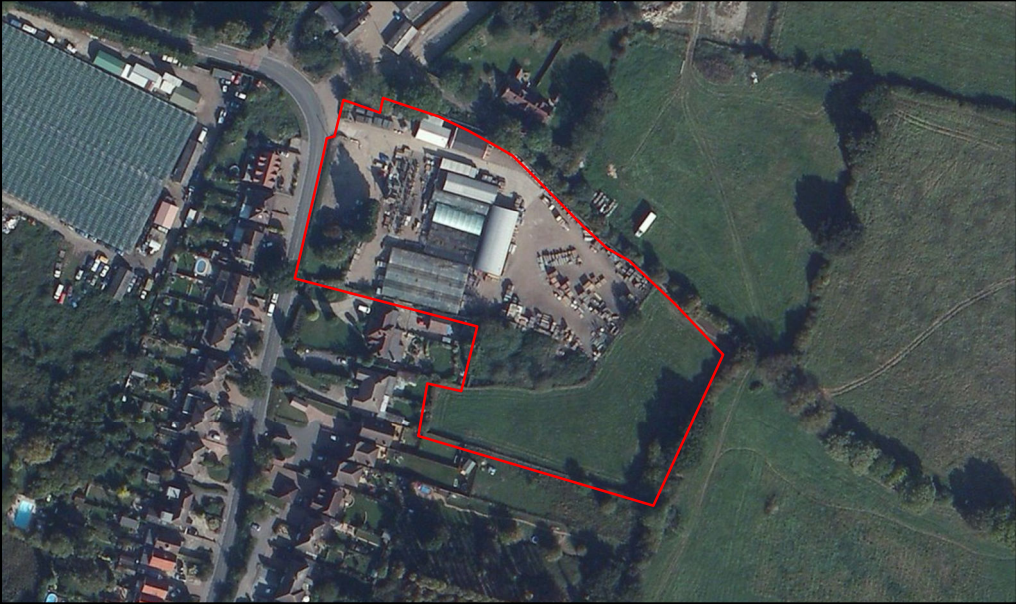
Fencing centre (open storage and glasshouse/warehouse storage)

Land type:

Previously developed Green Belt

Primary use:

Housing



Hertford
Hertfordshire
Harlow
Cheshunt
A10
A1060
A104
A110
A112
B197
M25
Brentw

Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0150

Issue

P1

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):1.43

On-site major policy constraints:None

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

On-site non-major policy constraints:

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

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:0%(dph): 34.5

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

Local setting:Development should be limited to existing developed extent of the site; 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:0%(dph): 22.77

Gross to net adjustment:0%(dph): 22.77

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

Indicative net site capacity (units):33

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	(+)	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 infrastructure 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 Deliverability Assessment

Site Reference: SR-0300

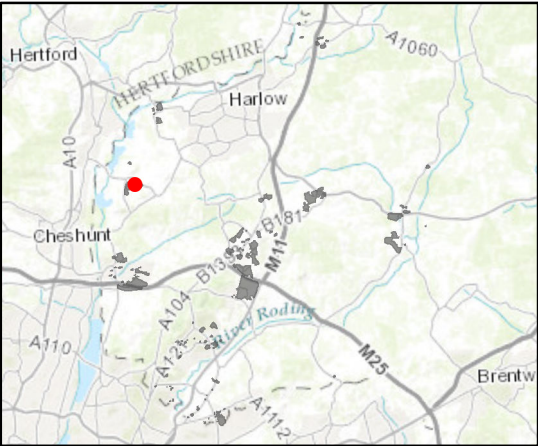
Settlement: Lower Nazeing

Address: Lower Nazeing, South Area

Notes: Broad Area South of Nazeing

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-0300

Issue

P1

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): 2.2

On-site major policy constraints: None

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

On-site non-major policy constraints: A small part of the centre of site is constrained by a BAP habitat.

Area of site subject to non-major policy constraints (ha): 0.22

Unconstrained site area (ha): 18.82

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): 649

Refining the indicative site density

Identified density constraints: BAP Habitats, Conservation Area, Listed Building

Constraints density adjustment: 0% **(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.

Local setting: Development should be limited to the three parts of site fronting Middle 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: -85% **(dph):** 5.17

Incorporate mixed use development: The site promoter considers that the site could accommodate some 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: -10% **(dph):** 4.66

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

Indicative net site capacity (units): 88

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	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 infrastructure 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 unserved 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 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 Deliverability Assessment

Site Reference:

SR-0473

Settlement:

Lower Nazeing

Address:

St. Leonards Farm, St. Leonards Road, Waltham Abbey, Nazeing, EN9 2HG

Notes:

Agriculture.

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-0473

Issue

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):

7.66

On-site major policy constraints:

Flood Zone 3b affects north-western boundary of site.

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

0.04

On-site non-major policy constraints:

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

0

Unconstrained site area (ha):

7.62

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):

263

Refining the indicative site density

Identified density constraints:

Nationally Protected Sites

Constraints density adjustment:

0%

(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:

0%

(dph): 4.31

Gross to net adjustment:

0%

(dph): 4.31

Existing on-site development or commitments (units):

0

Indicative net site capacity (units):

33

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	(+)	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 infrastructure 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 Deliverability Assessment

Site Reference:

SR-0599

Settlement:

Lower Nazeing

Address:

Old House Farm, Old House Lane, Nazeing, Essex, EN9 2LJ

Notes:

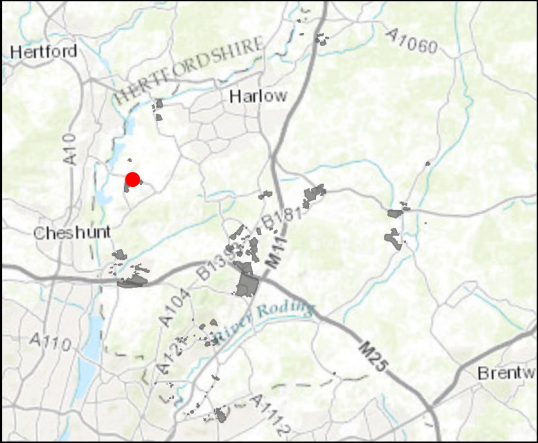
A number of open fields separated by dense tree boundaries.

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-0599

Issue

P1

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):

5

On-site major policy constraints:

None

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

0

On-site non-major policy constraints:

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

0

Unconstrained site area (ha):

5

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:

0% (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:

0% (dph): 34.5

Incorporate mixed use development:

Site proposed for solely residential use.

Mixed use density adjustment:

0% (dph): 34.5

Gross to net adjustment:

-20% (dph): 27.6

Existing on-site development or commitments (units):

0

Indicative net site capacity (units):

138

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	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 subject to restrictions and there is limited prospect of the restriction being overcome	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.
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 infrastructure 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	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	



<div>Report on Site Selection</div> <div>ARUP</div> <div>Epping Forest District Council</div>	<div>Drawing No. EFDC-S34-0010-Rev1</div>	<div>Content</div> <div>Residential sites for testing at Stages 3/4 in Lower Sheering</div> <div>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</div>	<div>Legend</div> <div><div></div> Stage 3/4 Sites</div>	<div>N</div> <div></div>
	<div>Date: September 2016</div>			
	<div>Scale: 1:5,000 @A3</div>			

Site Deliverability Assessment

Site Reference: SR-0032

Settlement: Lower Sheering

Address: Land at Lower Sheering

Notes: Vacant Greenfield land

Land type: High 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-0032

Issue

P1

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Epping Forest District Council

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

Indicative Site Capacity Assessment

Site boundary amendment: Site boundary in south-west corner amended to correct discrepancy with land ownership title.

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 constraints (ha): 0

On-site non-major policy constraints:

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

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: -10% **(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.

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: 0% **(dph):** 40.5

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

Indicative net site capacity (units): 26

Availability and Achievability Assessment

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 infrastructure 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	

Site Deliverability Assessment

Site Reference: SR-0121

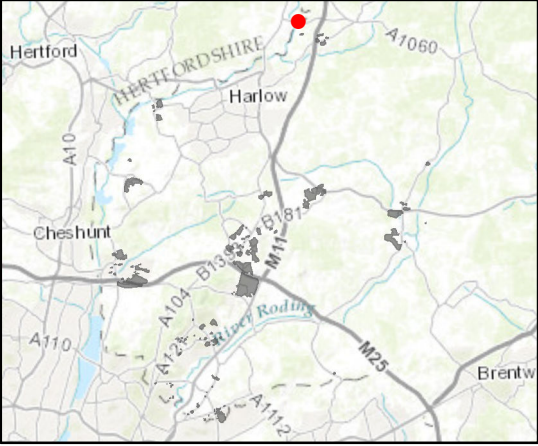
Settlement: Lower Sheering

Address: Land at Sheering Lower Road, Sawbridgeworth

Notes: Vacant Greenfield land covered in trees.

Land type: High 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-0121

Issue

P1

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): 0.51

On-site major policy constraints: None

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

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 constraints (ha): 0.46

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): 2

Refining the indicative site density

Identified density constraints: Conservation Area

Constraints density adjustment: 0% **(dph):** 45

Justification for adjustment: 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.

Local setting: No adjustment made for local setting.

Local setting density adjustment: 0% **(dph):** 45

Incorporate mixed use development: The Council's SLAA identifies the site for housing and employment. It has been assumed that 10% of the site area would comprise employment uses. The capacity has been reduced accordingly.

Mixed use density adjustment: -10% **(dph):** 40.5

Gross to net adjustment: 0% **(dph):** 40.5

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

Indicative net site capacity (units): 2

Availability and Achievability Assessment

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 under option to a developer	The Council's SLAA indicates the site is owned by 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 infrastructure 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 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 Deliverability Assessment

Site Reference: SR-0472

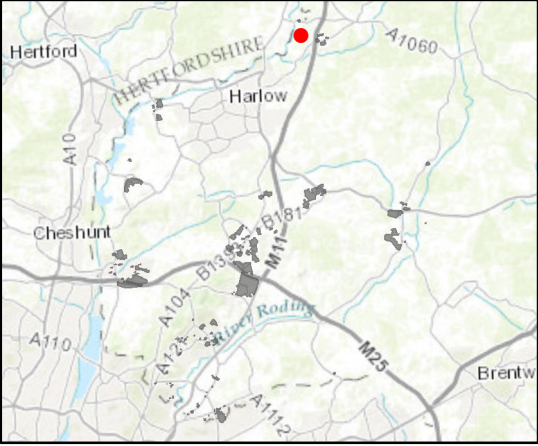
Settlement: Lower Sheering

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: Housing



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0472

Issue

P1

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): 1.12

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

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): 34

Refining the indicative site density

Identified density constraints: Access

Constraints density adjustment: -30% **(dph):** 21

Justification for adjustment: Access via existing residential property likely to reduce capacity on site as new access would have to be created.

Local setting: No adjustment made for local setting.

Local setting density adjustment: 0% **(dph):** 21

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

Mixed use density adjustment: 0% **(dph):** 21

Gross to net adjustment: -10% **(dph):** 18.9

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

Indicative net site capacity (units): 21

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	(+)	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	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 infrastructure 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 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.
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	



Site Deliverability Assessment

Site Reference: SR-0003

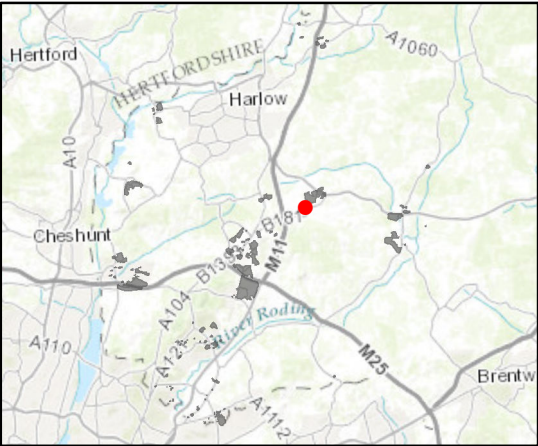
Settlement: North Weald Bassett

Address: Two fields East and West of Church Lane (North of Lancaster Road), North Weald Bassett, Essex

Notes: Agricultural land

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-0003

Issue

P1

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): 9.1

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 constraints (ha): 0.25

On-site non-major policy constraints:

Area of site subject to non-major policy constraints (ha): 0.02

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: 0% **(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.

Local setting: North Weald Bassett Masterplan suggests there should be a density of 40 dwellings per hectare in this location, which is consistent with the proposed site capacity. No adjustment made.

Local setting density adjustment: 0% **(dph):** 39

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):** 39

Gross to net adjustment: -20% **(dph):** 31.2

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

Indicative net site capacity (units): 276

Availability and Achievability Assessment

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 under option to a developer	
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	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	(+)	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 Deliverability Assessment

Site Reference: SR-0036

Settlement: North Weald Bassett

Address: Land at Blumans, North Weald (two sites)

Notes: Agricultural fields

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-0036

Issue

P1

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): 11.38

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

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: 0% **(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.

Local setting: North Weald Bassett Masterplan suggests there should be a density of 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: 0% **(dph):** 39

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):** 39

Gross to net adjustment: -35% **(dph):** 25.35

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

Indicative net site capacity (units): 288

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	(+)	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 infrastructure 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	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 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 Deliverability Assessment

Site Reference: SR-0072

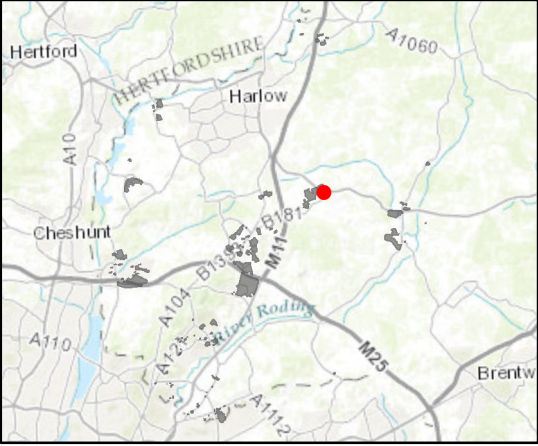
Settlement: North Weald Bassett

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



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0072

Issue

P1

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): 1.29

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

Unconstrained site area (ha): 1.29

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): 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.

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

Existing on-site development or commitments (units): 2

Indicative net site capacity (units): 21

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	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	
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020	
2.1 Site marketability	(-)	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 infrastructure 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	

Site Deliverability Assessment

Site Reference: SR-0076

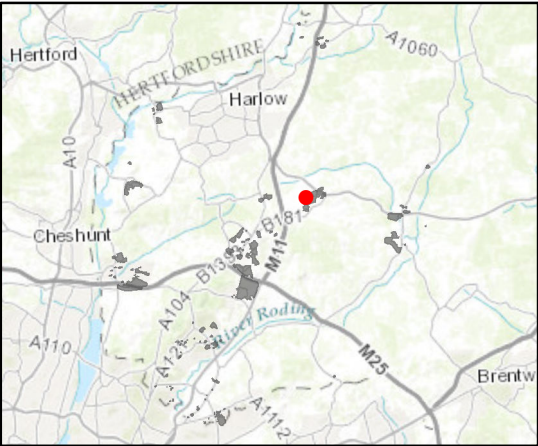
Settlement: North Weald Bassett

Address: Land south of Vicarage Lane, North Weald

Notes: Agricultural land

Land type: High 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-0076

Issue

P1

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): 6.04

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

Unconstrained site area (ha): 6.04

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): 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: -5% **(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.

Local setting: North Weald Bassett Masterplan suggests lower density of 35 dph in this location. Adjustment has been made to bring gross density to 35 dph.

Local setting density adjustment: -5% **(dph):** 35.2

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):** 35.2

Gross to net adjustment: -20% **(dph):** 28.16

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

Indicative net site capacity (units): 170

Availability and Achievability Assessment

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 infrastruncture 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 Deliverability Assessment

Site Reference: SR-0158A

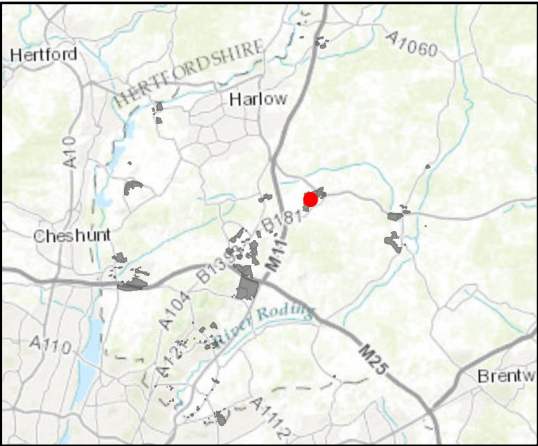
Settlement: North Weald Bassett

Address: Land at North Weald Bassett, South of Vicarage Lane

Notes: Agricultural fields

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-0158A

Issue

P1

ARUP

Epping Forest District Council

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Indicative Site Capacity Assessment

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

Site constraints affecting extent of developable area

Site area (ha): 21

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

Unconstrained site area (ha): 21

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): 819

Refining the indicative site density

Identified density constraints: Ancient and/or Veteran Trees outside of Ancient Woodland, Flood Zone 2, Contamination

Constraints density adjustment: 0% **(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. Therefore no further adjustment made.

Local setting: North Weald Bassett Masterplan suggests there should be a density of 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

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):** 35.1

Gross to net adjustment: -20% **(dph):** 28.08

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

Indicative net site capacity (units): 590

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 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 infrastructure 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 Deliverability Assessment

Site Reference: SR-0195B

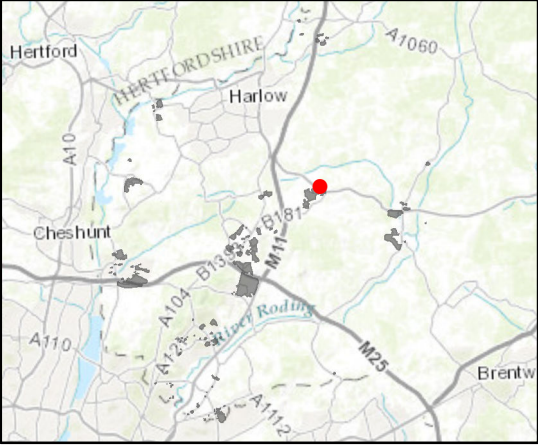
Settlement: North Weald Bassett

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

Issue

P1

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 constraints (ha): 0

On-site non-major policy constraints:

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

Unconstrained site area (ha): 3.42

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): 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 dph.

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): 1

Indicative net site capacity (units): 91

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	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 infrastructure 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	

Site Deliverability Assessment

Site Reference: SR-0417

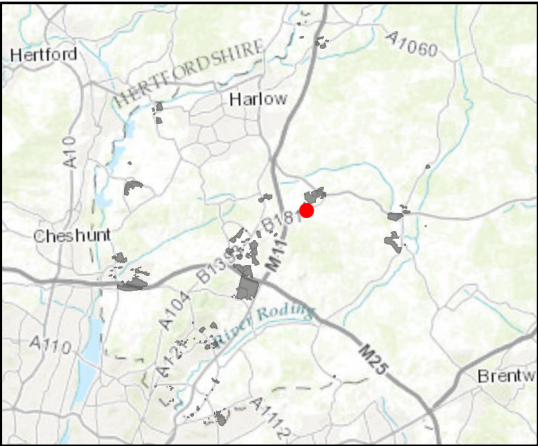
Settlement: North Weald Bassett

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

Issue

P1

ARUP

Epping Forest District Council

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

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 constraints (ha): 0

On-site non-major policy constraints:

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

Unconstrained site area (ha): 1.84

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): 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): 0

Indicative net site capacity (units): 49

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	(+)	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 infrastructure 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 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 Deliverability Assessment

Site Reference:

SR-0455

Settlement:

North Weald Bassett

Address:

Chase Farm Business Centre, Vicarage Lane West, North Weald, Essex, CM16 6AL

Notes:

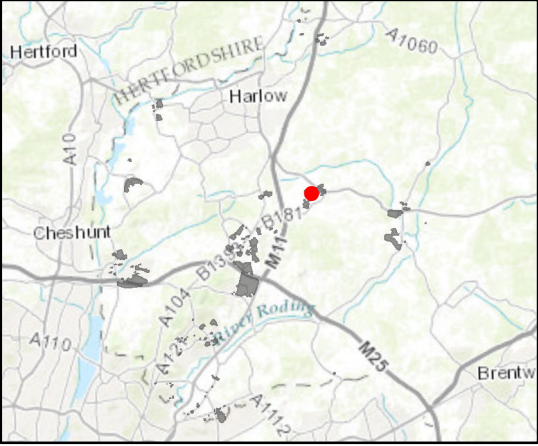
Includes access road, business centre and residential uses.

Land type:

Previously developed Green Belt

Primary use:

Housing



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0455

Issue

P1

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):

0.81

On-site major policy constraints:

None

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

0

On-site non-major policy constraints:

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

0

Unconstrained site area (ha):

0.81

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):

32

Refining the indicative site density

Identified density constraints:

Listed Building

Constraints density adjustment:

0% (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.

Local setting:

North Weald Bassett Masterplan suggests densities on this site of 35 dwellings per hectare. Local setting adjustment made to reduce density to 35 dph.

Local setting density adjustment:

-10% (dph): 35.1

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): 35.1

Gross to net adjustment:

0% (dph): 35.1

Existing on-site development or commitments (units):

1

Indicative net site capacity (units):

27

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	(+)	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	
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	
2.4a 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	

Site Deliverability Assessment

Site Reference: SR-0501

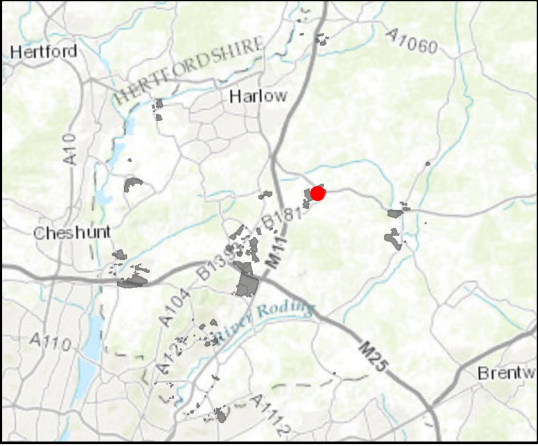
Settlement: North Weald Bassett

Address: Playing field at New House Lane, North Weald

Notes: Playing field.

Land type: Low performing Green Belt adjacent to a settlement

Primary use: Housing



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0501

Issue

P1

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): 2.33

On-site major policy constraints: None

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

On-site non-major policy constraints: The whole site are playing fields.

Area of site subject to non-major policy constraints (ha): 2.33

Unconstrained site area (ha): 0

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: 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 35 dwellings per hectare. Adjustment made to reduce density to 35 dph.

Local setting density adjustment: -10% **(dph):** 35.1

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):** 35.1

Gross to net adjustment: 0% **(dph):** 35.1

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

Indicative net site capacity (units): 0

Availability and Achievability Assessment

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 infrastructure 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 Deliverability Assessment

Site Reference: SR-0512

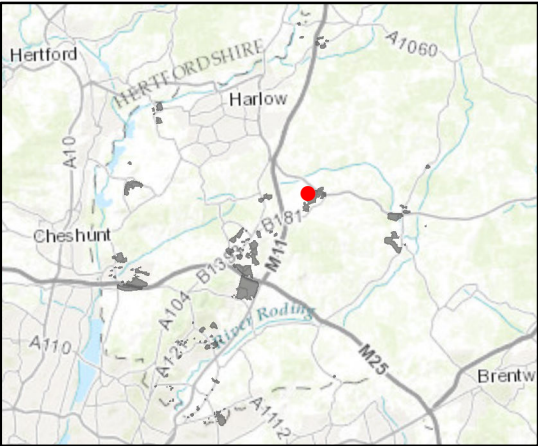
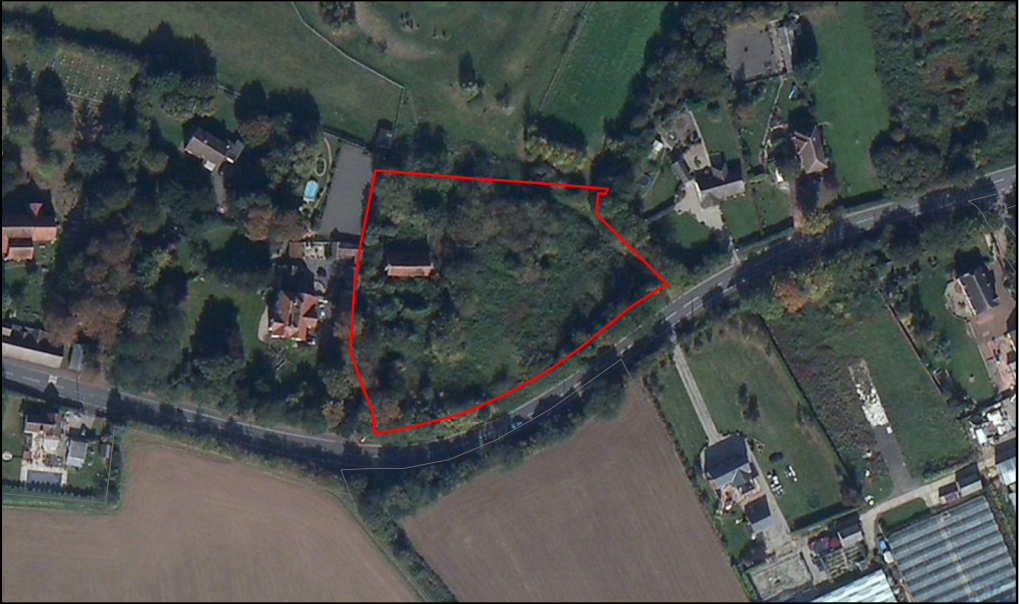
Settlement: North Weald Bassett

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: Housing



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0512

Issue

P1

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): 0.61

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

Unconstrained site area (ha): 0.61

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): 24

Refining the indicative site density

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

Constraints density adjustment: -30% **(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.

Local setting: Site not identified within the North Weald Bassett masterplan. Predominant urban form of Vicarage Lane is detached homes set in larger plots. The capacity has been reduced to reflect local character.

Local setting density adjustment: -30% **(dph):** 19.11

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

Mixed use density adjustment: 0% **(dph):** 19.11

Gross to net adjustment: 0% **(dph):** 19.11

Existing on-site development or commitments (units): 1

Indicative net site capacity (units): 11

Availability and Achievability Assessment

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 infrastructure 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	



<div>Report on Site Selection</div> <div>ARUP</div> <div>Epping Forest District Council</div>	<div>Drawing No. EFDC-S34-0012-Rev1</div>	<div>Content</div> <div>Residential sites for testing at Stages 3/4 in Roydon</div> <div>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</div>	<div>Legend</div> <div><div></div> Stage 3/4 Sites</div>	<div>N</div> <div></div>
	<div>Date: September 2016</div>			
	<div>Scale: 1:6,000 @A3</div>			

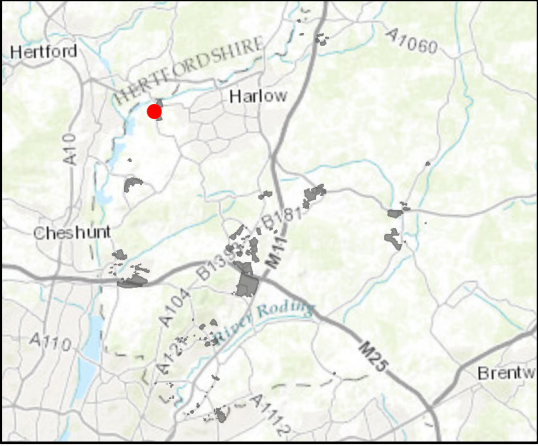
Site Deliverability Assessment

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: Housing



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0035

Issue

P1

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): 0.19
On-site major policy constraints: None

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

On-site non-major policy constraints:

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

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): 7

Refining the indicative site density

Identified density constraints: Conservation Area

Constraints density adjustment: 0% **(dph):** 39
Justification for adjustment: Impact on Conservation Area likely to be mitigated without reduction in density. No capacity adjustment made.

Local setting: Preapp received for six dwellings which is deemed acceptable. Capacity reduced to match pre-app submission.

Local setting density adjustment: -20% **(dph):** 31.2
Incorporate mixed use development: Site proposed for solely residential use.

Mixed use density adjustment: 0% **(dph):** 31.2
Gross to net adjustment: 0% **(dph):** 31.2
Existing on-site development or commitments (units): 0

Indicative net site capacity (units): 6

Availability and Achievability Assessment

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 infrastructure 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	

Site Deliverability Assessment

Site Reference: SR-0117

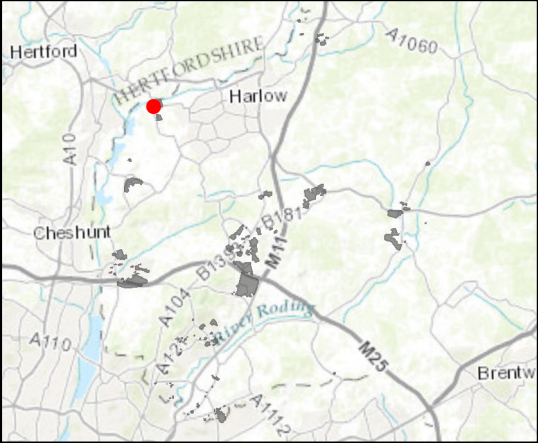
Settlement: Roydon

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: Housing



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0117

Issue

P1

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): 1.31

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

Unconstrained site area (ha): 1.31

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): 77

Refining the indicative site density

Identified density constraints: Conservation Area, Access

Constraints density adjustment: -10% **(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.

Local setting: No adjustment made for local setting.

Local setting density adjustment: 0% **(dph):** 52.65

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

Mixed use density adjustment: 0% **(dph):** 52.65

Gross to net adjustment: -10% **(dph):** 47.38

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

Indicative net site capacity (units): 62

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	(-)	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 infrastructure 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	

Site Deliverability Assessment

Site Reference: SR-0169

Settlement: Roydon

Address: The Old Coal Yard, off 32 High Street, Roydon

Notes:

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-0169

Issue

P1

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): 0.53

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

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: -75% **(dph):** 14.63

Justification for adjustment: Conservation Area likely to be significantly affected by development here, and a capacity reduction has been made.

Local setting: No adjustment made for local setting.

Local setting density adjustment: 0% **(dph):** 14.63

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

Mixed use density adjustment: 0% **(dph):** 14.63

Gross to net adjustment: 0% **(dph):** 14.63

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

Indicative net site capacity (units): 8

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	(+)	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 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	A scheme has been drawn and costed for the site and no viability issues have been identified.
2.3 On-site and physical infrastructure constraints	(-)	Identified on-site constraints may impact upon deliverability.	There may be some constraints to utilities connections and necessary 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 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	

Site Deliverability Assessment

Site Reference: SR-0197

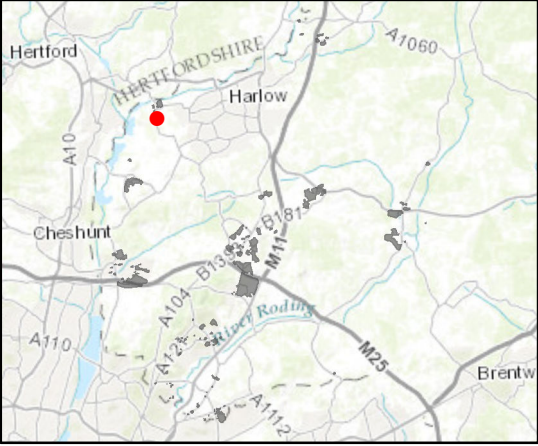
Settlement: Roydon

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: Housing



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0197

Issue

P1

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): 0.5

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

Unconstrained site area (ha): 0.5

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): 19

Refining the indicative site density

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

Constraints density adjustment: -5% **(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.

Local setting: Lower density setting and character of surrounding development likely to require reduction in density. Density reduced accordingly.

Local setting density adjustment: -45% **(dph):** 20.38

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

Mixed use density adjustment: 0% **(dph):** 20.38

Gross to net adjustment: 0% **(dph):** 20.38

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

Indicative net site capacity (units): 10

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	(+)	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 infrastructure 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	

Site Deliverability Assessment

Site Reference: SR-0304

Settlement: Roydon

Address: Roydon, North East Area

Notes: Broad Area North East of Roydon

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-0304

Issue

P1

ARUP

Epping Forest District Council

www.eppingforestdc.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): 1.44

On-site major policy constraints: Flood Zone 3b affects northern and eastern boundaries of the site.

Area of site subject to major policy constraints (ha): 0.48

On-site non-major policy constraints:

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

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: -50% **(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.

Local setting: Development should be limited to the area up the existing public right 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

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

Mixed use density adjustment: 0% **(dph):** 3.12

Gross to net adjustment: -10% **(dph):** 2.81

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

Indicative net site capacity (units): 24

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	An enquiry from the land registry returned multiple titles and no information for a large portion of the site in the north.
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 infrastructure 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 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 Deliverability Assessment

Site Reference: SR-0890

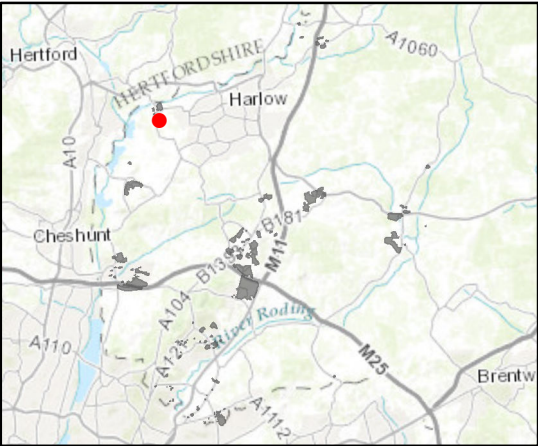
Settlement: Roydon

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

Issue

P1

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): 6.33

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

Unconstrained site area (ha): 6.33

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): 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 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): 0

Indicative net site capacity (units): 15

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 infrastructure 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	



<div>Report on Site Selection</div> <div>ARUP</div> <div>Epping Forest District Council</div>	<div>Drawing No. EFDC-S34-0013-Rev1</div>	<div>Content</div> <div>Residential sites for testing at Stages 3/4 in Sheering</div> <div>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</div>	<div>Legend</div> <div><div></div>Stage 3/4 Sites</div>	<div>N</div> <div></div>
	<div>Date: September 2016</div>			
	<div>Scale: 1:5,000 @A3</div>			

Site Deliverability Assessment

Site Reference: SR-0033

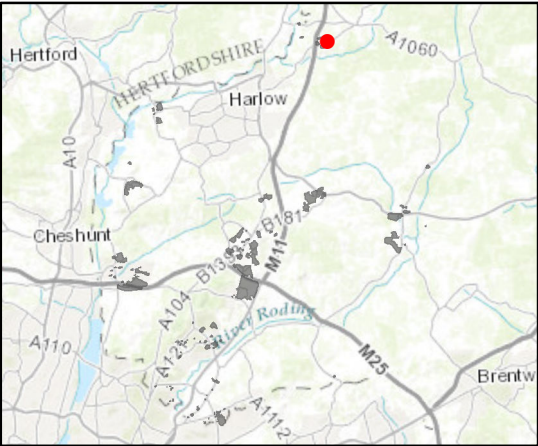
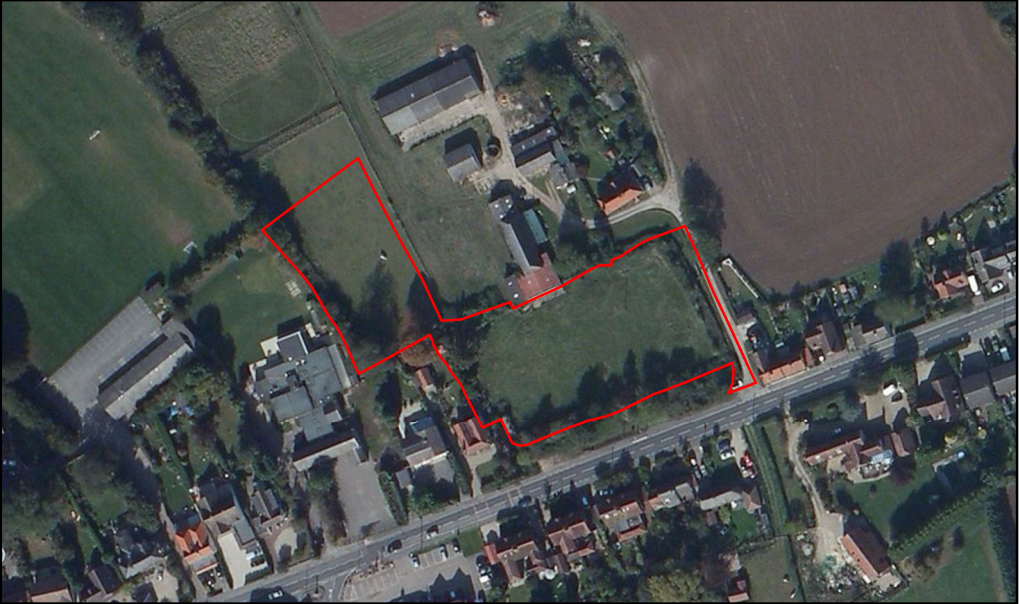
Settlement: Sheering

Address: Daubneys Farm, Sheering, Harlow, Essex, CM22 7LU

Notes: Agricultural field

Land type: Medium performing Green Belt adjacent to a settlement

Primary use: Housing



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0033

Issue

P1

ARUP

Epping Forest District Council

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Indicative Site Capacity Assessment

Site boundary amendment: Site boundary in south-west corner amended to correct discrepancy with land ownership title.

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 constraints (ha): 0

On-site non-major policy constraints:

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

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): 0

Indicative net site capacity (units): 16

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 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 infrastructure 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	(+)	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 an 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 Deliverability Assessment

Site Reference: SR-0073

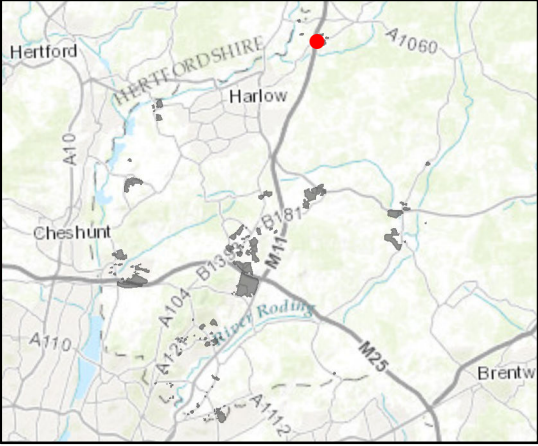
Settlement: Sheering

Address: Land to the East of the M11, Sheering

Notes: Greenfield plot between Sheering and the M11.

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-0073

Issue

P1

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): 2.87

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

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: 0% **(dph):** 34.5

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):** 34.5

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

Mixed use density adjustment: 0% **(dph):** 34.5

Gross to net adjustment: -10% **(dph):** 31.05

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

Indicative net site capacity (units): 89

Availability and Achievability Assessment

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	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 infrastructure 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	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 an 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 Deliverability Assessment

Site Reference: SR-0265

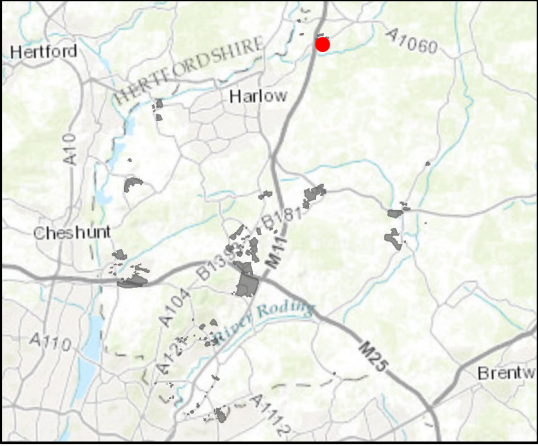
Settlement: Sheering

Address: Land to South of Chambers Farm, Sheering

Notes:

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-0265

Issue

P1

ARUP

Epping Forest District Council

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

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): 4.46

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

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: 0% **(dph):** 34.5

Justification for adjustment: Listed Buildings not likely to constrain capacity due to distance. No capacity adjustment made.

Local setting: No adjustment made for local setting.

Local setting density adjustment: 0% **(dph):** 34.5

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

Mixed use density adjustment: 0% **(dph):** 34.5

Gross to net adjustment: -10% **(dph):** 31.05

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

Indicative net site capacity (units): 139

Availability and Achievability Assessment

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 infrastructure 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	

Site Deliverability Assessment

Site Reference: SR-0873

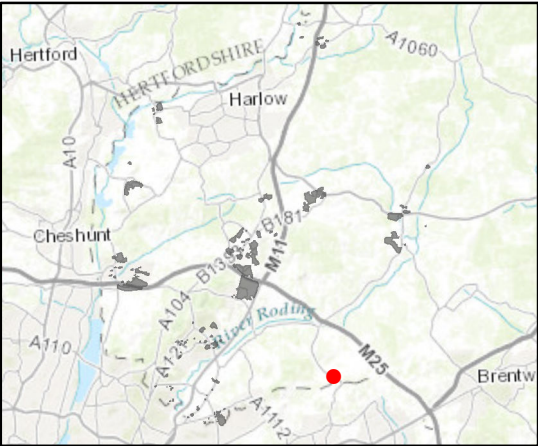
Settlement: Stapleford Abbotts

Address: Rear of Mountford & Bishops Bron Oak Hill Road Stapleford Abbotts Romford Essex RM4 1JL

Notes: Car park and green open space to the rear of the Royal Oak Pub

Land type: Previously developed Green Belt

Primary use: Housing



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0873

Issue

P1

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): 0.57

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

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: 0% **(dph):** 34.5

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

Local setting: Council response to pre-application submission for this site indicates significantly lower development would be required due to local setting, than the baseline capacity indicated. Density reduced accordingly.

Local setting density adjustment: -50% **(dph):** 17.25

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

Mixed use density adjustment: 0% **(dph):** 17.25

Gross to net adjustment: 0% **(dph):** 17.25

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

Indicative net site capacity (units): 10

Availability and Achievability 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 car parking, 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 infrastructure 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	
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 Deliverability Assessment

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



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0311

Issue

P1

ARUP

Epping Forest District Council

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Indicative Site Capacity Assessment

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

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 constraints (ha): 0

On-site non-major policy constraints:

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

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): 0

Indicative net site capacity (units): 12

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 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 infrastructure 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 an 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 Deliverability Assessment

Site Reference: SR-0449

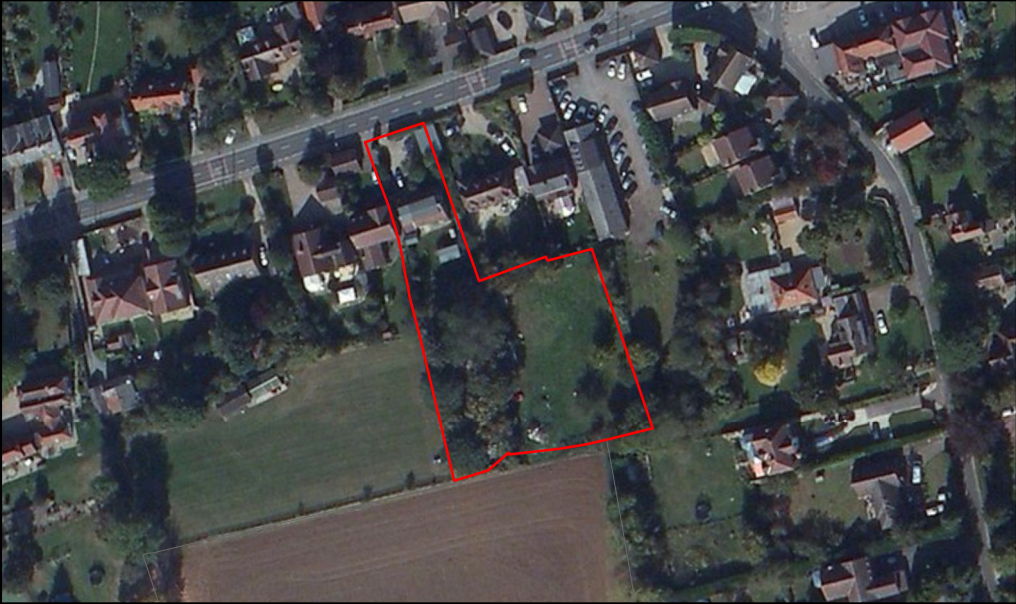
Settlement: Sheering

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



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

Drawing Status

Issue

Drawing No
SR-0449

Issue
P1

ARUP

Epping Forest District Council
www.eppingforestdc.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): 0.33

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

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): 1

Indicative net site capacity (units): 6

Availability and Achievability Assessment

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 infrastructure 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	



<div>Report on Site Selection</div> <div>ARUP</div> <div>Epping Forest District Council</div>	<div>Drawing No. EFDC-S34-0014-Rev1</div>	<div>Content</div> <div>Residential sites for testing at Stages 3/4 in Stapleford Abbots</div> <div><small>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</small></div>	<div>Legend</div> <div><div></div> Stage 3/4 Sites</div>	<div>N</div> <div></div>
	<div>Date: September 2016</div>			
	<div>Scale: 1:6,000 @A3</div>			



<div>Report on Site Selection</div> <div>ARUP</div> <div>Epping Forest District Council</div>	<div>Drawing No. EFDC-S34-0015-Rev1</div>	<div>Content</div> <div>Residential sites for testing at Stages 3/4 in Theydon Bois</div> <div>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</div>	<div>Legend</div> <div><div></div> Stage 3/4 Sites</div>	<div>N</div> <div></div>
	<div>Date: September 2016</div>			
	<div>Scale: 1:8,000 @A3</div>			

Site Deliverability Assessment

Site Reference: SR-0026A

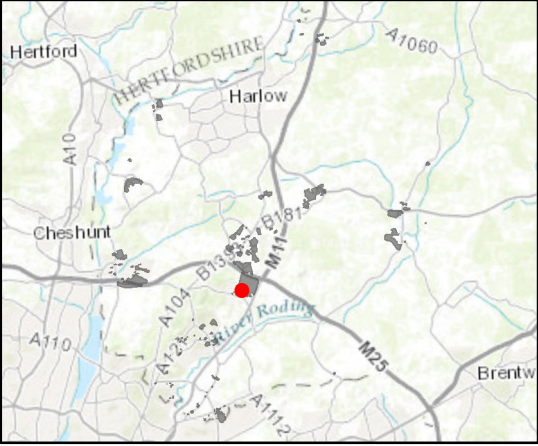
Settlement: Theydon Bois

Address: Land adjacent to Theydon Bois bound by M25, M11, Coopersale Lane, Abridge Road and Central Line

Notes: Agricultural and vacant land.

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-0026A

Issue

P1

ARUP

Epping Forest District Council

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

Indicative Site Capacity Assessment

Site boundary amendment:		No amendment made to site boundary.	
<u>Site constraints affecting extent of developable area</u>			
Site area (ha):	30.33		
On-site major policy constraints:	None		
Area of site subject to major policy constraints (ha):	0		
On-site non-major policy constraints:			
Area of site subject to non-major policy constraints (ha):	0		
Unconstrained site area (ha):	30.33		
<u>Establishing indicative baseline density</u>			
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		
<u>Refining the indicative site density</u>			
Identified density constraints:	TPOs, Ancient/Veteran Trees outside of Ancient Woodland		
Constraints density adjustment:	0%	(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 made.		
Local setting:	No adjustment made for local setting.		
Local setting density adjustment:	0%	(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):	0		
<u>Indicative net site capacity (units):</u>	615		

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 Council's SLAA indicates that the site has three ownerships; two owners have indicated support for development of this site, with the position of the third owner 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	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 suggests that there may be a ransom strip associated with the site, but that this constraint may be overcome.
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 infrastructure 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.	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 Deliverability Assessment

Site Reference: SR-0026B

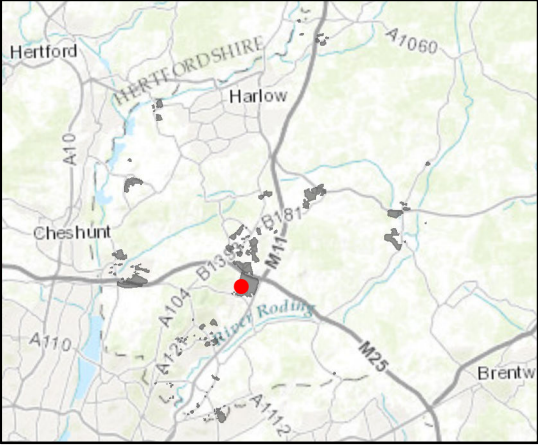
Settlement: Theydon Bois

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: Housing



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0026B

Issue

P1

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): 12.95

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

Unconstrained site area (ha): 12.95

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): 505

Refining the indicative site density

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

Constraints density adjustment: 0% **(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.

Local setting: Development should be limited to the eastern half of the site, excluding 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: -67% **(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: -20% **(dph):** 10.3

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

Indicative net site capacity (units): 133

Availability and Achievability Assessment

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 infrastructure 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 Deliverability Assessment

Site Reference: SR-0026C

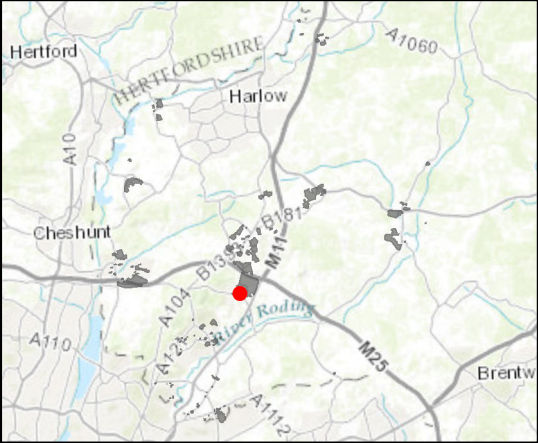
Settlement: Theydon Bois

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



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0026C

Issue

P1

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): 10.23

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

Unconstrained site area (ha): 10.23

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): 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): 0

Indicative net site capacity (units): 121

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 footpath and telegraph mast affect the edges of the site but it was judged that these would not constrain the site coming forward for 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	A number of enquiries have been received from interested developers.
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	
2.4a 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 Deliverability Assessment

Site Reference: SR-0070

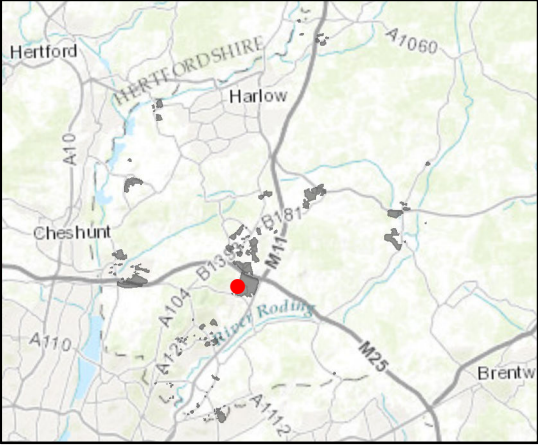
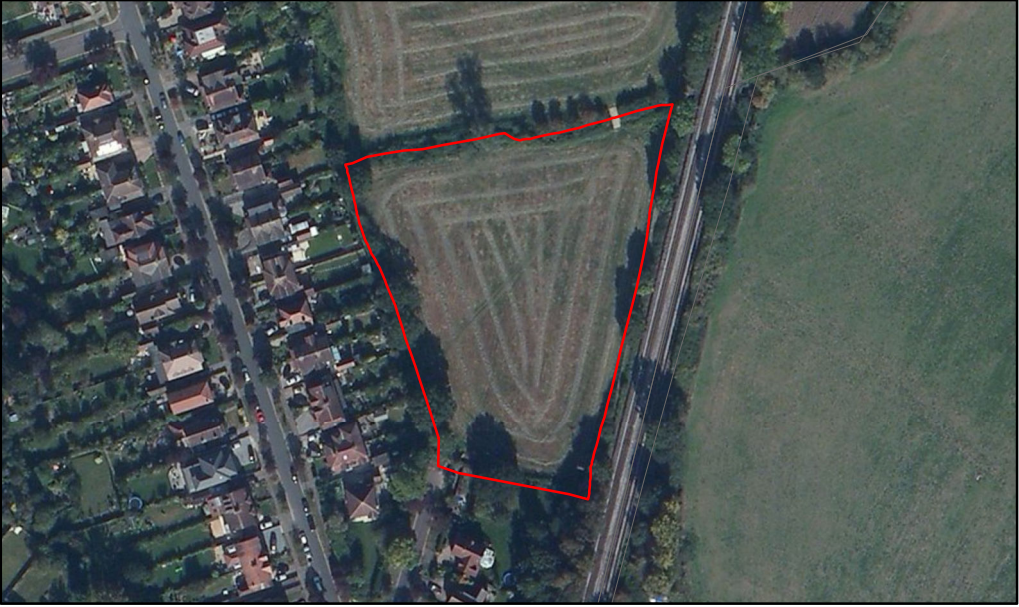
Settlement: Theydon Bois

Address: Land at Forest Drive, Theydon Bois

Notes: Agricultural/Greenfield plot

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-0070

Issue

P1

ARUP

Epping Forest District Council

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

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): 0.89

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

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: 0% **(dph):** 58.5

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):** 58.5

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

Mixed use density adjustment: 0% **(dph):** 58.5

Gross to net adjustment: 0% **(dph):** 58.5

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

Indicative net site capacity (units): 52

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	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.
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 infrastructure 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 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 Deliverability Assessment

Site Reference: SR-0228i

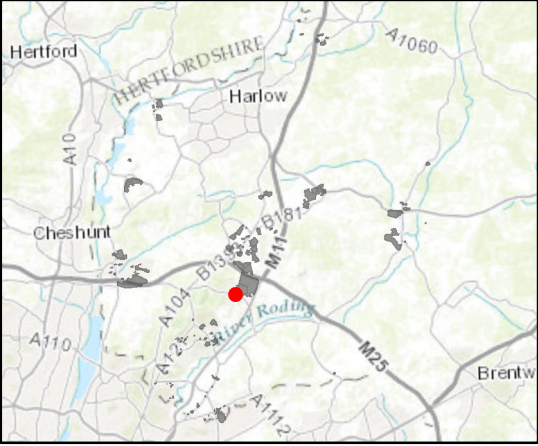
Settlement: Theydon Bois

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: Housing



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0228i

Issue

P1

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): 0.36

On-site major policy constraints: None

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

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 constraints (ha): 0

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: Yes

Indicative baseline density (dph): 67.28

Indicative baseline yield (units): 24

Refining the indicative site density

Identified density constraints: No constraints

Constraints density adjustment: 0% **(dph):** 67.28

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

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

Mixed use density adjustment: -18% **(dph):** 82.75

Gross to net adjustment: 0% **(dph):** 82.75

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

Indicative net site capacity (units): 29

Availability and Achievability Assessment

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 infrastructure 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 Deliverability Assessment

Site Reference: SR-0228ii

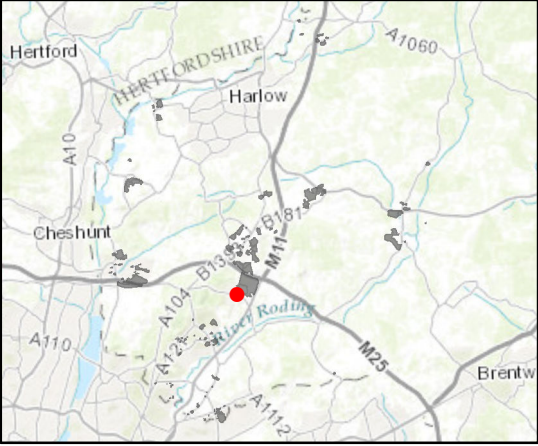
Settlement: Theydon Bois

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: Housing



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0228ii

Issue

P1

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): 0.23

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

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: Yes

Indicative baseline density (dph): 67.28

Indicative baseline yield (units): 16

Refining the indicative site density

Identified density constraints: No constraints

Constraints density adjustment: 0% **(dph):** 67.28

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

Local setting: Car park site adjacent to London Underground station is identified as 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 similar sites incorporate employment/retail uses. It has therefore been assumed that 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: 0% **(dph):** 82.75

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

Indicative net site capacity (units): 19

Availability and Achievability Assessment

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 infrastructure 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 Deliverability Assessment

Site Reference: SR-0585

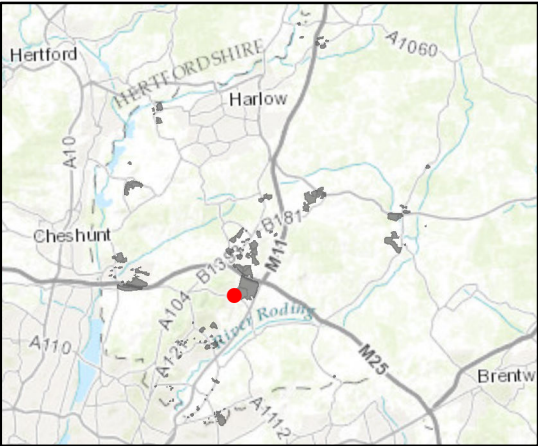
Settlement: Theydon Bois

Address: 21/23 Forest Drive, Theydon Bois, Essex, CM16 7HA

Notes: Dwelling and associated garden land

Land type: Brownfield urban site

Primary use: Housing



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0585

Issue

P1

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): 0.06

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

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: Yes

Indicative baseline density (dph): 67.28

Indicative baseline yield (units): 4

Refining the indicative site density

Identified density constraints: TPOs

Constraints density adjustment: 0% **(dph):** 67.28

Justification for adjustment: There is one TPO on site, which is likely to be accommodated within the scheme design without constraining capacity. No adjustment made.

Local setting: No adjustment made for local setting.

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

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

Mixed use density adjustment: 0% **(dph):** 67.28

Gross to net adjustment: 0% **(dph):** 67.28

Existing on-site development or commitments (units): 1

Indicative net site capacity (units): 3

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	(+)	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 infrastructure 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	

Site Deliverability Assessment

Site Reference: SR-0800

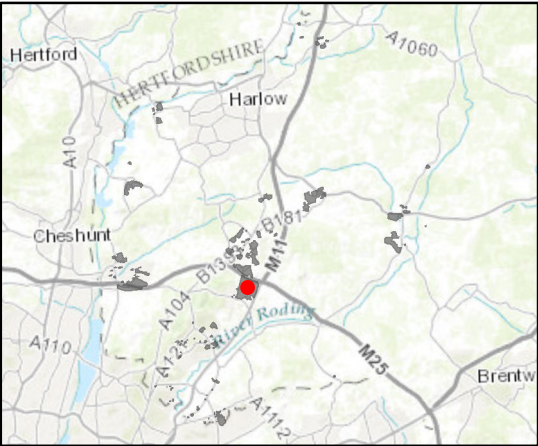
Settlement: Theydon Bois

Address: Land to the East of Theydon Bois

Notes: Open agricultural/grazing land, stream in the site.

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-0800

Issue

P1

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): 12.95

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

Unconstrained site area (ha): 12.95

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): 505

Refining the indicative site density

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

Constraints density adjustment: -10% **(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 site.

Local setting: Density reduced substantially to reflect rural village setting. Higher densities could be focused towards LU Station.

Local setting density adjustment: -40% **(dph):** 21.06

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

Mixed use density adjustment: 0% **(dph):** 21.06

Gross to net adjustment: -35% **(dph):** 13.69

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

Indicative net site capacity (units): 177

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 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 infrastructure 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 Deliverability Assessment

Site Reference: SR-0849

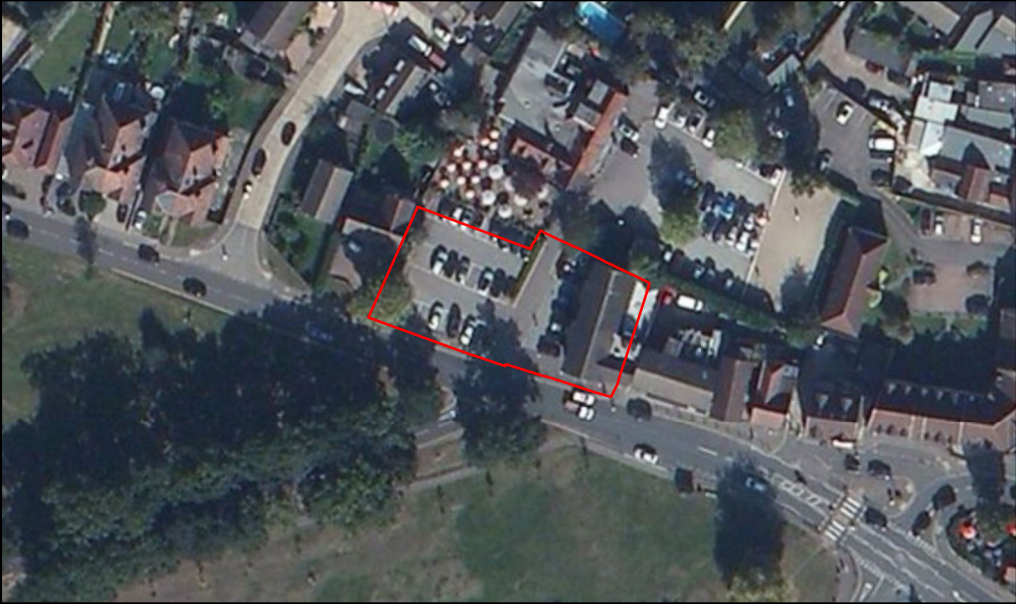
Settlement: Theydon Bois

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: Housing



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0849

Issue

P1

ARUP

Epping Forest District Council

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Indicative Site Capacity Assessment

Site boundary amendment: Site boundary amended to correct drawing errors.

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 constraints (ha): 0

On-site non-major policy constraints:

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

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: Yes

Indicative baseline density (dph): 67.28

Indicative baseline yield (units): 8

Refining the indicative site density

Identified density constraints: Nationally Protected Sites, TPOs, Buffer Lands

Constraints density adjustment: -10% **(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.

Local setting: No adjustment made for local setting.

Local setting density adjustment: 0% **(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: 0% **(dph):** 60.55

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

Indicative net site capacity (units): 7

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	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 currently in use as retail with car parking. The timescale for this use ceasing 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 the site has a complex ownership pattern, it is assumed for the purposes of this assessment that no marketing has been undertaken.
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	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	



<div>Report on Site Selection</div> <div>ARUP</div> <div>Epping Forest District Council</div>	<div>Drawing No. EFDC-S34-0016-Rev1</div>	<div>Content</div> <div>Residential sites for testing at Stages 3/4 in Thornwood</div> <div>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</div>	<div>Legend</div> <div><div></div>Stage 3/4 Sites</div>	<div>N</div> <div></div>
	<div>Date: September 2016</div>			
	<div>Scale: 1:5,000 @A3</div>			

Site Deliverability Assessment

Site Reference: SR-0043

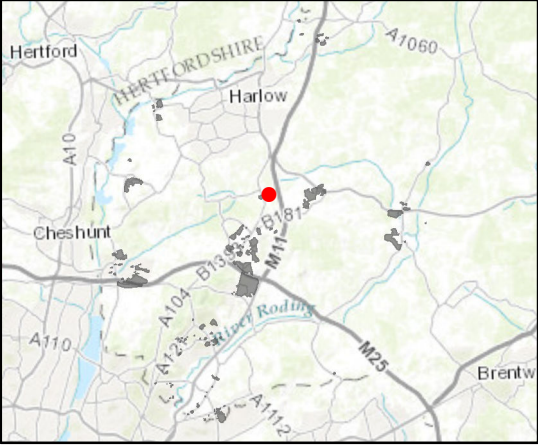
Settlement: Thornwood

Address: Land at Weald Hall Lane, Thornwood

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-0043

Issue

P1

ARUP

Epping Forest District Council

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

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): 5.72

On-site major policy constraints: Flood Risk Zone 3b affects a small portion of the site around the south-eastern boundary.

Area of site subject to major policy constraints (ha): 0.25

On-site non-major policy constraints:

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

Unconstrained site area (ha): 5.47

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: 0% **(dph):** 34.5

Justification for adjustment: Mitigation for potential impact on SSSI is not likely to constrain density. 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: 0% **(dph):** 34.5

Incorporate mixed use development: The site promoter proposes 2.14 hectares for commercial use, representing 37% of site area. The capacity has been reduced accordingly.

Mixed use density adjustment: -37% **(dph):** 21.73

Gross to net adjustment: -20% **(dph):** 17.39

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

Indicative net site capacity (units): 95

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	(+)	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	(+)	No viability issues identified	
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability.	The promoters have stated that a very small part of the site is within flood zone 2. However, this constraint could be overcome through design.
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 Deliverability Assessment

Site Reference: SR-0149

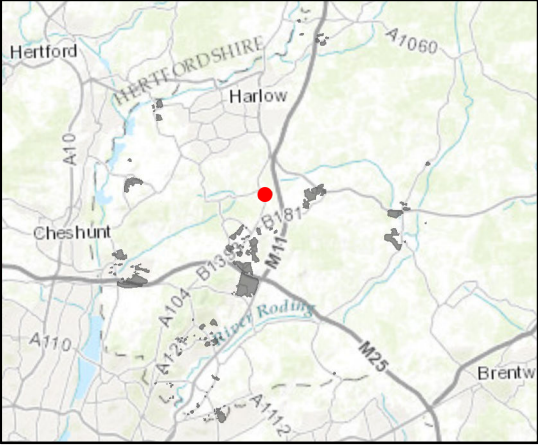
Settlement: Thornwood

Address: Tudor House, High Road, Thornwood, with adjacent land.

Notes: Dwelling house and adjacent land (fields)

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-0149

Issue

P1

ARUP

Epping Forest District Council

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

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): 4.01

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

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: 0% **(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: 0% **(dph):** 34.5

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

Mixed use density adjustment: 0% **(dph):** 34.5

Gross to net adjustment: -10% **(dph):** 31.05

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

Indicative net site capacity (units): 124

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	(+)	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	Information from the agent acting on behalf of the landowner has confirmed that there have been active enquiries from a housebuilder.
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	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	(+)	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	
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 Deliverability Assessment

Site Reference: SR-0410

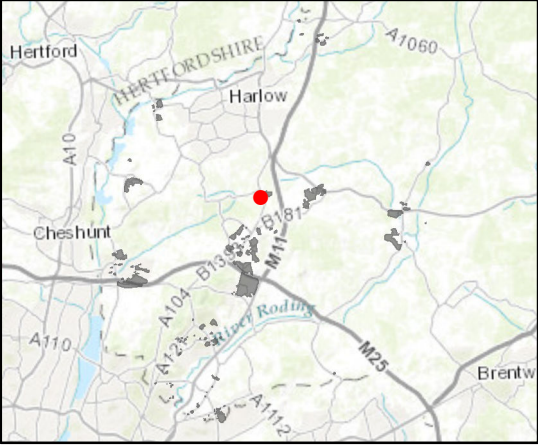
Settlement: Thornwood

Address: Land East of High Road, Thornwood

Notes: Farm and 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-0410

Issue

P1

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): 4.2

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

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: 0% **(dph):** 34.5

Justification for adjustment: Site is some distance to SSSI and not likely to constrain capacity. No capacity adjustment made.

Local setting: No adjustment made for local setting.

Local setting density adjustment: 0% **(dph):** 34.5

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

Mixed use density adjustment: 0% **(dph):** 34.5

Gross to net adjustment: -10% **(dph):** 31.05

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

Indicative net site capacity (units): 130

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	An enquiry from the land registry returned 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	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.
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 infrastructure 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	
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	



<div>Report on Site Selection</div> <div>ARUP</div> <div>Epping Forest District Council</div>	<div>Drawing No. EFDC-S34-0017-Rev1</div>	<div>Content</div> <div>Residential sites for testing at Stages 3/4 in Waltham Abbey</div> <div>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</div>	<div>Legend</div> <div><div></div> Stage 3/4 Sites</div>	<div>N</div> <div></div>
	<div>Date: September 2016</div>			
	<div>Scale: 1:12,000 @A3</div>			

Site Deliverability Assessment

Site Reference: SR-0061B

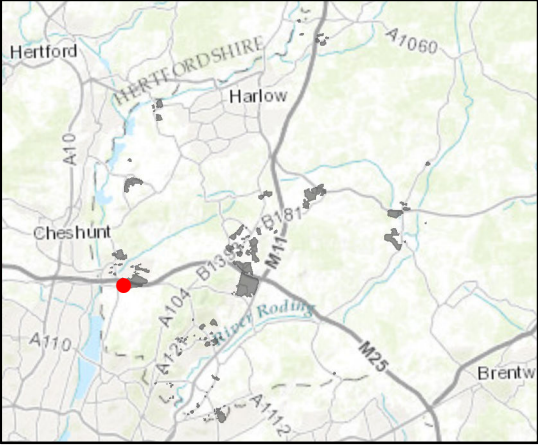
Settlement: Waltham Abbey

Address: Land adjacent to north and south of A121, south of Waltham Abbey

Notes: Land around Dowding Way (A121). Currently agricultural land

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-0061B

Issue

P1

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): 22.79

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

Unconstrained site area (ha): 22.79

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): 1025

Refining the indicative site density

Identified density constraints: Internationally Protected Sites, HSE Middle Zone

Constraints density adjustment: -20% **(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.

Local setting: No adjustment made for local setting.

Local setting density adjustment: 0% **(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: -35% **(dph):** 11.7

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

Indicative net site capacity (units): 267

Availability and Achievability Assessment

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 infrastrurcture 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	

Site Deliverability Assessment

Site Reference: SR-0065

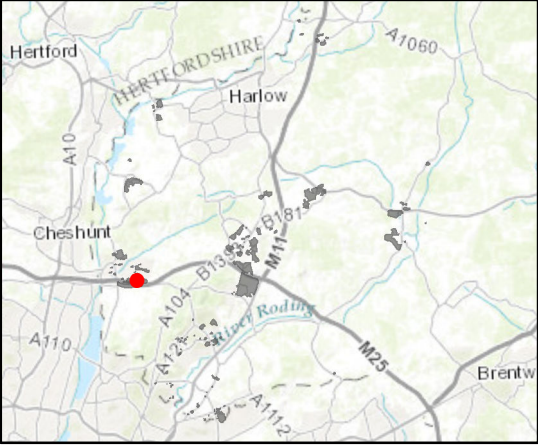
Settlement: Waltham Abbey

Address: Land south of Honey Lane, north of M25 and west of Junction 26 of M25

Notes: Residential units, primary school, open space (playing fields) and scrub/grassland

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-0065

Issue

P1

ARUP

Epping Forest District Council

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

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 constraints (ha): 0

On-site non-major policy constraints: South and west of site are constrained by the BAP habitat. West and north of the site are playing fields and an existing school.

Area of site subject to non-major policy constraints (ha): 26.89

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: -50% **(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: 0% **(dph):** 22.5

Incorporate mixed use development: The Council's SLAA indicates that the site would be housing-led with 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: -35% **(dph):** 14.63

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

Indicative net site capacity (units): 158

Availability and Achievability Assessment

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 infrastructure 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 Deliverability Assessment

Site Reference: SR-0099

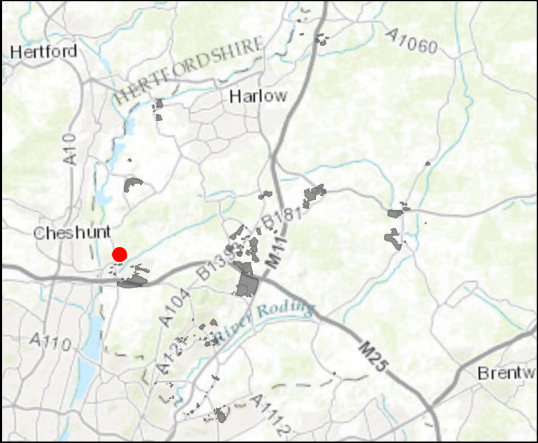
Settlement: Waltham Abbey

Address: Lea Valley Nursery, Crooked Mile, Waltham Abbey

Notes: Derelict agricultural nursery/garden centre with a few small warehouses on site and an area of open storage hardstanding

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-0099

Issue

P1

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): 16.66

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

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: 0% **(dph):** 45

Justification for adjustment: Distance of site to Nationally Protected Sites not likely to affect capacity. No capacity adjustment made.

Local setting: No adjustment made for local setting.

Local setting density adjustment: 0% **(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 ratio

Mixed use density adjustment: -5% **(dph):** 42.75

Gross to net adjustment: -35% **(dph):** 27.79

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

Indicative net site capacity (units): 463

Availability and Achievability Assessment

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	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 infrastructure 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 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 Deliverability Assessment

Site Reference: SR-0104

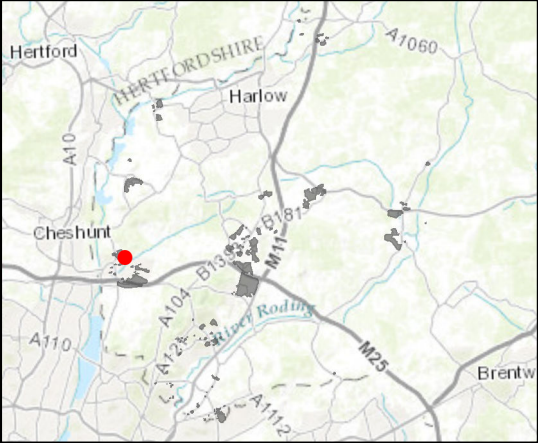
Settlement: Waltham Abbey

Address: Land adjoining Parklands, Waltham Abbey

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-0104

Issue

P1

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): 4.34

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

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: -25% **(dph):** 33.75

Justification for adjustment: 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.

Local setting: No adjustment made for local setting.

Local setting density adjustment: 0% **(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: -10% **(dph):** 30.38

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

Indicative net site capacity (units): 132

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	(+)	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 infrastructure 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	

Site Deliverability Assessment

Site Reference: SR-0219

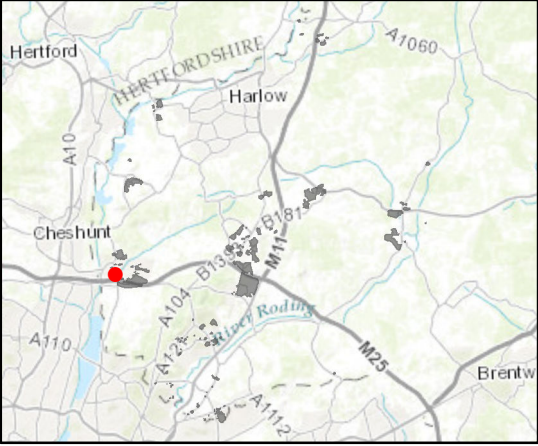
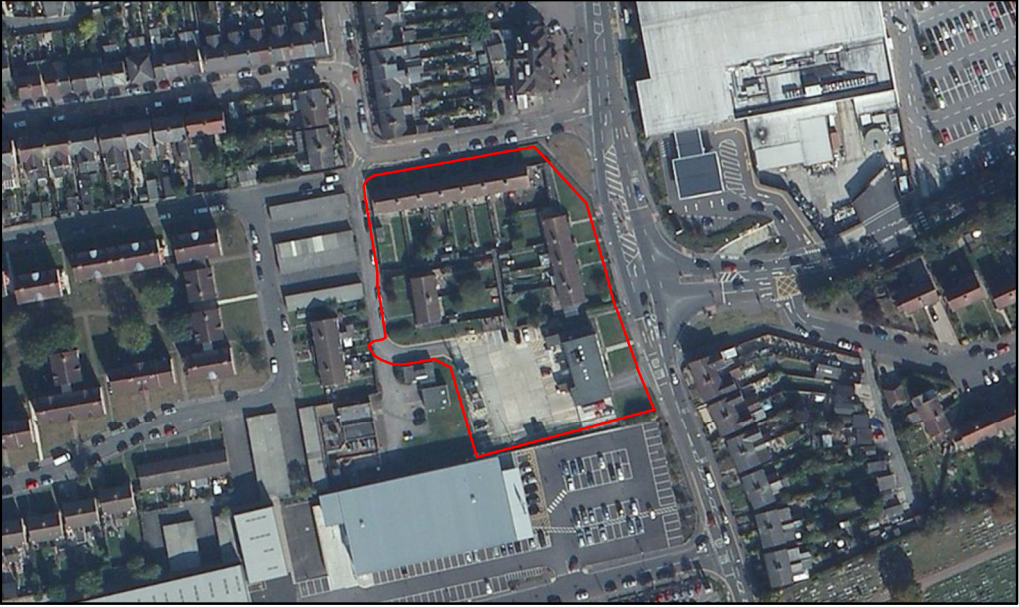
Settlement: Waltham Abbey

Address: Fire Station, Sewardstone Road, Waltham Abbey, Essex, EN9 1PA

Notes:

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-0219

Issue

P1

ARUP

Epping Forest District Council

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

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): 0.65

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

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: 0% **(dph):** 67.5

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):** 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): 0

Indicative net site capacity (units): 44

Availability and Achievability Assessment

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 infrastructure 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 Deliverability Assessment

Site Reference: SR-0370

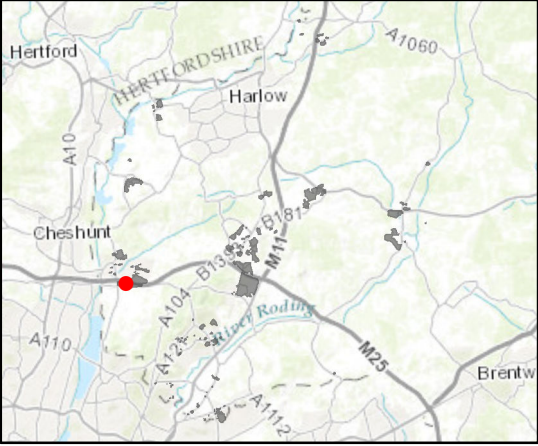
Settlement: Waltham Abbey

Address: Land off Beechfield Walk

Notes: Agricultural land and small copse

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-0370

Issue

P1

ARUP

Epping Forest District Council

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

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): 4.38

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

Unconstrained site area (ha): 4.38

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): 197

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: 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.

Mixed use density adjustment: -30% **(dph):** 31.5

Gross to net adjustment: -10% **(dph):** 28.35

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

Indicative net site capacity (units): 124

Availability and Achievability Assessment

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 infrastructure 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	

Site Deliverability Assessment

Site Reference: SR-0377

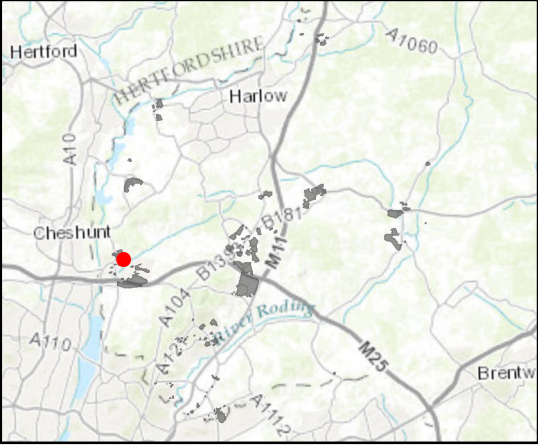
Settlement: Waltham Abbey

Address: Parklands/Newteswell Drive amenity open space

Notes: Existing amenity open 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-0377

Issue

P1

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): 0.93

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

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: 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): 0

Indicative net site capacity (units): 42

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	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 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 infrastructure 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 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	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 Deliverability Assessment

Site Reference: SR-0379

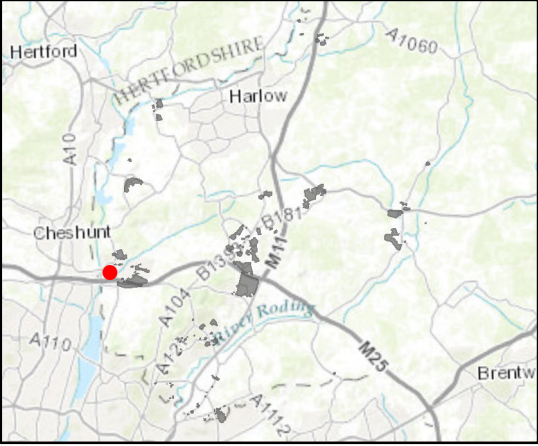
Settlement: Waltham Abbey

Address: Land off Town Mead Road

Notes: Large residential garden

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-0379

Issue

P1

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Epping Forest District Council

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

Indicative Site Capacity Assessment

Site boundary amendment: No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha): 0.16

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

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: -25% **(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: 0% **(dph):** 50.63

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

Mixed use density adjustment: 0% **(dph):** 50.63

Gross to net adjustment: 0% **(dph):** 50.63

Existing on-site development or commitments (units): 1

Indicative net site capacity (units): 7

Availability and Achievability Assessment

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 existing horticulture site would remain on-site for the foreseeable future.
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 landowner has confirmed that the site would not be 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 infrastructure 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 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 Deliverability Assessment

Site Reference: SR-0381

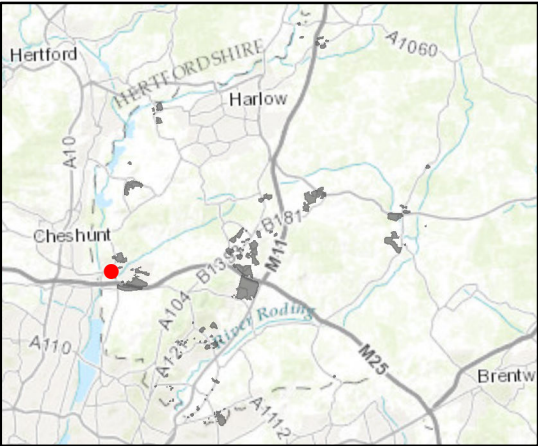
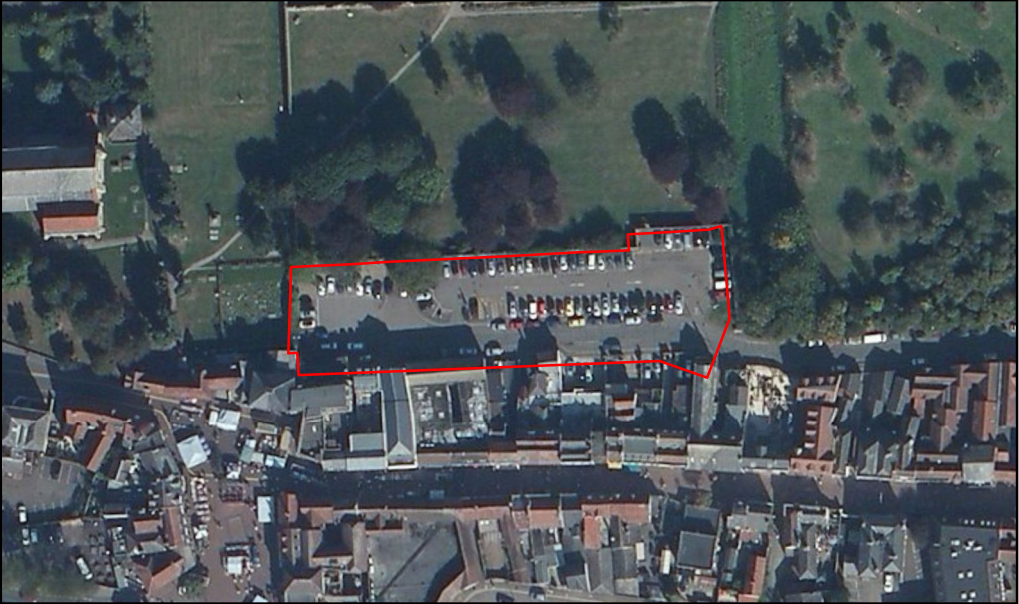
Settlement: Waltham Abbey

Address: Darby Drive / Abbey Gardens Car Park

Notes: Pay and Display Car park

Land type: Urban open space

Primary use: Housing



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0381

Issue

P1

ARUP

Epping Forest District Council

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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 constraints (ha): 0

On-site non-major policy constraints: Parking could be re-provided through basement parking and therefore no reduction in available site area made.

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

Unconstrained site area (ha): 0.36

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): 24

Refining the indicative site density

Identified density constraints: Conservation Area, Listed Buildings

Constraints density adjustment: -30% **(dph):** 47.25

Justification for adjustment: Impact on Conservation Area and potential for harm to Grade II listed wall, and adjacent to Scheduled Monument likely to require reduction n density.

Local setting: Long, narrow site may limit capacity. Therefore despite higher densities generally being promoted on car parks no increase to density made.

Local setting density adjustment: 0% **(dph):** 47.25

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

Mixed use density adjustment: 0% **(dph):** 47.25

Gross to net adjustment: 0% **(dph):** 47.25

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

Indicative net site capacity (units): 17

Availability and Achievability Assessment

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 infrastructure 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	

Site Deliverability Assessment

Site Reference: SR-0385

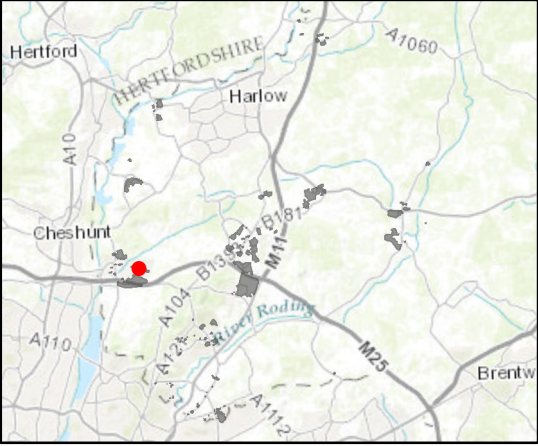
Settlement: Waltham Abbey

Address: Ninefields, Land at Hillhouse Drive inc. Abbey Youth Football Ground and Stoney Bridge Drive Allotments

Notes: Existing playing fields and amenity open 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-0385

Issue

P1

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): 0.83

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

Unconstrained site area (ha): 0.83

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): 37

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: Hill House masterplan identifies site as being suitable for 60-unit assisted living scheme. Density adjusted to bring it in line with masterplan.

Local setting density adjustment: +62% **(dph):** 72.9

Incorporate mixed use development: Site proposed for housing only.

Mixed use density adjustment: 0% **(dph):** 72.9

Gross to net adjustment: 0% **(dph):** 72.9

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

Indicative net site capacity (units): 60

Availability and Achievability Assessment

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 covenant limiting land use to open space exists on the site. As the covenant 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 infrastructure 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 Deliverability Assessment

Site Reference: SR-0482

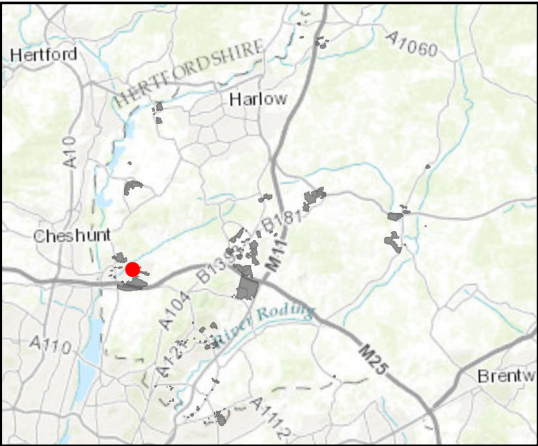
Settlement: Waltham Abbey

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

Issue

P1

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): 0.71

On-site major policy constraints: None

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

On-site non-major policy constraints: The whole site are playing fields.

Area of site subject to non-major policy constraints (ha): 0.71

Unconstrained site area (ha): 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): 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): 0

Indicative net site capacity (units): 0

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	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	

Site Deliverability Assessment

Site Reference: SR-0541

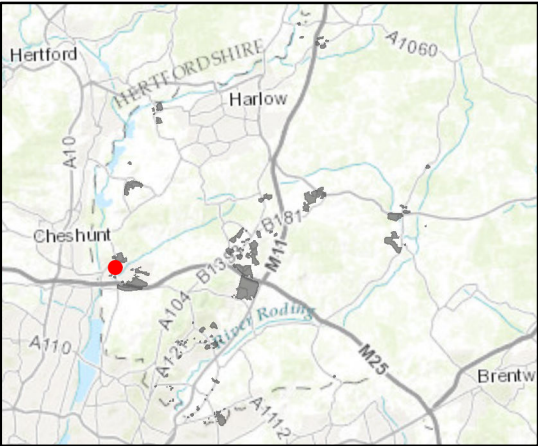
Settlement: Waltham Abbey

Address: W/Abbey Community Centre Saxon Way

Notes: Single storey school building with substantial open space.

Land type: Urban open space

Primary use: Housing



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0541

Issue

P1

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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): 0.41

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

Unconstrained site area (ha): 0.41

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): 28

Refining the indicative site density

Identified density constraints: Conservation Area

Constraints density adjustment: 0% **(dph):** 67.5

Justification for adjustment: Adjacent Conservation Area not likely to constrain capacity. No capacity adjustment made.

Local setting: The Council's Settlement capacity Study estimated a site capacity of 53. The density has been increased to match.

Local setting density adjustment: +110% **(dph):** 141.75

Incorporate mixed use development: The Council's Settlement Capacity Study recommended this site retain community centre, comprising circa 9% of the site area. The capacity has been reduced accordingly.

Mixed use density adjustment: -9% **(dph):** 128.99

Gross to net adjustment: 0% **(dph):** 128.99

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

Indicative net site capacity (units): 53

Availability and Achievability Assessment

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 infrastructure 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 Deliverability Assessment

Site Reference: SR-0566

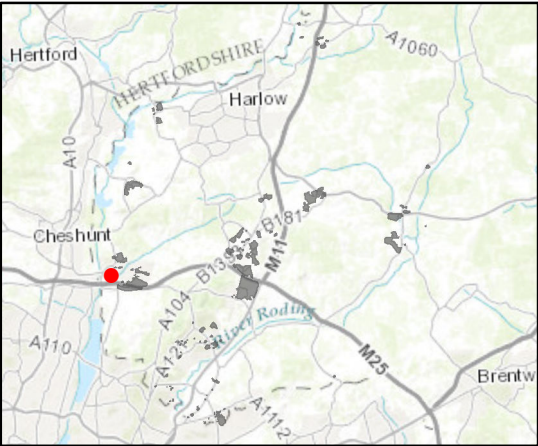
Settlement: Waltham Abbey

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: Housing



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0566

Issue

P1

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): 0.32

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

Unconstrained site area (ha): 0.32

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): 22

Refining the indicative site density

Identified density constraints: Flood Zones 2 and 3A

Constraints density adjustment: 0% **(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.

Local setting: No adjustment made for local setting.

Local setting density adjustment: 0% **(dph):** 67.5

Incorporate mixed use development: Site proposed for housing only.

Mixed use density adjustment: 0% **(dph):** 67.5

Gross to net adjustment: 0% **(dph):** 67.5

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

Indicative net site capacity (units): 22

Availability and Achievability Assessment

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 infrastructure 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 Deliverability Assessment

Site Reference: SR-0578A

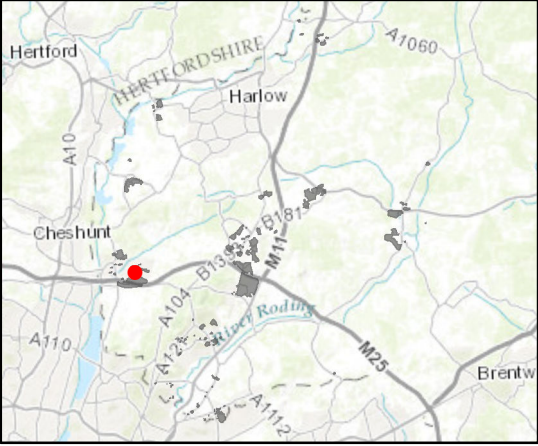
Settlement: Waltham Abbey

Address: Shernbrook Hostel, Shernbrook Road

Notes: Hostel, including parking.

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-0578A

Issue

P1

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): 0.16

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

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): 7

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: Density reduced to reflect lower density setting and character of surrounding development.

Local setting density adjustment: -30% **(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: 0% **(dph):** 31.5

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

Indicative net site capacity (units): 5

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	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 infrastructure 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 Deliverability Assessment

Site Reference:

SR-0688

Settlement:

Waltham Abbey

Address:

Grant Court Garages, Nos. 99-126, Waltham Abbey

Notes:

Council owned garages with associated parking and turning area.

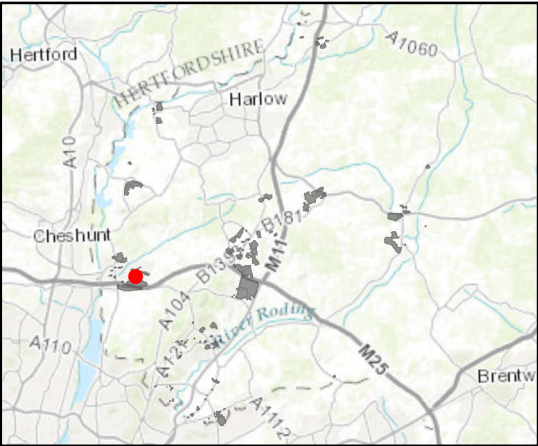
Land type:

Brownfield urban site

Primary use:

Housing





Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status



Issue

Drawing No

SR-0688

Issue

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):0.12

On-site major policy constraints:None

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

On-site non-major policy constraints:

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

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):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):0

Indicative net site capacity (units):11

Availability and Achievability Assessment

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 garage 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 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	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 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 Deliverability Assessment

Site Reference: SR-0690

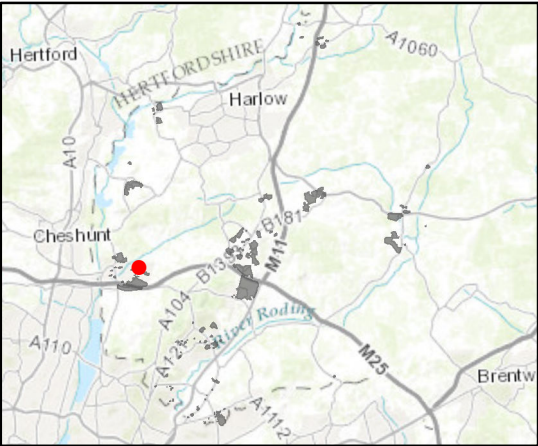
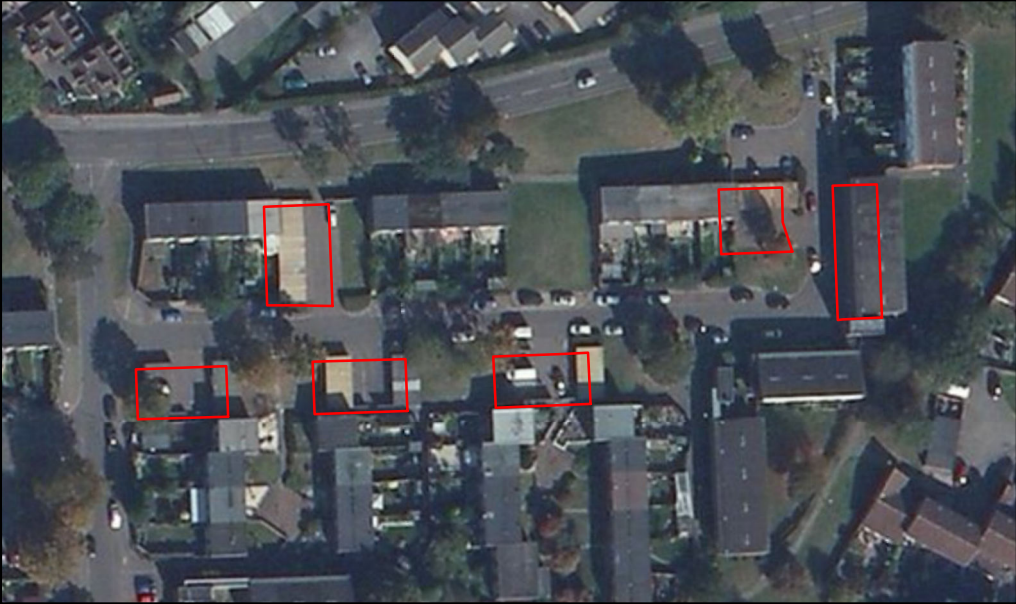
Settlement: Waltham Abbey

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

Issue

P1

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): 0.12

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

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): 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): 0

Indicative net site capacity (units): 11

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 promoter has confirmed that the existing garage use could cease in the short term.
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 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 infrastructure 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 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 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 Deliverability Assessment

Site Reference:

SR-0853

Settlement:

Waltham Abbey

Address:

Playing fields at Waltham Holy Cross School grounds, Monkwood Ave, Waltham Abbey, Essex

Notes:

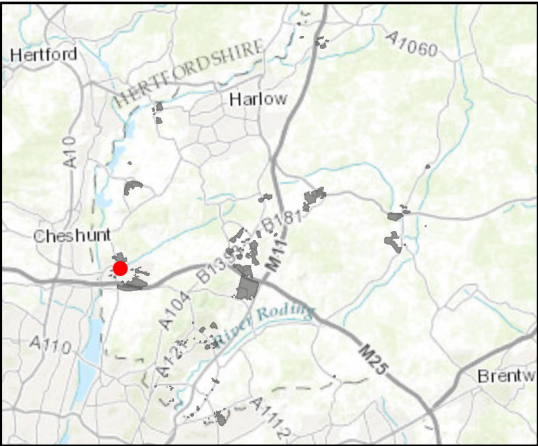
Playing fields at Waltham Holy Cross Primary School

Land type:

Urban open space

Primary use:

Housing



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0853

Issue

P1

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):

1.04

On-site major policy constraints:

None

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

0

On-site non-major policy constraints:

The whole site are playing fields.

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

1.04

Unconstrained site area (ha):

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):

0

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 capacity adjustment made.

Local setting:

No adjustment made for local setting.

Local setting density adjustment:

0% (dph): 45

Incorporate mixed use development:

The Council's Settlement Capacity Study recommended this site incorporate employment/retail uses and assumed some 230sqm of employment space. Since this site is not being progressed for development no adjustment has been made.

Mixed use density adjustment:

0% (dph): 45

Gross to net adjustment:

0% (dph): 45

Existing on-site development or commitments (units):

0

Indicative net site capacity (units):

0

Availability and Achievability Assessment

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 infrastrurcture 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	

Site Deliverability Assessment

Site Reference: SR-0854

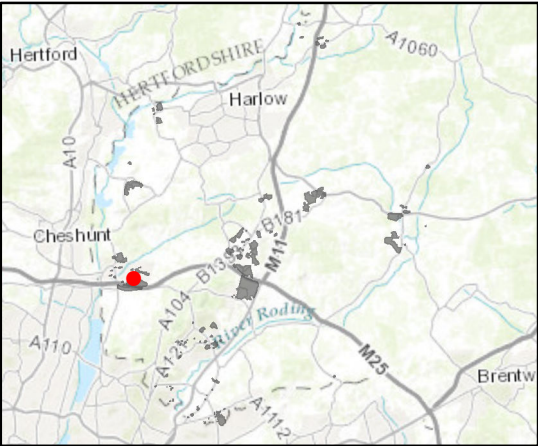
Settlement: Waltham Abbey

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: Housing



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0854

Issue

P1

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): 1.25

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

Unconstrained site area (ha): 1.25

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): 56

Refining the indicative site density

Identified density constraints: Listed Building, Access

Constraints density adjustment: -30% (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.

Local setting: No adjustment made for local setting.

Local setting density adjustment: 0% (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.

Mixed use density adjustment: -4% (dph): 30.24

Gross to net adjustment: -10% (dph): 27.22

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

Indicative net site capacity (units): 34

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	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	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 infrastructure 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	

Site Deliverability Assessment

Site Reference: SR-0901

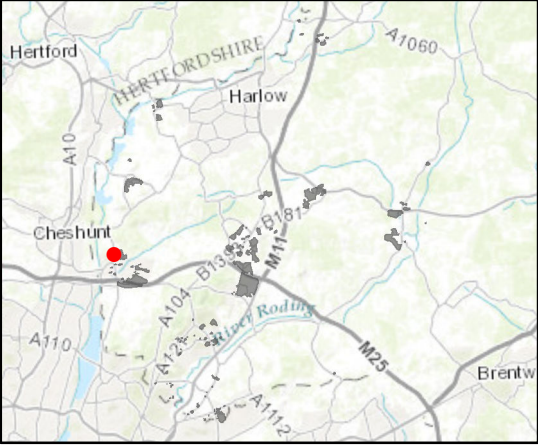
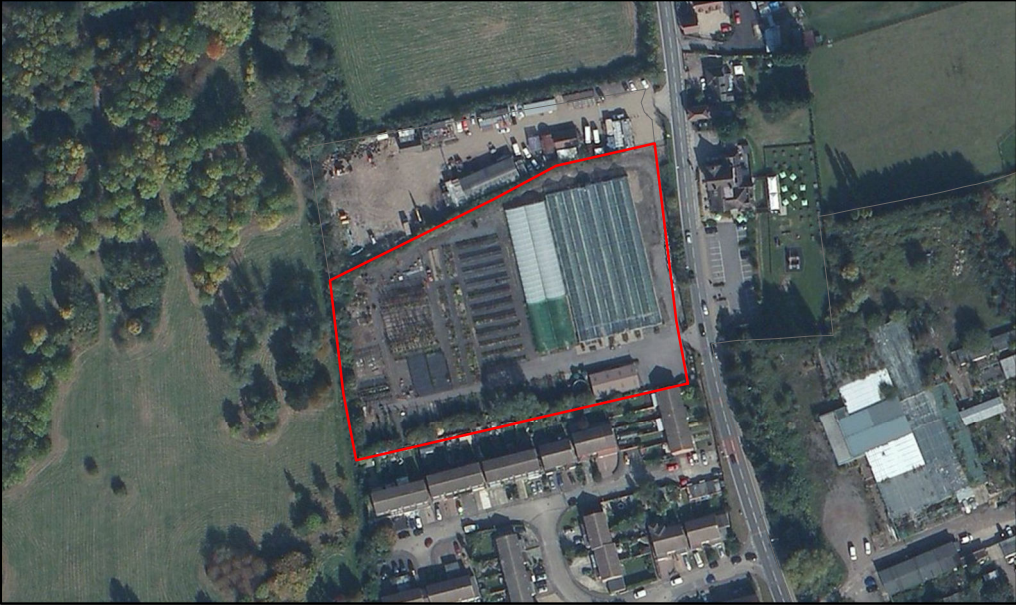
Settlement: Waltham Abbey

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



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0901

Issue

P1

ARUP

Epping Forest District Council

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Indicative Site Capacity Assessment

Site boundary amendment:	No amendment made to site boundary.		
<u>Site constraints affecting extent of developable area</u>			
Site area (ha):	1.18		
On-site major policy constraints:	None		
Area of site subject to major policy constraints (ha):	0		
On-site non-major policy constraints:			
Area of site subject to non-major policy constraints (ha):	0		
Unconstrained site area (ha):	1.18		
<u>Establishing indicative baseline density</u>			
Site located in:	Town		
Site setting is:	Other		
Site is near a commuter hub:	No		
Indicative baseline density (dph):	45		
Indicative baseline yield (units):	53		
<u>Refining the indicative site density</u>			
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 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):	0		
<u>Indicative net site capacity (units):</u>	48		

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 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 infrastructure 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	

Site Deliverability Assessment

Site Reference: SR-0902

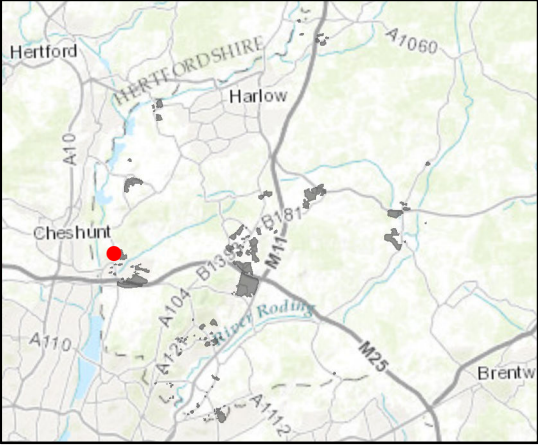
Settlement: Waltham Abbey

Address: Mile Nursery, Crooked Mile, Waltham Abbey

Notes: In existing use as nursery, and mostly hard standing.

Land type: High 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-0902

Issue

P1

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): 0.46

On-site major policy constraints: None

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

On-site non-major policy constraints:

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

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: 0% **(dph):** 45

Justification for adjustment: Impact on Nationally Protected Sites 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): 0

Indicative net site capacity (units): 21

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 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 infrastructure 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	

Site Deliverability Assessment

Site Reference:

SR-0903

Settlement:

Waltham Abbey

Address:

Waltham Abbey swimming pool, Roundhills, Waltham Abbey, EN9 1UP

Notes:

Existing swimming pool and associated car park

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-0903

Issue

P1

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

Indicative Site Capacity Assessment

Site boundary amendment:

No amendment made to site boundary.

Site constraints affecting extent of developable area

Site area (ha):0.6

On-site major policy constraints:None

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

On-site non-major policy constraints:

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

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: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):0

Indicative net site capacity (units): 27

Availability and Achievability Assessment

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 infrastructure 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	