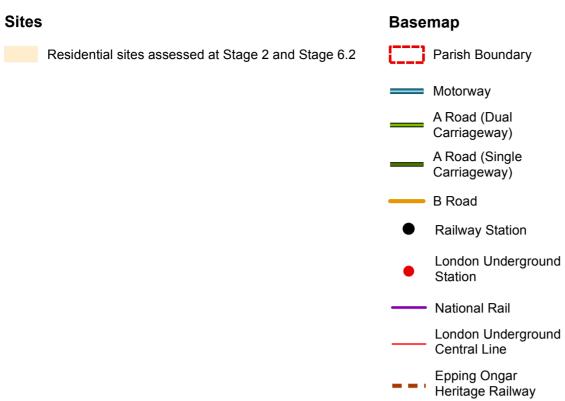
Epping Forest District Local Plan Report on Site Selection

B1.4.2 Results of Stage 2 and Stage 6.2 Assessment

| Issue | March 2018

EB805Fi

Legend - Stage 2/Stage 6.2 Residential Maps





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Report on Site Selection	Drawing No. EFDC-S2-0002-Rev2	Content Residential Sites for Stage 2 and Stage 6.2 Assessment in Buckhurst Hill	Legend
ARUP	Date: March 2018	Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community.	Residential sites assessed at Stage 2 and Stage 6.2 Parish Boundary
Epping Forest District Council	Scale: 1:12,000 @A3	Contains Ordnance Survey & Royal Mail Data (c) Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016	This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.

Community feedback:

	,
Site Reference:	SR-0176
Parish:	Buckhurst Hill
Size (ha):	1.23
Address:	St Just, 1 Powell Road, Buckhurst Hill, Essex, IG9 5RD
Primary use:	Residential
Site notes:	Site comprises a large residential garden
Racolino viold:	60 dwellings comprising 40 market homes and 20 affordable
Daselille yield.	to dwellings comprising 40 market nomes and 20 anordable
Source for	Indicated in Call for Sites
baseline yield:	
Site	None
constraints:	
Site selection	None
adjustment:	

	lssue	March 2018
	Drawing No	Issue
None	SR-0176	Rev 2
	ARUF	Epping Forest District Council
Feedback was received on BKH-1 which is within or near to this site. Refer to Appendix B1.4 for further details.	Sources: Esri, HERE, DeLorme GeoBase, IGN, Kadaster NL, O MapmyIndia, © OpenStreetMap	opyright and database right (2016) Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN ridnance Survey, Eari Japan, METI, Esri China (Hong Kong), swisste i contributors, and the GIS User Community Eye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, ser Community

Lea

Brent

Hertford

Client

Job Title

Drawing Status

Epping Forest District Council

Epping Forest District Local Plan

Date



1.2 In Pact on Nationally Protected values (H) possible to mitigate the effects of the proposed development. insk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible. 1.3a Impact on Ancient/Voodland 0 Site is not located within or adjacent to Ancient Woodland. Impact on Ancient/Voodland 0 No Ancient or Veteran trees are located within the site. Impact on Epping Forest Buffer Land 0 No Ancient or Veteran trees are located within the site. Site is not touching Buffer Land. Impact on Epping Forest Buffer Land 0 Site is unlikely to impact on Epping Forest Buffer Land. Impact on BAP Priority Species or Habitas 0 No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is partially within Deciduous Woodland and Wood Pasture and Parkland buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this. 1.6 Impact on Local Wildlife Sites 0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site. The site is adjacent to Linder's Field LNR and LWS and within the 250m buffer for Ardmore Lane Wood LWS. The site is unlikely to affect the features and species of these LWS. 1.7 Flood risk (++) Site within Flood Zone 1. The site is adjacent to Linder's Field LNR and LWS and within the 250m buffer for Ardmore Lane Wood LWS. The site is unlikely to affect the features and species of thes	The edback: Site. Refer to Appendix B1 Dwellings: 60	.4 101 10101	er details. Geodade, tok, kadatir kt, Jonanice Survey, En dogan, Me I, Ear China (Holg Adig), swissopp, MapmyIndia, © OpenStreeMap contributors, and the GIS User Community Source: Earl, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community	
Direct and water wat	Criteria		Score	Qualitative Assessment
Number of the second	1.1 Impact on Internationally Protected Sites	()	Effects of allocating site for the proposed use likely to be significant.	
Date Description Description Description Lange description 10 Exclusion Exclusion Exclusion Lange description 10 Exclusion Exclusion Exclusion Lange description 10 Exclusion Exclusion Exclusion Exclusion Lange description 10 Exclusion Exclusion <t< td=""><td>1.2 Impact on Nationally Protected sites</td><td>(-)</td><td></td><td></td></t<>	1.2 Impact on Nationally Protected sites	(-)		
Soldier Soldie	1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
Interfactor sectorICICICICIC14 location Sector Sector0Net all sector Sector SectorReal sector Sector SectorReal sector Sector Sector14 location Sector Sector0Net all sector Sector SectorReal sector Sector SectorReal sector Sector Sector14 location Sector Sector0Net all sector Sector SectorReal sector Sector SectorReal sector Sector Sector14 location Sector Sector0Net all sector Sector SectorReal sector Sector SectorReal sector Sector Sector15 location Sector Sector0Net all sector Sector SectorReal sector Sector SectorReal sector Sector Sector16 location Sector Sector0Net all sector Sector SectorReal sector SectorReal sector Sector Sector16 location Sector Sector Sector0Net all sector Sector SectorReal sector Sector17 location Sector Sector Sector0Net all sector Sector SectorReal sector Sector18 location Sector Sector Sector0Net all sector Sector SectorReal sector Sector19 location Sector Sector Sector0Net all sector Sector SectorReal Sector Sector19 location Sector Sector Sector0Net all sector Sector SectorReal Sector Sector19 location Sector Sector Sector0Net all sector Sector SectorReal Sector Sector19 location Sector Sector Sector0Net all sector Sector SectorReal Sector Sector19 location Sector Sector Sector0Net all sector Sector SectorReal Sector Sector19 loc		0	No Ancient or Veteran trees are located within the site.	
Partner der verder ve	1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	Site is not touching Buffer Land.
Bandbox MultinoVImage: Bandbox MultinoEndingEndingEnding12 factorFileBandbox MultinoSecond Second S	1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is partially within Deciduous Woodland and Wood Pasture and Parkland buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
DrivenProblemProblemProblem12 mark12 mar	1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
Link density implying in the first program of the sector of of the	1.7 Flood risk	(++)	Site within Flood Zone 1.	
Interfact of a status Image: Control of a status Image: Control of a status 19 Inpact of a status Image: Control of a status Image: Contro a status Image: Control of a status	1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated.	Locally Listed Building to north of site but harm to settling could be mitigated against if development located to south of site and through high quality design/materials/good screening.
Handbard and yearColInformation of the state of t	1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
A lowing into with the source that with the source free week in the source free week if the woor free week in the source free week in	1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
1. Indexed unit extended united units (1) (1) 1.2 Datace to reserve (not extend to a text state) (2) (2) (2) 1.3 Datace to reserve (not extend to a text state) (2) (2) (2) (2) 1.3 Datace to reserve (not extend to a text state) (2) <	2.1 Level of harm to Green Belt	0	Site is within Green Belt, but the level of harm caused by release of the land for development would be none.	
32 Journel to length (10 is 0000 mm (10 is 00000 mm (10 is 0000 m	3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.	
3.3 Database (1) Financial Control (1) Financial Control 3.4 Datases (1) Set is the site in 100m from here areast cloud, ling- sitings of small vilage. (1) Set is the site in 100m from here areast cloud, ling- sitings of small vilage. (1) Set is the site in 100m from here areast cloud, ling- sitings of small vilage. (1) Set is the site in 100m from here areast cloud, ling- vilage of small vilage. (1) Set is the site in 100m from here areast cloud, ling- vilage of small vilage. (1) Set is the site in 100m from here areast cloud, ling- vilage of small vilage. (1) Set is the site in 100m from here areast cloud, ling- vilage of small vilage. (1) Set is the site is small vilage. (1) Set is the site in 100m from here areast cloud, ling-vilage of small vilage. (1) Set is the site is small vilage. (1) Set is the site is small vilage. (1) Set is small vilage. (1) (1) (1) (1) (1) (1) (1)	3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
A loarnersCoInternational Control15 Dutanes to rease triangly prime yeadsCoSo is as an 1000m from the nearest thringly may schull.16 Dutanes to rease	3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.3 Detailed to the finite financipanity studie (P) Intermediation of the finite financipanity studie 3.6 Detailed to the finite financipanity studie 0 Site is between 1000m and 4000m from the nearest QP surgery. Intermediation of the finite financipanity studie Intermediation of the finite finite financipanity studie Intermediation of the finite	3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.5 Undiride in heariest bootness yoution 0 </td <td>3.5 Distance to nearest infant/primary school</td> <td>(+)</td> <td>Site is less than 1000m from the nearest infant/primary school.</td> <td></td>	3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.7 Usating United Field Land (1) Not applicable. Set Constrained Land (2) 4.8 Provided and Greenfield Land (3) Moniphy of the site is greenfield and adjuscent to a settlement. Softs greenfield site, adjueent to an existing settlement. 4.1 Brownield and Greenfield Land (3) Development of the site would not result in the loss of agricultural land. Softs greenfield site, adjueent to an existing settlement. 4.2 Inpact on agricultural land (3) Development utilities to involve the loss of pablic open space. Anelgigible part of the site contains public open space. 6.1 Landscape sensitivity (3) Bereforment utilities to involve the loss of public open space. The proposed density is inform than and development is linkely to advectoper sensitivity 6.2 Settlement character sensitivity (3) Bereforment constraints in the set may preclude development. The proposed density is inform than developments. Therefore, development is linkely to affect the wolder landscape 6.2 Settlement character sensitivity (3) Development would not be constrained by the presence of protected three settlement. Endersite of the setsle. 6.2 Dotation to power lines (3) Development would not be constrained by the presence of protected three settlement. Endersite of the setsle. 6.3 Japact on Tree Preservation Order (The of) (3) Development would not be constr	3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.3 Access to strategic road velocity Image: Contract Contrect Contract Contract Contract Contract Co	3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
4.1 Browning and Greening Land (c) 1.1 and a constraint of the miles of agricultural land. 4.2 Impact on agricultural land 0. Development unlikely to involve the loss of agricultural land. An engligible part of the alte contains public open space. Development unlikely to involve the loss of public open space. 5.1 Landscape sensitivity 0. Bevelopment unlikely to involve the loss of public open space. An engligible part of the alte contains public open space. Development unlikely to adversely affect the wider landscape 5.1 Landscape sensitivity 0. Ster fails within an area of low landscape sensitivity - characteristics of the landscape are able to accommodial density is higher than the neighbouring development is unlikely to adversely affect the wider landscape 6.2 Settlement character sensitivity (c) Pevelopment could detract from the existing settlement character. The proposed density is higher than the neighbouring development. Since of the anae. 6.1 Topography constraints (c) Topographical constraints in the site. Ster fails within an area of one lipselines do not pose an constraint to the site. Ster fails within an end on otipse and constraints in the site. Ster fails within an end on otipse and constraints of the site. 6.2 Distance to gas and il pipelines 0. Power lines do not pose a constraint to the site. Ster fails within an enderwith with with with with with with with	3.8 Access to Strategic Road Network		Not applicable.	
4.2 mipsic of agricultural and0111	4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	80% greenfield site, adjacent to an existing settlement.
4-3 Capitally of infprove access to open space 0 Find the number of low landscape sensitivity - characteristics of the landscape are able to accommodel development is unlikely to adversely affect the wider landscape 5.1 Landscape sensitivity 0 Site fails within an area of low landscape sensitivity - characteristics of the landscape are able to accommodel development site unlikely to adversely affect the wider landscape 5.2 Settlement character sensitivity (c) Development could detract from the existing settlement character. The proposed density is higher than the neighbouring developments. Therefore, development is likely to affect the development. 6.1 Topography constraints (c) Topographical constraints in the site may preclude development. In the proposed density is higher than the neighbouring developments. Therefore, development is likely to affect the development. 6.2 Distance to gas and oil pipelines 0.0 Gas or oil pipelines do not pose any constraint to the site. Inc. 6.2 Distance to power lines 0.0 Power lines do not pose a constraint to the site. Inc. Inc. 6.3 Impact on Tree Preservation Order (TPO) 0.0 The intensity of site development would not be constrained by the presence of protected trees either on gatement (infilled ponds). Potential adverse impact that could be mittigated. 6.4 Access to site (c) Potential contamination on site, which could be mittigated. Potential contamination (infilled ponds). Potential	4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
S. I. Lardiscape sensitivity 0 development without significant character change. character. 5.2 Settlement character sensitivity (i) Development could detract from the existing settlement character. The proposed density is higher than the neighbouring developments. Therefore, development is likely to affect the character of the area. 6.1 Topography constraints (ii) Development could detract from the site may preclude development. Image: character of the area. 6.2 a Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose any constraint to the site. Image: character of the area. 6.3 Impact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or dijacent to the site. Image: character of the area. 6.4 Access to site (i) Suitable access to site already exists. Image: character of the area. 6.5 Contamination constraints (i) Suitable access to site already exists. Petrial contamination (infilled ponds). Potential adverse impact that could be mitigated. 6.6 Torfic innered 0 Area around the site expected to be uncongested at peak time. Image: character of the area.	4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	A negligible part of the site contains public open space. Development will not involve the loss of public open space.
3.2 Settlement character sensitivity (-) If	5.1 Landscape sensitivity	0		
0.1 Houghging worstalling0.11.1<	5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	
6.2a Distance to gas and oil pipelines 0 Power lines do not pose a constraint to the site. 6.2b Distance to power lines 0 Power lines do not pose a constraint to the site. 6.3 Impact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. 6.4 Access to site (+) Suitable access to site already exists. Image: Contamination constraints 6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination (infilled ponds). Potential adverse impact that could be mitigated.	6.1 Topography constraints	()	Topographical constraints in the site may preclude development.	
6.2 Distance to power times 0 Image: Constrained to power times 0 6.3 Impact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. 6.4 Access to site (+) Suitable access to site already exists. Image: Constrained to power times 6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination (infilled ponds). Potential adverse impact that could be mitigated. 6.4 Treffic impact Area around the site expected to be uncongested at peak time. Entertific impact	6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.3 impact on the Preservation Order (1PO) 0 adjacent to the site. adjacent to the site. 6.4 Access to site (+) Suitable access to site already exists. for the site. 6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination (infilled ponds). Potential adverse impact that could be mitigated. 6.6 Traffic impact 0 Area around the site expected to be uncongested at peak time. Entertion	6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.4 Access to site (*) 6.5 Contamination constraints (·) Potential contamination on site, which could be mitigated. Potential contamination (infilled ponds). Potential adverse impact that could be mitigated. 6.6 Traffic impact 0.0	6.3 Impact on Tree Preservation Order (TPO)	0		
6.5 Contamination constraints (-) Area around the site expected to be uncongested at peak time.	6.4 Access to site	(+)	Suitable access to site already exists.	
	6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (infilled ponds). Potential adverse impact that could be mitigated.
	6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B217

	-	
Site Reference:	SR-0188	Hertford
Parish:	Buckhurst Hill	NOW
Size (ha):	1.22	1 1 1 1 1 1 1
Address:	Land to the Rear of Albany House, Epping New Road, Buckhurst Hill	
Primary use:	Residential	eshunt
Site notes:	Paddock	1005
Baseline yield:	1-2 dwellings	
Source for	Indicated in Call for Sites	Client
baseline yield:		Epping Forest
		Job Title
		Epping Forest
Site	None	Drawing Status
constraints:		Issue
		Drawing No
Site selection	None	SR-0188
adjustment:		ARUP

Community feedback: The Council did not consult on a growth location which covers or is near to this site. Dwellings: <u>2</u>

Piver Lea Harl Brent

Epping Forest District Council	
Job Title	
Epping Forest Di	strict Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0188	Rev 2
ARUP	Epping Forest District Council
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ey, Esri Japan, METI, Esri China (Hong Kong), swisste and the GIS User Community lser Community , CNES/Airbus DS, USDA, USGS Sou Aen Eye, Earth



Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Site located within 400m of Epping Forest Special Area of Conservation. Risk of urbanisation (e.g. from fly tipping, fires, invasive species etc.).
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (all planning applications, except householder), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be accepted.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	possible. The site is wholly within the 250m buffer for Epping-Ambresbury Banks Ancient Woodland. The site is unlikely to directly affect the Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is wholly within Deciduous Woodland, Wood Pasture and Parkland and BAP priority habitat with no main features buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer for Ardmore Lane Wood LWS. The site is unlikely to affect the features and species of this LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.	
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	()	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.	100% greenfield site not within or adjacent to an existing settlement.
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	()	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.	
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Site close to Epping Forest Special Area of Conservation. Considering the scale of the proposed development of two dwellings, it is unlikely to impact on the low density, forest-setting of this part of the settlement.
6.1 Topography constraints	()	Topographical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	Access is from private road off Trinity Terrace and would require third party agreement and road upgrade.
6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.	B218

Site Reference:	SR-0225
Parish:	Buckhurst Hill
Size (ha):	0.43
Address:	Queens Road, Lower Car Park, Buckhurst Hill, IG9 5

Primary use: Residential Site notes:

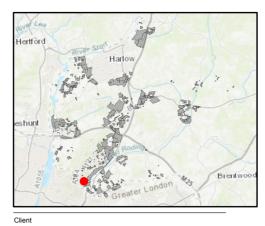
Baseline yield: 55 dwellings

Source for Indicated in Call for Sites baseline yield:

Site None constraints:

Site selection None adjustment:

Community feedback:	The Council did not consult on a growth location which covers or is near to this site.
Dwellings:	<u>55</u>



Job Title	
Epping Fores	t District Local Plan
Drawing Status	Date
Issue	Date March 2018
Drawing No	Issue
SR-0225	Issue Rev 2
ARUI	

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5.2 Settlement character sensitivity (+) Development may improve settlement character through redevelopment of a run-down site or improvement in townscape. Site is a car park within the settlement area and provides an opportunity for intensification. Therefore, red could enhance the character of the area.
6.1 Topography constraints () Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines 0 Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site (+) Suitable access to site already exists. Existing access from Lower Queens Road.
6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination (Railway Station and Gas Works). Potential adverse impact that could be mitigated.
6.6 Traffic impact (-) Low level congestion expected at peak times within the vicinity of the site. B2

	5
Site Reference:	SR-0225-N
Parish:	Buckhurst Hill
Size (ha):	0.51
Address:	Queens Road Car Park and land to the rear of 16 Forest Edge and 7 Briar Close, Buckhurst Hill, Essex, IG9 5EF
Primary use:	Residential
Site notes:	Car park and rear garden
Baseline yield:	47 dwellings
Source for baseline yield:	Indicated in Call for Sites 2016-2017
Site constraints:	No constraints identified.
Site selection adjustment:	None

Community	The Council did not consult on a growth location which covers or is
feedback:	near to this site.
Dwellings:	<u>47</u>

Hentrord Brentwood Client

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0225-N	Rev 1
ARUI	Epping Forest District Council

Sources: Earl, HERE, Dal.ome, Internap, Increment P.Corp, GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadater NL, Ordnano Survey, Earl Japan, MET, Lari China (rhong Kong), swisslopo, Magmyindia, @ OpenStreeMap contributors, and the GIS User Community Source: Earl, Digitalcible, GeoGeye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	()	Effects of allocating site for the proposed use likely to be significant.	Site located within 400m of Epping Forest Special Area of Conservation. Risk of urbanisation (e.g. from fly tipping, fires, invasive species etc.).
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (all development except householder applications), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	The site is located at the edge of the 250m buffer for the Epping-Lords Bushes Ancient Woodland. The site is therefore unlikely to affect Ancient Woodlands due to the separation distance.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is wholly within a buffer zone for an area of Deciduous Woodland. The site may indirectly affect the BAP priority habitat, but mitigation could be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.	90% brownfield site, within an existing settlement (Buckhurst Hill).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.	Site is a car park within the settlement area and provides an opportunity for intensification. Therefore, redevelopment could enhance the character of the area, however sensitive design required to minimise impact on residential characte to the south.
6.1 Topography constraints	()	Topographical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	There are protected trees on and adjacent to the site, but the percentage of the site area affected is limited, and they would not be a significant constraint.
6.4 Access to site	(+)	Suitable access to site already exists.	Existing access from Lower Queens Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Railway Station / Gasworks). Potential adverse impact could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	B220
L		1	Land (a)

one ountai	
Site Reference:	SR-0293
Parish:	Buckhurst Hill
Size (ha):	0.71
Address:	Land Lying to the east of Hornbeam Road, Rear of Bourne House Buckhurst Hill.
Primary use:	Residential
Site notes:	Garages to rear of Bourne House, Derelict Play Park and Sports Pavilion
Baseline yield:	21 dwellings
Source for baseline yield:	Assumption based on 30 dph
Site constraints:	Circa 10% of the site is covered by SR-0635 (2 dwellings) and as such this is omitted from the yield.
Site selection adjustment:	Full capacity reinstated for site selection assessment (overlapping site).
Community feedback:	The Council did not consult on a growth location which covers or is near to this site.

Community feedback:	The Council did not consult on a growth location which covers or is near to this site.
<u>Dwellings:</u>	<u>21</u>

Hertford Client

Epping Forest Di	istrict Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0293	Rev 2

NPS, DS, USDA, USG



Criteria 1.1 Impact on Internationally Protected Sites 1.2 Impact on Nationally Protected sites	()	Score	Qualitative Assessment
	()		
1.2 Impact on Nationally Protected sites		Effects of allocating site for the proposed use likely to be significant.	Site partially located within 400m of Epping Forest Special Area of Conservation. Risk of urbanisation (e.g. from fly tipping, fires, invasive species etc.).
	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (all planning applications, except householder), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is partially within Deciduous Woodland and BAP priority habitat with no main features buffer zones. The site may indirectly affect the habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(+)	Site within Flood Zone 2 and exception test not required.	Some 33% of the site is located in Flood Zone 2, covering the south-eastern edge, with the remainder in Flood Zone 1. Mitigation possible through design and site layout.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	60% greenfield site, adjacent to an existing settlement (Buckhurst Hill).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	Although some public open space (c. 5%) is located within the site, opportunities for re-configuration may enable the proposals to be delivered without loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Low density development is proposed which reflects the character of the area. Therefore, development is not likely to have an impact on the character of the area.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	
6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.	B221

onto ountai	
Site Reference:	SR-0319
Parish:	Buckhurst Hill
Size (ha):	12.30
Address:	Land west of Epping New Road, Buckhurst Hill
Primary use:	Residential
Site notes:	Broad Area west of Buckhurst Hill
Baseline yield:	369 dwellings
-	
Source for baseline yield:	Assumption based on 30 dph
Site	Circa 50% of the site has potential contamination which may not be
constraints:	suitable for housing development (landfill). As such developable site area reduced to 50%.
Site selection	None
adjustment:	
Community	The Council did not consult on a growth location which covers or is

feedback:	
Dwellings:	

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

184

Heritord Harlow Harlow Breakwood

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0319	Rev 2
ARUI	P Epping Forest District Council

us DS, USDA, USGS

talGlobe, GeoEye, Earthstar and the GIS User Community

Source: Esri, Digit AeroGRID IGN a

Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	()	Effects of allocating site for the proposed use likely to be significant.	Site abuts Epping Forest Special Area of Conservation. Risk of urbanisation (e.g. from fly tipping, fires, invasive species etc.) and runoff.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (all planning applications, except householder), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	The site is partly within the 250m buffer for Epping-Whitehall Plain Ancient Woodland. The site is unlikely to directly affect the Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	The site encompasses the whole of a Deciduous woodland habitat and is adjacent to one other, and wholly within three buffer zones. The site is likely to directly affect the habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer for Ardmore Lane Wood LWS. The site is unlikely to affect the features and species of this LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are close to the A104 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	90% greenfield site, adjacent to an existing settlement (Buckhurst Hill).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	(+)	Development could provide an opportunity to improve links to adjacent existing public open space or provide access to open space which is currently private.	No public open space is located in the site area. Development will not involve the loss of public open space. Site adjacent to existing public open space which could provide opportunities for improved access to Epping Forest.
5.1 Landscape sensitivity	()	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.	
5.2 Settlement character sensitivity	()	Development is likely to substantially harm the existing settlement character.	Site close to Epping Forest Special Area of Conservation. Considering the scale of the proposed development, could significantly alter the character of the settlement.
6.1 Topography constraints	()	Topographical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Brickworks). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B222
			© Arup

Site Reference: SR-0576				
Parish:	Buckhurst Hill			
Size (ha):	0.03			
Address:	71 - 73 Queens Road, Buckhurst Hill, Essex, IG9 5BW			
Primary use: Site notes:	Residential Retail at the ground floor and flats above.			

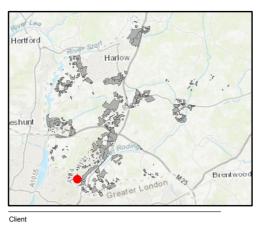
Baseline yield: 6 dwellings

Source for Indicated in Planning Application Form (equivalent to 200 dph) baseline yield:

Site None constraints:

Site selection None adjustment:

Community feedback:	The Council did not consult on a growth location which covers or is near to this site.
Dwellings:	6



Epping Fores	t District Council
Job Title	
Epping Forest	t District Local Plan
Drawing Status	Date
lssue	March 2018
Drawing No	Issue
SR-0576	Rev 2
ARUI	P Epping Forest District Council www.eppingforestdc.gov.uk
Sources: Esri, HERE, DeLorr	n copyright and database right (2016) ne, Intermap, increment P Corp., GEBCO, USGS, FAO, NP: Ordnance Survey, Esri, Janan, MFTI, Esri China (Hong Kon

Sources: Earl, HERE, DeLomer, Intermap, Increment P Corp., CBECO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Earl Japan, METI, Earl China (Hong Kong), swisstopo Mapmylindia, OpenStreetMap contributors, and the Gil Suer Community Source: Earl, DigitalGibe, GeoEye, Earltstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRD, (KN, and the Gil Suer Community



Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	()	Effects of allocating site for the proposed use likely to be significant.	Site located within 400m of Epping Forest Special Area of Conservation. Risk of urbanisation (e.g. from fly tipping, fires, invasive species etc.).
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (all planning applications, except householder), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	The site is wholly within the 250m buffer for Epping-Lords Bushes Ancient Woodland. The site is unlikely to directly affect the Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is within a BAP priority habitat buffer zone. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.	100% brownfield site, within an existing settlement (Buckhurst Hill).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	No public open space is located in the site area. Development will not involve the loss of public open space. Preliminary masterplan proposes no new public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.	Site is located within the settlement area and provides an opportunity for intensification. Therefore, redevelopment could enhance the character of the area.
6.1 Topography constraints	()	Topographical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	
6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.	B223

	· · · · · · · · · · · · · · · · · · ·	RUTTO
Site Reference:	SR-0810	Hertford
Parish:	Buckhurst Hill	
Size (ha):	0.15	12
Address:	Community Facility north of Station Way, Buckhurst Hill, Essex	J.
Primary use:	Residential	eshunt
Site notes:	community hall (in use) and associated car parking. Element of car parking also allocated for use by customers of adjacent local shops.	A10.55
Baseline yield:	8 dwellings	
Source for	Indicated in Settlement Capacity Analysis (equivalent to 52 dph)	Client
baseline yield:		Epping
		Job Title
		Epping
Site	None	Drawing Sta
constraints:		Issue
		Drawing No
Site selection	None	SR-0810
adjustment:		AR

Community	Т
feedback:	r
Dwellings:	8

The Council did not consult on a growth location which covers or is near to this site. $\underline{\mathbf{8}}$

Hertford Hertford eshunt Greater London

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0810	Rev 2
ARUI	Epping Forest District Council

Sources: Earl, HERE, Datume, Pringing, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kodatskr NL, Ordnance Survey, Seri Japan, MET, Earl China (Hong Kong), swisstopo, MagmyIndia, © OpenStreetMap contributions, and the GIS User Community Source: Earl, Digilalicitose, cercelys, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	()	Effects of allocating site for the proposed use likely to be significant.	Site located within 400m of Epping Forest Special Area of Conservation. Risk of urbanisation (e.g. from fly tipping, fires, invasive species etc.).
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (all planning applications, except householder), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	The site is partly within the 250m buffer for Epping-Lords Bushes Ancient Woodland. The site is unlikely to directly affect the Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is wholly within a Deciduous Woodland buffer zone. The site may indirectly affect the habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.	100% brownfield site, within an existing settlement (Buckhurst Hill).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.	Site is a community hall and associated car parking. However, the community hall does not appear to positively contribute to the character of the areas. Therefore, redevelopment could enhance the character of the area.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	(-)	the site.	The protected tree would be likely to have a significant adverse impact on the suitability of the site for the intensity of the development proposed.
6.4 Access to site	(+)	Suitable access to site already exists.	
6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.	B224

	-	201
Site Reference:	SR-0811	Hertfor
Parish:	Buckhurst Hill	
Size (ha):	0.51	
Address:	Site south of Hornbeam Road, Buckhurst Hill, Essex	
		A
Primary use:	Residential	eshunt
Site notes:	Four blocks of existing flats and associated landscaping and access.	A-
		A1055
		A
Baseline yield:	25 dwellings	
Source for	Indicated in Settlement Capacity Analysis (equivalent to 49 dph)	Client
baseline yield:		Eppin
		Job Title
		Eppin
Site	None	Drawing
constraints:		lssue
		Drawing I
Site selection	None	SR-08
adjustmont		· -

Site selection adjustment:

Community	The Council did not consult on a growth location which covers or is
feedback:	near to this site.
Dwellings:	25

aver Lea Bren

Job Title	
Epping Fores	t District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0811	Rev 2
ARUI	_

NPS, DS, USDA

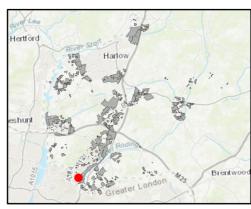


Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	()	Effects of allocating site for the proposed use likely to be significant.	Site partially located within 400m of Epping Forest Special Area of Conservation. Risk of urbanisation (e.g. from fly tipping, fires, invasive species etc.).
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (all planning applications, except householder), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is wholly within a Deciduous Woodland buffer zone. The site may indirectly affect the habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.	100% brownfield site, within an existing settlement (Buckhurst Hill).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.	Redevelopment of existing housing could contribute positively to settlement character by improving street scene.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	
6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B225

		Rivo
Site Reference:	SR-0813	Hertfo
Parish:	Buckhurst Hill	5
Size (ha):	0.30	100
Address:	Stores at Lower Queens Road, Buckhurst Hill, Essex	-
		eshunt
Primary use:	Residential	1
Site notes:	A parade of local shops with residential flats above and associated parking and access. Access also used for adjacent block of flats.	1
		Atom
Baseline yield:	46 dwellings	
Source for baseline yield:	Indicated in Settlement Capacity Analysis (equivalent to 152 dph)	Client Eppi
		Job Title
		Eppi
Site constraints:	None	Drawing
constraints.		lssue
		Drawing
Site selection	None	SR-0
adjustment:		A

Community	The C
feedback:	near t
Dwellings:	<u>46</u>

The Council did not consult on a growth location which covers or is near to this site. $\underline{\mathbf{46}}$



Epping Forest District Council		
Job Title		
Epping Forest	t District Local Plan	
Drawing Status	Date	
Issue	March 2018	
Drawing No	Issue	
SR-0813	Rev 2	
ARUI	P Epping Forest District Council www.eppingforestdc.gov.ak	
© Contains OS data © Crown Sources: Esri, HERE, DeLom		

Sources: Earl, HERE, DeLorme, Internang, Incement P Cop., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance, Survey, Earl Japan, MET, Earl China (Hong Kong), swisstopo MapmyIndia, © OpenStreetMap contributors, and the GIS User Community Source: Earl, Opiglialcible, ecedery, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Member First Mathematican Strain	<u>Bweinings.</u>			
InteractionImage: Control of C	Criteria		Score	Qualitative Assessment
Channel (Control)Control (Control)Co	1.1 Impact on Internationally Protected Sites	()	Effects of allocating site for the proposed use likely to be significant.	
MinimumImage: Constraint of the second s	1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be
MathematicantImage: A second state of the	1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
An encode of a standard of a		0	No Ancient or Veteran trees are located within the site.	
Number of the set	1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	Site is not touching Buffer Land.
InteractionCInteractionInteraction19 MarkaAnti-AntinaAnti-AntinaAnti-Antina10 MarkaAnti-Anti-AntinaAnti-Anti-AntinaAnti-Anti-Antina10 MarkaAnti-Anti-Anti-Anti-Anti-Anti-Anti-Anti-	1.5 Impact on BAP Priority Species or Habitats	0		
LinkanIndex11 Name10Index description of the second o	1.6 Impact on Local Wildlife Sites	0		
National stateNoControl of the state	1.7 Flood risk	(++)		
National StateControlControl194ControlControlControl194Sea Sea Sea Sea Sea Sea Sea Sea Sea Sea	1.8a Impact on heritage assets	(+)		
International of a second se	1.8b Impact on archaeology	(+)		
A Long of a longA longA longA long3 long of a long of a long3 long3 long3 long3 long of a long3 long3 long3 long4 long3 long3 long	1.9 Impact of air quality	0		
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SA Access of straiger role means Image: Control Contro Contro Control Control Control Control Control Control Control Co		(+)		
4.1 Boundaria discretined Lind1.1 <th< td=""><td></td><td></td><td></td><td>100% brownfield site, within an existing settlement (Ruckhurst Hill)</td></th<>				100% brownfield site, within an existing settlement (Ruckhurst Hill)
All input of any industriant in the set of a performant in the set of a public open space.Image: Set of a performant is unlikely to involve the loss of public open space.4.3 Capacity to improve access to open space.Image: Set of a set of a performant is unlikely to involve the loss of public open space.Image: Set of a set of a performant is unlikely to adversely affect the wider landscape5.1 Landscape sensitivityImage: Set of a set of a performant without significant character change.Image: Set of a set				
A Capacity in inprote access to been speedColControl Control				
5.1 Landscape sensitivity0development without significant character change.eharacter.52.2 Settlement character sensitivity(+)bevelopment may improve settlement character through redevelopment of a run-down site or improvement in bound enhance the character of the area.Sets is located within the settlement area and provides an opportunity for intensification. Therefore, redevelopment61.1 Topographity constraints(+)Topographic constraints in the site may preclud elevelopment.Sets is located within the settlement area and provides an opportunity for intensification. Therefore, redevelopment62.2 Distance to gas and oil pipelines0.0Ge or oil pipelines do not pose any constraint to the site.Intensity of site development would not be constrained by the presence of protected trees either on direct to the site.Intensity of site development would not be constrained by the presence of protected trees either on direct to the site.Intensity of site development would not be constrained by the presence of protected trees either on direct to the site.Intensity of site development would not be constrained by the presence of protected trees either on direct to the site.Intensity of site development would not be constrained by the presence of protected trees either on direct to the site.6.1 Access to site(+)Suitable access to site already exists.Intensity of site already exists.6.2 Contamination constraints(+)Pential contamination on site, which ould be mitigated.6.3 Traffic impect(+)Intensity of site already exists.Pential contamination (Garage). Potential adverse impact that could be mitigated.6.3 Traffic impect(+)Intensity of site alr				The relevant site character context is urban and development is unlikely to advarsaly effect the wider leadecone
5.2 Settlement character setsitivity(*)konscape.Control in the set of the set of the set of the set.6.1 Toography constraints(*)Toographical constraints in the site may preclude development.Settlement control in the site may preclude development.6.2 a Distance to gas and oil pipelines0Gas or oil pipelines do not pose any constraint to the site.Settlement control in the site may preclude development.6.2 b Distance to power lines0Power lines do not pose a constraint to the site.Settlement control in the site.6.3 Inpact on Tree Preservation Order (TPO)0The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.Settlement control in the site.6.4 Access to site(*)Valiale access to site already exists.Settlement control in the site.6.5 Contamination constraints(*)Poertial contamination on site, which could be mitigated.Poertial contamination (Garage). Potential adverse impact that could be mitigated.6.6 Taffic impact(*)Low level congestion expected at peak times within the vicinity of the site.Settlement control in the site.	5.1 Landscape sensitivity	0	development without significant character change.	character.
6.1 Houghging to isstants(A)Performance in the stant of the st			townscape.	
6.2 a Distance to gas and oil pipelines0Contract of the end of th				
6.20 Distance to power lines0111 </td <td></td> <td></td> <td></td> <td></td>				
6.3 Infpact off free Pleservation Order (FPO)0adjacent to the site.6.4 Access to site(+)Suitable access to site already exists.6.5 Contamination constraints(-)Potential contamination on site, which could be mitigated.6.6 Traffic impact(-)Low level congestion expected at peak times within the vicinity of the site.B226				
6.4 Access to site (*) 6.5 Contamination constraints (*) 6.6 Traffic impact (*) Low level congestion expected at peak times within the vicinity of the site. B.6 Traffic impact (*)			adjacent to the site.	
6.5 Containing of the state (-) 6.6 Traffic impact (-) Low level congestion expected at peak times within the vicinity of the site. B226				Potential contamination (Garage). Potential adverse impact that could be mitigated
B226				
	6.6 Traffic impact	(-)	בטא ושיטי שטועבשנטו בקיבטבט מו קבמה מוויבא שונוווו מים שונוווני טו מום אולם.	

Sile Suilability Assessment		
Site Reference:	SR-0816	
Parish:	Buckhurst Hill	
Size (ha):	0.12	
Address:	Car park at Back Lane, Buckhurst Hill, Essex	
Primary use:	Residential	
Site notes:	Car park for Waitrose which is in use.	
Baseline yield:	18 dwellings	
Source for	Indicated in Settlement Capacity Analysis (equivalent to 150 dph)	
baseline yield:		
Site	None	
constraints:		

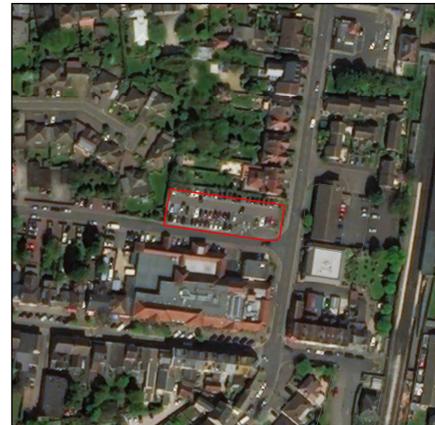
Site selection None adjustment:

Community feedback:	The Council did not consult on a growth location which covers or is near to this site.
Dwellings:	18

Hertford Bishunt Bishunt Client

Job Title	
Epping Fores	t District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0816	Rev 2
ARUI	P Epping Forest District Council

Sources: Esri, LieRE, DeLome, Internap, Incenaete rigit (2016) Sources: Esri, LieRE, DeLome, Internap, Incenaeth P Corp., CEBCO, USCS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NJ, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, CoperSitereMap contributors, and the GIS User Community Source: Esri, Digital/Globe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USDS, AeroGRID, GN, and the GIS User Community

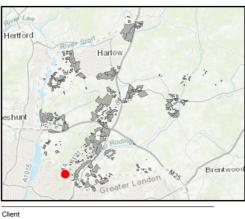


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International without	Criteria		Score	Qualitative Assessment
Charland Proceedings Proceedi	1.1 Impact on Internationally Protected Sites	()	Effects of allocating site for the proposed use likely to be significant.	Site located within 400m of Epping Forest Special Area of Conservation. Risk of urbanisation (e.g. from fly tipping, fires, invasive species etc.).
La marca basePart of the second meansPart of the second meansLabeling deviation was to sear a larger provide a larger of the second means18 1 models and the second meansLabeling deviation was to sear a larger provide a larger of the second means18 1 models and the second meansLabeling deviation was to sear a larger provide a larger of the second means18 1 models and the second meansLabeling deviation was to sear a larger provide a larger of the second means18 1 models and the second meansLabeling deviation base10 models and the second means10 models and the second meansLabeling deviation base10 models and the second means10 models and the second meansLabeling deviation base10 models and the second means10 models and the second meansLabeling deviation base10 models and the second means10 models and the second meansLabeling deviation base10 models and the second means10 models and the second meansLabeling deviation base10 models and the second means10 models and the second meansLabeling deviation base10 models and the second means10 models and the second meansLabeling deviation base10 models and the second means10 models and the second meansLabeling deviation base10 models and the second means10 models and the second meansLabeling deviation base10 models and the second means10 models and the second meansLabeling deviation base10 models and the second means10 models and the second meansLabeling deviation base10 models and the second means10 models and	1.2 Impact on Nationally Protected sites	(-)		Due to the development type (all planning applications, except householder), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
Value Value Control Value 11 respect of grant with result 0 <td< td=""><td>1.3a Impact on Ancient Woodland</td><td>0</td><td>Site is not located within or adjacent to Ancient Woodland.</td><td>The site is almost wholly within the 250m buffer for Epping-Lords Bushes Ancient Woodland. The site is unlikely to directly affect the Ancient Woodland.</td></td<>	1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	The site is almost wholly within the 250m buffer for Epping-Lords Bushes Ancient Woodland. The site is unlikely to directly affect the Ancient Woodland.
International control Image: Control Image: Control Image: Control 12 space as the hole bases out to be ease out to be ease out to be space of to a state of the state o		0	No Ancient or Veteran trees are located within the site.	
Calination Product Section And and Product Section And And And And And And And And And An	1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	Site is not touching Buffer Land.
Childcold wildle size Col 177 back row No	1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is within a BAP priority habitat buffer zone. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
I - Induité Intro 1 - Introd Introd 1 - Introd Intr	1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
I all inclusion Image: Ima	1.7 Flood risk	(++)	Site within Flood Zone 1.	
Interpret of a quark 1 is present of a quark of a quark of a quark of a quark of quark of quark of quark 1 is a rob loaded in the Genes Bat.Interpret of quark 	1.8a Impact on heritage assets	(+)		
Contract of an exciting of an exciting of a list of the closed is the	1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.	
11 bits dress from in users from into users from into the set of the interest from into users f	1.9 Impact of air quality	0		
1 Detailed unit number later (*) Set a utime 400m of a bus stpp. 3 Detailed is in frames intrustee later (*) Set a utime 400m of a bus stpp. 3 Detailed is in frames intrustee later (*) Set a utime 400m of a bus stpp. 3 Detailed is in frames intrustee later (*) Set a test has 100m from hearenet boxe, large utige or small utige. 3 Detailed is in streams intrustee later (*) Set a test has 100m from hearenet boxe, large utige or small utige. 3 Detailed is in streams intrustee later (*) Set a test has 100m from hearenet boxe, large utige or small utige. 3 Detailed is in streams intrustee later (*) Set a test has 1000m from hearenet boxe, large utige uspect 3 Detailed is in streams intrustee later (*) Set a test has 1000m from hearenet boxe, large utige uspect 3 Detailed is in streams intrustee later (*) Set a test has 1000m from hearenet boxe, large uppect 3 Detailed is in streams intrustee later (*) Set a test has 1000m from hearenet boxe, large uppect 3 Detailed is in streams intrustee later (*) Ne adjusted Ne adjusted 4 Brandiad and Generity Later (*) Ne adjusted is a test has 1000m from hearenet on test in the loss of aplicular at test and test on test in test in test in test in test in test on test	2.1 Level of harm to Green Belt	(+)		
12.1 Unation is inferrated to stepp 10 Image: Control of the marked to stepp 10 13.5 Distance is employment locations (1) Bet is within 1000m from nearest form, large village or small village. Image: Control of the marked to stepp 14.1 Distance to local amenties (1) Bet is within 1000m from the meeter flom/pinnary school. Image: Control of the marked to flom/pinnary school. Image: Control of the marked to flom/pinnary school. 15.5 Distance to rearest life/regionary school 0 Bet is between 1000m from the meeter secondary school. Image: Control of the marked to flom/pinnary school. 16.5 Distance to rearest GP surgery (1) Bet is between 1000m from the meeter secondary school. Image: Control of the marked to flom/pinnary school. 16.1 Distance to rearest GP surgery (1) Bet is between 1000m from the meeter secondary school. Image: Control of the marked to flom/pinnary school. 16.1 Distance to rearest GP surgery (1) Bet is between 1000m from the meeter secondary school. Image: Control of the school of the meeter secondary school. 16.1 Distance to rearest GP surgery (1) Bet is between 1000m from the meeter SGP surgery. Image: Control of the school of the	3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.	
3.1 Justice is simplyine locality (*) Interaction is a simplyine locality (*) 3.4 Distance is simplyine locality (*) Site is test than 1000m from the nearest local lings winds Image: lings wi	3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3-4 Costantian (or Cost antennes) (r) International (or Cost antennes) (r) 3-5 Detance to nearest inflatitytimary school (r) Site is kess than 1000m from the nearest inflatitytimary school. International (or Cost antennes) 3-6 Detance to nearest of surgery (r) Site is kess than 1000m from the nearest GP surgery. International (or Cost antennes) 3-7 Detance to nearest OP surgery (r) Site is kess than 1000m from the nearest GP surgery. International (or Cost antennes) 3-8 Access to Strategic Read Network (r) Not explicitable. International (or Cost antennes) 4-1 Beconfield and Greenfield and (r) Development of the site would not result in the loss of agricultural land. International (Buckhurdt HB). 4.2 Impact on agricultural land 0 Development within an east of the site would not result in the loss of agricultural land. International development within an east of the site would not result in the loss of agricultural land. 4.1 Inducates excessibility 0 Beelspinent within an east of the site would on treact in the olds of public open space. International development within an east of the biddecape searching - character context is within an externational development within a great of the would and the sult of the site would not nearest of input sequence of the site would not pose space. International development within an east of the biddecape searching - character context is within a	3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.5 Defaultion to inserted metagement down (1) Control of the seriest instruction and 4000m from the nearest leadondary achool. 3.6 Defaultion to nearest OP surgery (n) Site is between 1000m from the nearest GP aurgery. Image: Control of the seriest of the	3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.6 Distance to nearest OP surgery 0 Image: Constraints of nearest OP surgery (e) 3.7 Distance to nearest OP surgery (e) Site is bas than 1000m from the nearest OP surgery. Image: Constraints of nearest OP surgery Image: Constraints OP surgery 3.8 Access to Strategic Road Network Image: Constraints OP surgery Not applicable. Image: Constraints OP surgery Image: Constraints OP surgery 4.1 Brownfield and Oreenfield Land (e) Majority of the site word not result in the loss of agricultural land. Image: Constraints OP surgery Image: Constraints OP surgery 4.2 Impact on agricultural land 0 Development unlikely to involve the loss of agricultural land. Image: Constraints OP surgery 5.1 Landscape sensibility 0 Development unlikely to involve the loss of public open space. Image: Constraints OP surgery Image: Constraints OP surgery 5.2 Settlement character sensibility 0 Development unlikely to indicape sensibility - character through redevelopment of a run-down alte or improvement is the character of the case. State or a park within the settlement area and provides an opportunity for intensification. Therefore, redevelop 6.1 Topography constraints (f) Topographical constraints exist in the site. Image: Constraint of the site. State Constraint of the site. 6.2 Distance to gas and of pipelines	3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
a.r. Description (r) Control Control </td <td>3.6 Distance to nearest secondary school</td> <td>0</td> <td>Site is between 1000m and 4000m from the nearest secondary school.</td> <td></td>	3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
A Subsets to strateging routed relevant x Image: Comparison of the state is previously developed land within or adjacent to a settlement. 100% brownfield site, within an existing settlement (Buckhurst Hill). 4.1 Brownfield and Greenfield Land Image: Comparison of the state would not result in the loss of agricultural land. 100% brownfield site, within an existing settlement (Buckhurst Hill). 4.2 Impact on agricultural land Image: Comparison of the state would not result in the loss of agricultural land. Image: Comparison of the state would not result in the loss of agricultural land. 5.1 Landscape sensitivity Image: Comparison of the state would not result in the loss of agricultural land. Image: Comparison of the state would not result in the loss of agricultural land. 5.2 Settlement character sensitivity Image: Comparison of the state would not result in the loss of agricultural land. Image: Comparison of the state would not result in the site but potential for mitigation. 6.1 Topographic constraints (i) Development may improve settlement character through redevelopment of a run-down site or improvement in contact the character of the area. Image: Comparison of the area. 6.1 Topographic constraints exist in the site but potential for mitigation. Image: Comparison of the area. Image: Comparison of the area. 6.2 Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose a constraint to the site. Image: Comparel (Comparel) (Comparel) (Comparison on the site.	3.7 Distance to nearest GP surgery	(+)		
*1 Brownied and Greened Land (**) At a character in the set would not result in the loss of agricultural land. 4.2 Impact on agricultural land 0 Development of the site would not result in the loss of public open space. 4.3 Capacity to improve access to open space 0 Development unikely to involve the loss of public open space. 5.1 Landscape sensitivity 0 Site fails within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development is unikely to adversely affect the wider landscape sensitivity. 0 5.2 Settlement character sensitivity (*) Development and settlement character through redevelopment of a run-down site or improvement in toward and provides an opportunity for intensification. Therefore, redevelop workscape. 6.1 Topography constraints (*) Topographical constraints exist in the site but potential for mitigation. 6.2 a Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose any constraint to the site. 6.3 Impact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. 6.4 Access to site (*) Sutable access to site already exists. Impact on the site had the intensite of the landscape set in the site.	3.8 Access to Strategic Road Network			
** A impact on sprodulia into 0 ** A impact on sprodulia into ** A impact on sprodulia into ** A impact on sprodulia into ** A impact on sprodulia into ** A capacity to improve access to open space ** A capacity to improve access to open space ** A impact on sprodulia into ** A capacity to improve access to open sprodulia into ** A impact on sprodulia into ** A capacity to improve access to open sprodulis into a area of low landscape sensitivity - characteristics of the landscape are able to accommodate into a contract of the area and provides an opportunity for intensification. Therefore, redevelopment of a run-down site or improvement in could enhance the character of the area. ** A coparaphy constraints ** A prographical constraints exist in the site but potential for mitigation. ** A coparaphy constraints ** A prographical constraint to the site. ** A copara into order (TPO) ** A copara into the site. ** A coparation order (TPO) ** A comparison order (TPO) ** A comparation of the site. ** A comparation of the site. ** A comparation of the site. ** A comparation of the site.	4.1 Brownfield and Greenfield Land	(++)		100% brownfield site, within an existing settlement (Buckhurst Hill).
1.3 Capacity to him the access to their space 0 5.1 Landscape sensitivity 0 Site fails within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate character. The relevant site character context is urban and development is unlikely to adversely affect the wider landscape are able to accommodate character. 5.2 Settlement character sensitivity (+) Development may improve settlement character through redevelopment of a run-down site or improvement in could enhance the character of the area. Site is a car park within the settlement area and provides an opportunity for intensification. Therefore, redevelop could enhance the character of the area. 6.1 Topography constraints (-) Topographical constraints exist in the site but potential for mitigation. 6.2 a Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose a constraint to the site. 6.3 Impact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. 6.4 Access to site (+) Subble access to site already exists. No replantight on date.	4.2 Impact on agricultural land	0		
9.1 Latitude definitivity 0 development without significant character change. character. 5.2 Settlement character sensitivity (+) Development may improve settlement character through redevelopment of a run-down site or improvement in townscape. Site is a car park within the settlement area and provides an opportunity for intensification. Therefore, redevelop could enhance the character of the area. 6.1 Topography constraints (+) Topographical constraints exist in the site but potential for mitigation. Site is a car park within the settlement area and provides an opportunity for intensification. Therefore, redevelop could enhance the character of the area. 6.1 Topography constraints (-) Topographical constraints exist in the site but potential for mitigation. 6.2a Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose any constraint to the site. 6.2b Distance to power lines 0 Power lines do not pose a constraint to the site. Image: Constraint of the site. 6.3 Impact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. 6.4 Access to site (+) Suitable access to site already exists. Image: Constrained by exist and the constrained by the presence of protected trees either on or adjacent to the site.	4.3 Capacity to improve access to open space	0		-
5.2 Settlement character sensitivity (*) townscape. could enhance the character of the area. 6.1 Topography constraints (*) Topographical constraints exist in the site but potential for mitigation. could enhance the character of the area. 6.2 a Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose any constraint to the site. could enhance the character of the area. 6.2 b Distance to power lines 0 Power lines do not pose a constraint to the site. could enhance the character of the area. 6.3 Impact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. 6.4 Access to site (*) Suitable access to site already exists. No potential contamination identified on the site is to date.	5.1 Landscape sensitivity	0	development without significant character change.	character.
6.1 Hopography constraints (*) Additional and the state of th	5.2 Settlement character sensitivity	(+)	townscape.	Site is a car park within the settlement area and provides an opportunity for intensification. Therefore, redevelopment could enhance the character of the area.
6.24 Distance to gas and on pipelines 0 Power lines do not pose a constraint to the site. 6.2b Distance to power lines 0 Power lines do not pose a constraint to the site. 6.3 Impact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or 6.4 Access to site (+) Suitable access to site already exists.	6.1 Topography constraints	(-)		
6.20 Distance to power lines 0 6.3 Impact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or 6.4 Access to site (+) Suitable access to site already exists.	6.2a Distance to gas and oil pipelines	0		
6.3 Impact on the Preservation Order (TPO) 0 adjacent to the site. 6.4 Access to site (+) Suitable access to site already exists.	6.2b Distance to power lines	0		
0.4 Access to site (*)	6.3 Impact on Tree Preservation Order (TPO)	0	adjacent to the site.	
6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified.	6.4 Access to site	(+)		
	6.5 Contamination constraints	0		No potential contamination identified.
6.6 Traffic impact Site below site size threshold where it would be expected to significantly affect congestion. B227	6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.	B227

Dwellings:

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onto ountui	
Site Reference:	
Parish:	Buckhurst Hill
Size (ha):	0.32
Address:	Toby Carvery car park, Junction of Queens Road and High Road, Buckhurst Hill, Essex
Primary use:	Residential
Site notes:	Car park for Toby Carvery. The public house is in use.
Baseline yield:	50 dwellings
Source for baseline yield:	Indicated in Settlement Capacity Analysis (equivalent to 154 dph)
Site constraints:	An area of blanket Tree Preservation Order coverage covers circa a third of the site and the capacity is reduced accordingly.
Site selection adjustment:	None
Community feedback:	The Council did not consult on a growth location which covers or is near to this site.



Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0817	Rev 2
ARUI	P Epping Forest District Council

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International part of the second se	Criteria		Score	Qualitative Assessment
United with the set of the s	1.1 Impact on Internationally Protected Sites	()	Effects of allocating site for the proposed use likely to be significant.	
La heige der de la construction de la constructina de la construction de la construction de	1.2 Impact on Nationally Protected sites	(-)		
MathematicantNoNoNoLanger Schwinger	1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
Linker and provide and and and and a set of a set		0	No Ancient or Veteran trees are located within the site.	
Interfact and the section of the se	1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	Site is not touching Buffer Land.
Number of the second	1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	
CarbonCarbonCarbon10 model10Non-Net of an electric statistic statistic statisticNon-Net of an electric statistic statistic10 model10Non-Net of an electric statistic statistic statisticNon-Net of an electric statistic10 model10Non-Net of an electric statistic statisticNon-Net of an electric statistic10 model10Non-Net of an electric statisticNon-Net of an electric statistic10 model10Non-Net of an electric statisticNon-Net of an electric statistic10 model10Non-Net of an electric statisticNon-Net of an electric statistic10 model10Non-Net of an electric statisticNon-Net of an electric statistic10 model10Non-Net of an electric statisticNon-Net of an electric statistic10 model10Non-Net of an electric statisticNon-Net of an electric statistic10 model10Non-Net of an electric statisticNon-Net of an electric statistic10 model10Non-Net of an electric statisticNon-Net of an electric statistic11 model10Non-Net of an electric statisticNon-Net of an electric statistic12 model10Non-Net of an electric statisticNon-Net of an electric statistic13 model10Non-Net of an electric statisticNon-Net of an electric statistic14 model10Non-Net of an electric statisticNon-Net of an electric statistic14 model10Non-Net of an electric statisticNon-Net of an electric statistic14 model <td>1.6 Impact on Local Wildlife Sites</td> <td>0</td> <td>Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.</td> <td></td>	1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
International part of the second se	1.7 Flood risk	(++)	Site within Flood Zone 1.	
Linking with a start with a start of a	1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
13 Note of gamma24active ingland in acci:11 Action in acci:	1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.	
A Lorent out out out(1)(1)11 Decision of the resert of the res	1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are close to the A121 and therefore mitigation measures are likely to be required.
A) Lotation the metant intervalues and one Col For any second term intervalues and one of the second term intervalues and ter	2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
21 Detard to reserve on ends of any of the final test of a metropenent solucionationImage: Control of the set of the s	3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 bitments de relopionent totations (1) Fundament est entropionent totations (1) Fundament est entropionent totations (1) Se a less than 1000m from harenet totati. Impe tilinge or smal Vilge. (1) Se a less than 1000m from harenet totati. Impe tilinge or smal Vilge. (1) Se a less than 1000m from harenet totati. Impe tilinge or smal Vilge. (1) Se a less than 1000m from harenet totati. Impe tilinge or smal Vilge. (1) Se a less than 1000m from harenet totati. Impe tilinge or smal Vilge. (1) Se a less than 1000m from harenet totati. Impe tilinge or smal Vilge. (1) Se a less than 1000m from harenet totati. Impe tilinge or smal Vilge. (1) Se a less than 1000m from harenet totation than secarat secondary station. (1) Se a less than 1000m from harenet totation than secarat secondary station. (1) Se a less than 1000m from harenet totation than secarat secondary station. (1) Se a less than 1000m from harenet totation than secarat secondary station. (1) Se a less than 1000m from harenet totation than secarat secondary station. (1) Se a less than 1000m from harenet totation than secarat secondary station. (1) Se a less than 1000m from harenet totation than a secarat secondary station. (1) Se a less than 1000m from harenet totation totation totation totation totation totation totation. (1) Se a less than 1000m from harenet totation totation totation totation totation totation totation totation totatotation. (1) Se a less than 1000m f	3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
A HonorealCVInformation of the formation	3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.2 Decidence of Networking Hand Parkan (*) Performance of Parkan 3.3 Deliance to rearrest secondary school 0.0 Sie is absence Of Numper, and AdDOR from the nearest SCP surgery. Image: Compering State of Parkan (*) 3.4 Deliance to rearrest GP surgery 0.0 Not approach Not approach Not approach 3.4 Decess to Strategic Road Network 0.0 Not approach Not approach Difference 4.1 Bounded on Greenfeld Land 0.0 Designment of the size would not result in the loss of approach Monoph toore parking page report (S,V) is located whith an existing settiment (Buckhurst HII). 4.2 Deparkty to improve access to open space 0.0 Designment of the size would not result in the loss of approach Monoph toore parking page report (S,V) is located whith an ease of too workspace sensitivy - chance control whith an existing settiment (Buckhurst HII). 4.3 Deparkty to improve access to open space 0.0 Designment of the size would not result in the loss of approach Monoph toore parking page report (S,V) is located whith an ease of too workspace sensitivy - chance control whith an ease of too workspace sensitivy - chance control whith an ease of too workspace sensitive of the analysis of the size. Monoph toore parking page report (S,V) is located whith an ease of too workspace sensitive of the analysis of the size. 6.1 Located to the page report whith an ease of too workspace sensitive of the analysis of too workspace sensitive of	3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.5 Updation to marked by surgery 0 Image: Control of the marked by surgery 3.7 Datamoe to marked OP surgery 0 Re is less than 1000m from the marked OP surgery. Image: Control of the marked OP surgery 3.8 Access to Stategic Road Network 0 Not applicable. Not applicable. Not applicable. 4.1 Brownfield and Greenfield Land 0 Markets to Stategic Road Network 0 Persogneet of the site would not registered to a settlement. Not applicable. 4.2 Impact on agricultural land 0 Resignment unitables of applicable on appace. Markets to Stategic Road Network 0 5.1 Landscage sensitivity 0 Resignment unitables of applicable on through estethys-characteristics of the landscage area threy. The relevant set to character or the fit is and advectory on space. Resignment unitables of applicable on through estethys-characteristics of the landscage area threy. 6.1 Tandscage sensitivity 0 Resignment winna area of to market through redevelopment applicable on through redevelopment data and constraint of the unitable of applicable on through redevelopment data and through redevelopment applicable on through redevelopment data and through redevelopment applicable on through redevelopment data and through redevelopment data and the site. Resignment data activity of the applicable on through redevelopment data and through redevelopment data activity of through redevelopment data activity of through redevelopment data activity of through redevel	3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.7 Distance to lease of waigers (*) Interaction of the lease of a product of the lease. 6.1 Inpography constraints 0.0 Reverpendent durat a the lease of a product of the lease. 6.1 Inpography constraints are identified in the lease. 0 0 Reverpendent of the lease of a product of the lease of a product of the lease of a product of th	3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
SA Access to stating in that weaking Image: Control Stating in the Stating Stati	3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
1.1 Dominance and Greenined Labor 1.1	3.8 Access to Strategic Road Network		Not applicable.	
12 Inpact of aginctification1011	4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.	100% brownfield site, within an existing settlement (Buckhurst Hill).
4.3 Capitally of initio the access to topin space 0 Processite to perform a proposals to be delivered without loss of public open space. 5.1 Landscape sensitivity 0 Site fails within an area of low landscape sensitivity - characteristics of the landscape are able to accommode the character context is urban and development is unlikely to adversely affect the wider landscape 5.2 Settlement character sensitivity 0 Site is a car park within the settlement and provides an opportunity for intensification. Therefore, redevelopment could 6.1 Topography constraints 0 No topography constraints are identified in the site. Site is a car park within the settlement and provides an opportunity for intensification. Therefore, redevelopment could 6.2 Distance to gas and oli pipelines 0 No topography constraints are identified in the site. Site is a car park within the settlement and provides an opportunity for intensification. Therefore, redevelopment could 6.2 Distance to gas and oli pipelines 0 Reas or oli pipelines do not pose an constraint to the site. Site is a car park within the site would not prevent the proposed use, but because of their size and could be involved use and could be involved use. 6.2 Distance to power lines 0 Power lines do not pose a constraint to the site. The protected trees on or adjacent to the site would not prevent the proposed use, but because of their size and could be likely to constrain significantly the number of develings which could be accommodated. 6.4 Access t	4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
S. 1. Landscape sensitivity0development without significant character change.character.5.2 Settlement character sensitivity(+)Development may improve settlement character through redevelopment of a run-down site or improvement in shance the character of the area.Site is a car park within the settlement and provides an opportunity for intensification. Therefore, redevelopment could shance the character of the area.6.1 Topography constraints0No topography constraints are identified in the site.Site is a car park within the settlement and provides an opportunity for intensification. Therefore, redevelopment could shance the character of the area.6.2 a Distance to gas and oil pipelines0No topography constraint to the site.Site is a car park within the settlement and provides an opportunity for intensification. Therefore, redevelopment could shance the character of the area.6.2 a Distance to gas and oil pipelines0No topography constraint to the site.Site is a car park within the settlement and provides an opportunity for intensification. Therefore, redevelopment shance the character of the area.6.3 Inpact on Tree Preservation Order (TPO)0Power lines do not pose a constraint to the site.The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site, would not prevent the proposed use, but because of their size and to carion would be likely to constrain significantly the number of dwellings which could be accommodated.6.4 Access to site0Suitable access to site already exists.No potential contamination identified.6.5 Tofficienced0No contaminatin size identified on site to date.No pote	4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	Although some public open space (c. 5%) is located within the site, opportunities for re-configuration may enable the proposals to be delivered without loss of public open space.
5.2 Settlement character sensitivity (*) townscape. in the character of the area. enhance the character of the area. 6.1 Topography constraints 0 No topography constraints are identified in the site. influence the character of the area. 6.2 a Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose and constraint to the site. influence 6.2 b Distance to power lines 0 Power lines do not pose a constraint to the site. influence 6.3 Impact on Tree Preservation Order (TPO) (+) The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site would not prevent the proposed use, but because of their size and inclusion would be likely to constrain significantity the number of dwellings which could be accommodated. 6.4 Access to site (+) Sultable access to site already exists. inclusion would be likely to constrain significantity the number of dwellings which could be accommodated. 6.5 Contamination constraints 0 No contamination issue identified on site to date. No potential contamination identified.	5.1 Landscape sensitivity	0		
C. Tribuggappy Constraints <td>5.2 Settlement character sensitivity</td> <td>(+)</td> <td></td> <td>Site is a car park within the settlement and provides an opportunity for intensification. Therefore, redevelopment could enhance the character of the area.</td>	5.2 Settlement character sensitivity	(+)		Site is a car park within the settlement and provides an opportunity for intensification. Therefore, redevelopment could enhance the character of the area.
6.2 a Distance to gas and oil pipelines 0 Intervention of the site of the sit	6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2 Distance to power times 0 Image: constrained by wer times 0 6.3 Impact on Tree Preservation Order (TPO) () The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site would not prevent the proposed use, but because of their size and location would be likely to constrain significantly the number of dwellings which could be accommodated. 6.4 Access to site (+) Suitable access to site already exists. Image: constrain significantly the number of dwellings which could be accommodated. 6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified. 6.6 Trefficienced 0 Area around the site expected to be uncongested at peak time. End to be uncongested at peak time.	6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.4 Access to site 0 No contamination issues identified on site to date. No potential contamination identified. 6.5 Contamination constraints 0 Area around the site expected to be uncongested at peak time. No potential contamination identified.	6.2b Distance to power lines	0		
6.4 Access to site (*) 6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified. 6.6 Traffic import 0	6.3 Impact on Tree Preservation Order (TPO)	(-)	the site.	The protected trees on or adjacent to the site would not prevent the proposed use, but because of their size and location would be likely to constrain significantly the number of dwellings which could be accommodated.
6.5 Contamination constraints U 6.6 Traffic impact Area around the site expected to be uncongested at peak time.	6.4 Access to site	(+)	Suitable access to site already exists.	
	6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.
	6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B228

onto ountai		PUV9
Site Reference:	SR-0818	Hertford
Parish:	Buckhurst Hill	
Size (ha):	1.60	
Address:	Tennis Courts and Green Space at Boleyn Court, Buckhurst Hill, Essex	
Primary use:	Residential	eshunt
Site notes:	Open amenity space to the rear of Boleyn Court, including a pond and tennis courts. Site has quite a dense tree boundary.	T-
		A1055
Baseline yield:	111 dwellings	
Source for	Indicated in Settlement Capacity Analysis (equivalent to 69 dph)	Client
baseline yield:		Epping
		Job Title
		Epping
Site constraints:	None	Drawing St
constraints.		lssue
		Drawing No
Site selection	None	SR-081
adjustment:		
		$-\mathbf{\Gamma}$

Community	The Council did n
feedback:	near to this site.
Dwellings:	<u>111</u>

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

Hertford Hertford eshunt og Greater London

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0818	Rev 2
ARUI	P Epping Forest District Council

Sources: Earl, HERE, DeLorme, Infermag, Increment P.Corp., GEBCO, USGS, FAO, NPS, NRCAN, GenBase, IGN, Kadaster NL, Ordance, Survey, Esri Japan, MET, Earl China (Hong Kong), swisstopo MagmyIndia, & OpenStreetMap contributors, and the GIS User Community Source: Esri, Digilacilobe, edeckye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



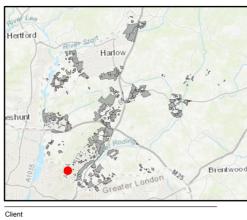
Criteria	Score		Qualitative Assessment
1.1 Impact on Internationally Protected Sites	()	Effects of allocating site for the proposed use likely to be significant.	Site located within 400m of Epping Forest Special Area of Conservation. Risk of urbanisation (e.g. from fly tipping, fires, invasive species etc.) and runoff.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (all planning applications, except householder), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	The site encompasses the majority of a BAP priority habitat and is adjacent to an additional BAP priority habitat. It has one species recorded within it. The site is likely to directly impact the on-site habitat and species, but this may be mitigable.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	100% greenfield site, adjoining an existing settlement (Buckhurst Hill).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	(+)	Development could provide an opportunity to improve links to adjacent existing public open space or provide access to open space which is currently private.	A negligible part of the site contains public open space. Development will not involve the loss of public open space. Site adjacent to existing public open space which could provide opportunities for improved access to Epping Forest.
5.1 Landscape sensitivity	()	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.	
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Parts of the site is a playing fields. Therefore, redevelopment is likely to adversely affect the character of the area.
6.1 Topography constraints	()	Topographical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	Existing access appears to be via a private estate (Boleyn Court).
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Works / Depot). Potential adverse impact that could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	B229
L			© Arup

Site Reference:	SR-0819	1
Parish:	Buckhurst Hill	
Size (ha):	0.53	
Address:	Playing Field at St Johns Church Of England Primary School, High Road, Buckhurst Hill, Essex	10 1
Primary use:	Residential	e
Site notes:	School playing field	1
		1000
		1
Baseline yield:	26 dwellings	
Source for baseline yield:	Indicated in Settlement Capacity Analysis (equivalent to 49 dph)	E

Site None constraints:

Site selection None adjustment:

Community feedback:	The Council did not consult on a growth location which covers or is near to this site.
Dwellinas:	26



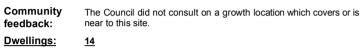
Job Title	
Epping Forest	t District Local Plan
Drawing Status	Date
Issue	Date March 2018
Drawing No	Issue
SR-0819	Issue Rev 2

Sources: Earl, HERE, DaLorme, Infernag, horement P.Corp., CEECO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METLE, List China (Hong Kong), swisstopo MapmyIndia, © OpenStreetMap contributors, and the GIS User Community Source: Earl, DigitalCicke, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, RM, and the GIS User Community



Prime Instantion MonitoringPrime analise instantion that the possible analysis and analysisBit and analysis instantion. Bit and analysis instantin and analysis instantion. Bit a				
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DistanceInternational sequence descenteracional and sequence descenteracional descenteracional descenteración descen	1.1 Impact on Internationally Protected Sites	()	Effects of allocating site for the proposed use likely to be significant.	
InterfactorImage: ControlImage: ControlDescriptionSecondSecondSecondLinear length of the strate strat	1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (all planning applications, except householder), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
National InterfactorImage: SectionImage: SectionImage: Section14 Note of Section3.0Image: SectionSectionSection15 Note of Section3.0Image: SectionSectionSection15 Note of Section3.0Image: SectionSectionSection15 Note of Section3.0Image: SectionSectionSection16 Note of Section3.0Image: SectionSectionSection17 Note of Section3.0Image: SectionSectionSection18 Note of Section3.0Image: SectionSectionSection19 Note of Section3.0Image: SectionSec	1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
Number of the stand set		0	No Ancient or Veteran trees are located within the site.	
Induction of the set of the	1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	Site is not touching Buffer Land.
a inductionviainductioninductionD factorinductioninductioninductioninductionD factorinductioninductioninductioninduction<	1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	features buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to
DraceDraceDescription10 minute10Interference11 minute10Interference12 minute10Interference13 minute10Interference14 minute10Interference15 minute10Interference15 minute10Interference15 minute10Interference16 minute10Interference17 minute10Interference18 minute10Interference19 minute10<	1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is adjacent to Ardmore Lane Wood LWS. The site is unlikely to affect the features and species of this LWS.
International (International International	1.7 Flood risk	(++)	Site within Flood Zone 1.	
Handmark Table and the stand of the s	1.8a Impact on heritage assets	(+)		
Handback 12AAA21. Lear drama drama 21. Lear drama drama 21. Lear drama <br< td=""><td>1.8b Impact on archaeology</td><td>(+)</td><td>There is a low likelihood that further archaeological assets would be discovered on the site.</td><td></td></br<>	1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.	
Al lease information CI 11 data data is the source and table sources 0 12 data data is the source and table sources 0 13 data data is the source and table sources 0 14 data data is the source and table sources 0 15 data data is the source and table sources 0 16 data data is the sources 0 17 data data is the sources 0 18 data data data data data data data dat	1.9 Impact of air quality	0		
Sinder	2.1 Level of harm to Green Belt	(+)		
32 blance for even (a) for allImage: constraint of even (a) for all second or exponent electrationImage: constraint of even (a) for all second or exponent electration31 blance for even (a) for all second or exponent electrationImage: constraint of even (a) for all second or exponent electrationImage: constraint of even (a) for all second or exponent electration31 blance for even (a) for all second or exponent electrationImage: constraint of even (a) for all second or exponent electrationImage: constraint of even (a) for all second or exponent electration31 blance for even (a) for all second or exponent electrationImage: constraint of even (a) for all second or exponent electrationImage: constraint of even (a) for all second or exponent electration31 blance for even (a) for all second or exponent electrationImage: constraint of even (a) for all second or exponent electrationImage: constraint or exponent electration31 blance for even (a) for all second or exponent electrationImage: constraint or exponent electrationImage: constraint or exponent electration31 blance for even (a) for all second or exponent electrationImage: constraint or exponent electrationImage: constraint or exponent electration31 blance for even (a) for all second or exponent electrationImage: constraint or exponent electrationImage: constraint or exponent electration31 blance for even (a) for all second or exponent electrationImage: constraint or exponent electrationImage: constraint or exponent electration31 blance for even (a) for all second or exponent electrationImage: constraint electrationImage: constraint electration31 blance for even (a) for exponent electration	3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.1 Submits of empiries(m)FunctionEnd of the second state of th	3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
A Description to location the methods O Endemode to location the methods Endemode to location the methods 3.0 Datations to nearest infratiphinary school 00 Site is set than 1000m from the meterest infratiphinary school. Image: Comparison of the set than 1000m from the meterest infratiphinary school. 3.0 Datations to nearest if matrixity 00 Site is before 1000m and 400m from the meterest infratiphinary school. Image: Comparison of the set than 1000m from the meterest infratiphinary school. 3.0 Datations to nearest OP surgery 00 Site is before 1000m and 400m from the meterest infratiphinary school. Image: Comparison of the set than 1000m from the meterest infratiphinary school. 3.0 Datations to nearest OP surgery 00 Site is before 1000m and 400m from the meterest infratiphinary school. Image: Comparison of the set than 1000m from the meterest infratiphinary school. 3.0 Datations to nearest OP surgery 00 Site is school of the set than 1000m from the meterest infratiphinary school. Image: Comparison of the set than 1000m from the meterest infratiphinary school of the set than 1000m from the meterest infratiphinary school of the set than 1000m from the meterest infratiphinary school of the set than 1000m from the meterest infratiphinary school of the set than 1000m from the meterest infratiphinary school of the set than 1000m from the meterest infratiphinary school of the set than 1000m from the meterest infratiphinary school of the set than 1000m from the meterest infratiphinary school of the set than 1000m from the meterest infratiphinary school of the	3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
32 Detained in thinking insignation (*) International details in the nearest secondary school 36 Detained in namest secondary school 0 Sie is between 1000m and 4000m from the nearest SP surgery. International details in the secondary school 37. Detained to namest GP surgery 0 Sie is between 1000m and 4000m from the nearest GP surgery. International details in the secondary school 38. Access to Strategic float Neavork 10 Mapritor of the site work nor result in the loss of agricultural land. 100% greenfield site, within an existing settlement (flucthurs) Hill). 4.1 Incodeded and Greenfel Land 0 Development of the site work nor result in the loss of agricultural land. 100% greenfield site, within an existing settlement (flucthurs) Hill). 4.2 Inpact on agricultural land. 0 Development on the loss of agricultural land. Interload agricultural land. 4.3 Capacity to improve access to open space. 0 Development situat land capacity agricultural land. Interload agricultural land. 6.4 Statement on the set set of the situat set of public open space. Interload agricultural land. Interload agricultural land. 6.1 Landscape sensitivity 0 Development subtilization and fload backape sensitivity - chanceto soft the landscape and able to accessite agricultural land. Interload agricultural land. 6.2 Statement to public land.	3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.1 Defaulted in Preference Strongly Unitian 1 Information of the seriest sector strongly Unitian of the seriest of Paugery Information of the seriest Sector strongly Unitian of Sector	3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.7 Dealted bit bit levels 9.0 International of the states of saligity 9.0 3.8 Access to Strategic Road Network 0.1 Not applicable. 100% greenfield sale, within an existing settlement (Buckhurst Hill). 4.1 Brownfield and Greenfield Land (+) Mopphy of the site is greenfield land within a settlement. 100% greenfield site, within an existing settlement (Buckhurst Hill). 4.2 Inpact on agricultural land (+) Development of the site would not result in the loss of agricultural land. An engligible part of the site contains public open space. Development will not invoke the loss of public open space. 5.1 Landscape sensitivity 0.0 Beedopment unlikely to adversely affect the worder indexcape are able to accommodel Therefore, redevelopment the unlikely to adversely affect the character of the adversely affect the worder indexcape 6.1 Exponsitivity to space of public open space. 0.0 Beedopment without ognificant character character. Site is existing playing fields. Therefore, redevelopment the unlikely to adversely affect the character of the adversely affect the character of the adversely affect the character of the adversely affect the space. 6.1 Exponsitivity to improve access to open space. 0.0 Rever fines do not pose a constraint to the site. 1000000000000000000000000000000000000	3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.6 Access to strategic Road NetWork Image: Constraints	3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
4.1 Bottwined and Greened Land 0 Performed of the site would not result in the loss of agricultural land. 4.2 Impact on agricultural land 0 Development of the site would not result in the loss of agricultural land. An algigible part of the site contains public open space. An algigible part of the site contains public open space. 5.1 Landscape sensitivity 0 Development unlikely to involve the loss of public open space. The relevant site character context is urban and development is unlikely to adversely affect the wide landscape 5.2 Settlement character sensitivity 0 Development could detract from the existing settlement character. Its is existing playing fields. Therefore, redevelopment has the potential to adversely affect the wide landscape are able to accommodal haracter. 6.1 Topography constraints 0 Development could detract from the existing settlement character. Its is existing playing fields. Therefore, redevelopment has the potential to adversely affect the character of the anea. 6.2 Distance to gas and oli pipelines 0 Development to the site. Its is existing playing fields. Therefore, redevelopment proposed, subject of carefore, redevelopment, subject of carefore, redevelopment proposed,	3.8 Access to Strategic Road Network		Not applicable.	
12 Inplact on agricultural and014 Inflact on agricultural and014 Inflact on agricultural and104.3 Capacity to improve access to open space0Development unlikely to involve the loss of public open space.A negligible part of the site contains public open space. Development will not involve the loss of public open space.5.1 Landscape sensitivity0Ste fails within an area of low landscape sensitivity - oharacteristics of the landscape are able to accommode development vithout significant character charage.The relevant site character context is urban and development is unlikely to adversely affect the wider landscape5.2 Settlement character sensitivity(r)Development could detract from the existing settlement character.Ste is existing playing fields. Therefore, redevelopment has the potential to adversely affect the character of the area.6.1 Topographic constraints(r)Topographical constraints in the site may preclude development.Information constraints6.2 Distance to gas and oil pipelines0Gas or oil pipelines do not pose an constraint to the site.Information constraints6.3 Impact on Tree Preservation Order (TPO)(r)The intensity of site development would be constrained by the presence of protected trees either on or adjacent to have a significant adverse impact on the suitality of the site for development6.4 Access to site(r)There is no means of access to the site and no likely prospect of achieving access.Existing access is through a school and in al other directions are a cemetery and houses.6.5 Contamination constraints(r)Potential contamination on site, which could be mitigated.Potential contamination (Made	4.1 Brownfield and Greenfield Land	(+)	Majority of the site is greenfield land within a settlement.	100% greenfield site, within an existing settlement (Buckhurst Hill).
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5.1 Latioscape sensitivity 0 development without significant character change. character. 5.2 Settlement character sensitivity (·) Development could detract from the existing settlement character. Site is existing playing fields. Therefore, redevelopment has the potential to adversely affect the character of the area. 6.1 Topography constraints (·) Topographical constraints in the site may preclude development. Site is existing playing fields. Therefore, redevelopment has the potential to adversely affect the character of the area. 6.2 a Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose any constraint to the site. Image: Constraint to the site. 6.3 Impact on Tree Preservation Order (TPD) (·) The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site. Image: Constraint adverse impact on the suitability of the site for development proposed, subject to care in the site. 6.4 Access to site (·) There is no means of access to the sile and no likely prospect of achieving access. Existing access is through a school and in all other directions are a cemetery and houses. 6.5 Contamination constraints (·) Detail contamination on sile, which could be mitigated. Potential contamination (Made Ground). Potential adverse impact that could be mitigated.	4.3 Capacity to improve access to open space	0		
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b.1 ripugraphy Constraints Co	5.2 Settlement character sensitivity	(-)		Site is existing playing fields. Therefore, redevelopment has the potential to adversely affect the character of the area.
6.24 Distance to gas and on pipelines 0 Image: Constraint on pipelines 0 6.2b Distance to power lines 0 Power lines do not pose a constraint to the site. Image: Constraint to the site could be incorporated into the development proposed, subject to care in the site. 6.3 Impact on Tree Preservation Order (TPO) (-) The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site could be incorporated into the development proposed, subject to care in the site. 6.4 Access to site (-) There is no means of access to the site and no likely prospect of achieving access. Existing access is through a school and in all other directions are a cemetery and houses. 6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination (Made Ground). Potential adverse impact that could be mitigated. 6.3 Traffic innect (-) Low level congestion expected at peak times within the vicinity of the site. Existing access is through a school and in all other directions are a cemetery and houses.	6.1 Topography constraints	()		
6.20 Distance to power lines 0 Image: Constance to power lines 0 6.3 Impact on Tree Preservation Order (TPO) (·) The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site could be incorporated into the development proposed, subject to care in the site. 6.4 Access to site (·) There is no means of access to the site and no likely prospect of achieving access. Existing access is through a school and in all other directions are a cemetery and houses. 6.5 Contamination constraints (·) Potential contamination on site, which could be mitigated. Potential contamination (Made Ground). Potential adverse impact that could be mitigated. 0.3 Trefficiencest (·) Low level congestion expected at peak times within the vicinity of the site. Potential contamination (Made Ground). Potential adverse impact that could be mitigated.	6.2a Distance to gas and oil pipelines	0		
6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Existing access is through a school and in all other directions are a cemetery and houses. 6.0 Traffic invest (-) Low level congestion expected at peak times within the vicinity of the site. Evisting access is through a school and in all other directions are a cemetery and houses.	6.2b Distance to power lines	0		
6.4 Addess to site (-) 6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination (Made Ground). Potential adverse impact that could be mitigated. 0.0 Tatific invest (-)	6.3 Impact on Tree Preservation Order (TPO)	(-)	the site.	the layout, but would be likely to have a significant adverse impact on the suitability of the site for development
0.5 Containing with constraints (-) Low level congestion expected at peak times within the vicinity of the site.	6.4 Access to site	()		
6.6 Traffic impact (-) Low level congestion expected at peak times within the vicinity of the site. B230	6.5 Contamination constraints	(-)		Potential contamination (Made Ground). Potential adverse impact that could be mitigated.
	6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	B230

	······································	BUT	
Site Reference	: SR-0865	Hertford	or
Parish:	Buckhurst Hill	Non	Harlow
Size (ha):	0.14	1.4.3	and .
Address:	Saint Elisabeth's Church, Chestnut Avenue, Buckhurst Hill, Essex, IG9 6BN		A MA
Primary use:	Residential	eshunt	
Site notes:	Vacant church and church hall with associated parking	5004	Roding
Baseline yield	14 dwellings		Greater
Source for	Indicated in Planning Application Form (equivalent to 98 dph)	Client	
baseline yield:		Epping Forest Di	strict Council
		Job Title	
		Epping Forest Di	strict Local Plan
Site	Application for demolition of church and hall and erection of 7 flats and 7 houses dismissed on appeal in January 2016. Issues could	Drawing Status	Date
constraints:	potentially be overcome by appropriate design and robust heritage justification and as such the yield is not changed.	Issue	March 2018
		Drawing No	Issue
Site selection	None	SR-0865	Rev 2
adjustment:		ARUP	Epping F District (
-			www.eppingior



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Epping Forest District Council

Brent



	AeroGRID, IGN, and the GIS User Community			
Criteria	Score		Qualitative Assessment	
1.1 Impact on Internationally Protected Sites	() Effects of allocating site for the proposed use likely to be significant. Site located within 400m of Epping Forest Special Area of Conservation. Risk of urbanisation (e.g. fr fires, invasive species etc.).		Site located within 400m of Epping Forest Special Area of Conservation. Risk of urbanisation (e.g. from fly tipping, fires, invasive species etc.).	
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	be Due to the development type (all planning applications, except householder), development of the site is likely to pos risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would possible.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.		
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.		
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.		
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is wholly within a Deciduous Woodland buffer zone. The site may indirectly affect the habitat, but mitigation can be implemented to address this.	
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.		
1.7 Flood risk	(++)	Site within Flood Zone 1.		
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.		
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.		
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.		
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.		
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.		
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.		
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.		
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.		
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.		
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.		
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.		
3.8 Access to Strategic Road Network		Not applicable.		
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.	100% brownfield site, within an existing settlement (Buckhurst Hill).	
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.		
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.		
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.	
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site is an existing church close to a public open space. Proposed development is likely to affect the character of the area.	
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.		
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.		
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.		
6.3 Impact on Tree Preservation Order (TPO)	()	The site has severely limited feasibility for development as a result of the extensive presence of protected trees, either on or adjacent to the site.	The extent of the protected tree cover on or adjacent to the site would be likely to have a significant adverse impact or the suitability of the site for development	
6.4 Access to site	(+)	Suitable access to site already exists.		
6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.	
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.	B231	

Site Reference:	SR-1003
Parish:	Buckhurst Hill
Size (ha):	0.10
Address:	Victoria House, Victoria Road, Buckhurst Hill, Essex, IG9 5EX

 Primary use:
 Residential

 Site notes:
 Car park and office building

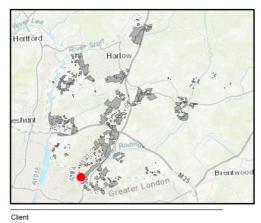
Baseline yield: 18 dwellings

Source for Indicated in pre-application request baseline yield:

Site No constraints identified. constraints:

Site selection None adjustment:

Community
feedback:The Council did not consult on a growth location which covers or is
near to this site.Dwellings:18



Job Title	
Epping Forest	t District Local Plan
Drawing Status	Date
lssue	March 2018
Drawing No	Issue
SR-1003	Rev 1
ARUI	P Epping Forest District Council

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Criteria	Score		Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Potential for recreational pressure effects in combination with other housing sites within 2km of Epping Forest Special Area of Conservation.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (all development except householder applications), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	The site is located partially within the 250m for the Epping-Lords Ancient Woodland. The site is therefore unlikely to affect Ancient Woodland due to the separation distance.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is partially within a buffer zone for an area of Deciduous Woodland. The site may indirectly affect the BAP priority habitat, but mitigation could be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.	100% brownfield site, within an existing settlement (Buckhurst Hill).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.	Proposed development to replace commercial building which makes limited contribution to the streetscene. Development offers potential to enhance the character of the area.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Existing access from Victoria Road.
	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Works). Potential adverse impact could be mitigated.
6.5 Contamination constraints			

EB805Fi 42919 May Post -Golding'S'Hill-Ongar Road Rectoryllane Conscienting London Road Debden Loughton J5 SR-0017 -SR-0444 SR-0147 Gravellow SR-0928 SR-0435 SR-0601 21 SR-0898 SR-0990 SR-0199 16_Site_02-N-A Palmerston Road Roding Lane SR-0318 SR-0249 SR-0218 Buckhurst Hill CALENNAL RASS SR-0115 SR-0495 SR-0056 SR-0244 SR-0111 SR-0496 16_Site_02-N-C SR-0910 SR-0825 SR-0916 SR-0559 16_Site_02-N-B SR-0252 SR-0824 SR-0014 SR-0494 Lambourno Road Chigwell **Roding Valley** SR-0478A R-0108 SR-0200 SR-0369 SR-0822 SR-0917 SR-1009 RonfordRoad M11 SR-0045-N Grange Hill SR-1010 SR-04788 SR-1017 SR-0037 SR-0820 SR-0586 SR-0895 SR-0998 Manor Road R-0557 SR-0869 SR-0897

admeas	SR-0823	ncepiece Road	
Report on Site Selection	Drawing No. EFDC-S2-0003-Rev2	Content Residential Sites for Stage 2 and 6.2 Assessment in	Legend
ARUP	Date: March 2018	Chigwell Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community.	Residential sites assessed at Stage 2 and Stage 6.2
Epping Forest District Council	Scale: 1:22,500 @A3	USGS, AEA, Gettriapping, Aerogna, IGN, IGP, swisstopo and the GIS User Community.	This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.

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Site Reference: Parish:	16_Site_02-N-A Chiawell
Size (ha):	14.43
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Address:	Land North of Vicarage Lane, Chigwell, IG7 6LS
Primary use:	Residential
Site notes:	Agricultural land and allotments
Baseline yield:	300 dwellings
•	
Source for	Indicated in Call for Sites 2016-2017
baseline yield:	
Site	Flood constraint on southern edge of the site, and HSE Inner Zone northern and eastern part of site. Proposed site layout accounts for
constraints:	these constraints and the affected areas are not proposed for
	development (open space). No adjustment made to capacity.
Site selection	None
adjustment:	

Community feedback: Feedback was received on CHG-C which is within or near to this site. Refer to Appendix B1.4 for further details. Dwellings: <u>300</u>

Hertford Brent Client

Job Title	
Epping Forest Di	strict Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
16_Site_02-N-A	Rev 1
ARUP	Epping Forest District Council

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Criteria	Score		Qualitative Assessment	
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).		
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (over 100 residential dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.		
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.	There are approximately 10 Ancient Trees directly affected by the site. The trees are mainly on the north edge of the site, and development may directly affect the trees. Impacts may be mitigated by considered masterplanning or translocation.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.		
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	A portion of the site encompasses an area of Deciduous Woodland and BAP priority habitat with no main feature. The site is likely to directly affect all of the BAP priority habitats but effects may be reduced through mitigation.	
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.		
1.7 Flood risk	(++)	Site within Flood Zone 1.	Majority of the site is in Flood Zone 1. Higher Flood Risk Zones 2, 3a and 3b covering less than 4% is located along the southern site boundary and can be avoided through site layout.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Within wider setting of Chigwell Village Conservation Area and Grade II* Listed Building but distance from assets and existing screening (built form and green screening) considered to minimise impact.	
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.		
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.		
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	Almost the entirety of the site is located in a moderate sensitivity Green Belt parcel. Subject to the provision of robust planting along the site's southern boundary, the site would have limited harm to the purposes of the wider Green Belt.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.		
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.		
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.		
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.		
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.		
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.		
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.		
3.8 Access to Strategic Road Network		Not applicable.		
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (Chigwell).	
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).		
4.3 Capacity to improve access to open space	(-)	Development may involve the loss of public open space but there are opportunities for on-site off-setting or mitigation.	Open space is located in 6% of the site area. Development may involve the loss of allotments. An existing site masterplan identifies opportunities to provide new public open space including allotments in the development proposal.	
5.1 Landscape sensitivity	()	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.		
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site is on the edge of the existing settlement and the proposals are for higher density development than the neighbouring developments. Therefore, development is likely to affect the character of the area.	
6.1 Topography constraints	0	No topography constraints are identified in the site.		
6.2a Distance to gas and oil pipelines	(-)	Gas or oil pipelines may constrain part of the site but there is potential for mitigation.	Approximately 14% of north eastern side of site is in HSE middle zone and 1% is in inner zone. Due to the location of the affected area there is potential for mitigation. HSE guidance is advise against development for affected area.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.		
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	There are protected trees on and adjacent to the site, but the percentage of the site area affected is limited, and they would not be a significant constraint.	
6.4 Access to site	(+)	Suitable access to site already exists.	Existing access from Vicarage Lane and Green Lane.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Sewage Sludge / Infilled Ponds). Potential adverse impact could be mitigated.	
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	B234	
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	5	8
Site Reference:	16_Site_02-N-B	H
Parish:	Chigwell	
Size (ha):	8.50	
Address:	Land North of Vicarage Lane, Chigwell, IG7 6LS	
		1
Primary use:	Residential	e
Site notes:	Agricultural fields	1
		4
		Ŷ,
		4
Baseline yield:	200 dwellings	1
Source for	Indicated in representation	CI
baseline yield:		E
-		Jo
		E
Site	Flood Risk Zone 3b constraint on southern edge of site. However,	D
constraints:	proposed site layout provided by promoter accounts for this	ls
	(open space). No adjustment made to capacity.	_
		D
Site selection	None	1
adjustment:		1
		1

Community feedback: Feedback was received on CHG-C which is within or near to this site. Refer to Appendix B1.4 for further details. Dwellings: <u>200</u>

aver Lea Hertford eshu Brent Client

Job Title	
Epping Forest Dis	strict Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
16_Site_02-N-B	Rev 1
ARUP	Epping Forest District Council

), NPS, NRCAN Kong), swissto nd the GIS User Co MapmyIndia, Source: Esri, AeroGRID nity us DS, USDA, USGS Eye, Earti



Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (over 100 residential dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.	There are approximately 8 Ancient trees directly affected by the site. The trees are mainly dispersed on the north edge of the site, and development may directly affect the trees. Impacts may be mitigated by considered masterplanning or translocation.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	A portion of the site encompasses an area of Deciduous Woodland and BAP priority habitat with no main feature. The site is likely to directly affect all of the BAP priority habitats but effects may be reduced through mitigation.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	Majority of the site is in Flood Zone 1. Higher Flood Risk Zones 2, 3a and 3b covering less than 4% is located along the southern site boundary and can be avoided through site layout.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Within wider setting of Chigwell Village Conservation Area and Grade II* Listed Building but distance from assets and existing screening (built form and green screening) considered to minimise impact.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	Almost the entirety of the site is located in a moderate sensitivity Green Belt parcel. Subject to the provision of robust planting along the site's southern boundary, the site would have limited harm to the purposes of the wider Green Belt.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (Chigwell).
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	()	Development may involve the loss of public open space with no opportunities for on-site off-setting or mitigation.	Open space is located in 11% of the site area. Development may involve the loss of allotments. Given the quantum of development proposed, there may be few opportunities to reconfigure the development and re-provide the public open space elsewhere.
5.1 Landscape sensitivity	()	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.	
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site is on the edge of the existing settlement and the proposals are for higher density development than the neighbouring developments. Therefore, development is likely to affect the character of the area.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	There are protected trees on and adjacent to the site, but the percentage of the site area affected is limited, and they would not be a significant constraint.
6.4 Access to site	(+)	Suitable access to site already exists.	Existing access from Vicarage Lane.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Sewage Sludge / Infilled Ponds). Potential adverse impact could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	B235
		1	QupA ©

		· · · · · · · · · · · · · · · · · · ·	15
	Site Reference:	16_Site_02-N-C	1
F	Parish:	Chigwell	
ę	Size (ha):	4.84	
/	Address:	Land North of Vicarage Lane, Chigwell, IG7 6LS	/
			e
F	Primary use:	Residential	
\$	Site notes:	Agricultural fields	
			4
E	Baseline yield:	100 dwellings	_
ę	Source for	Indicated in representation	C
ł	baseline yield:		E
			J
			E
	Site	Flood Risk Zone 3b constraint on southern edge of site. However,	
C	constraints:	proposed site layout provided by promoter accounts for this	Ŀ
		(open space) No adjustment made to capacity	
			C
	Site selection adjustment:	None	1
ſ	agaotinent.		

Community
feedback:Feedback was received on CHG-C which is within or near to this
site. Refer to Appendix B1.4 for further details.Dwellings:100

Clast

Job Title	
Epping Forest Dis	strict Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
16_Site_02-N-C	Rev 1
ARUP	Epping Forest District Council

Sources: Earl, HEFE, DeLorme, Intermap, Increment P.Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geoflaas, IGN, Kardateir NL, Orinnance Survey, Earl Jagan, METI, Earl China (Hong Kong), swissiopo, Mapnyindia, & OpenStreeMap contributors, and the GIS User Community Source: Earl, JoiglialGlobe, Geogleve, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Criteria	Score		Qualitative Assessment	
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).		
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (over 100 residential dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.		
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.	There are approximately 5 Ancient trees directly affected by the site. The trees are mainly on the north side of the site, and development may directly affect the tree. Impacts may be mitigated by considered masterplanning or translocation.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.		
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	A portion of the site encompasses an area of Deciduous Woodland and BAP priority habitat with no main feature. The site is likely to directly affect all of the BAP priority habitats but effects may be reduced through mitigation.	
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.		
1.7 Flood risk	(++)	Site within Flood Zone 1.	Majority of the site is in Flood Zone 1. Higher Flood Risk Zones 2, 3a and 3b covering less than 3% is located along the southern site boundary and can be avoided through site layout.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Within wider setting of Chigwell Village Conservation Area and Grade II* Listed Building but distance from assets and existing screening (built form and green screening) considered to minimise impact.	
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.		
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.		
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	Almost the entirety of the site is located in a moderate sensitivity Green Belt parcel. Subject to the provision of robust planting along the site's southern boundary, the site would have limited harm to the purposes of the wider Green Belt.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.		
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.		
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.		
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.		
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.		
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.		
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.		
3.8 Access to Strategic Road Network		Not applicable.		
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (Chigwell).	
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).		
4.3 Capacity to improve access to open space	()	Development may involve the loss of public open space with no opportunities for on-site off-setting or mitigation.	Open space is located in 20% of the site area. Development may involve the loss of allotments. Given the quantum of development proposed, there may be few opportunities to reconfigure the development and re-provide the public open space elsewhere.	
5.1 Landscape sensitivity	()	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.		
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site is on the edge of the existing settlement and the proposals are for higher density development than the neighbouring developments. Therefore, development is likely to affect the character of the area.	
6.1 Topography constraints	0	No topography constraints are identified in the site.		
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.		
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.		
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	There are protected trees on and adjacent to the site, but the percentage of the site area affected is limited, and they would not be a significant constraint.	
6.4 Access to site	(+)	Suitable access to site already exists.	Existing access from Vicarage Lane.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Sewage Sludge / Infilled Ponds). Potential adverse impact could be mitigated.	
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	B236	
L		N	gunA ©	

Dwellings:

<u>100</u>

		Riva	-	
Site Reference	: SR-0007	Hertford	stort - 20	
Parish:	Chigwell	You	Harlow	
Size (ha):	5.21	and a start	and .	
Address:	Land at Manor Road (South Side, Lambourne Road), Chigwell, Essex, IG7 5PD		A A A	
Primary use:	Residential	eshunt		
Site notes:	Vacant Greenfield land adjacent to District boundary.	Alos	Roding A	
Baseline yield:	255 dwellings		Great	
Source for	Indicative Masterplan submitted alongside Call for Sites (equivalent	Client		
baseline yield:		Epping Forest District Council		
		Job Title		
		Epping Forest	District Local Plan	
Site	Tree Preservation Orders cover over half of site and would reduce developable area of site. Suitable scheme could achieve circa 40%	Drawing Status	Date	
constraints:	of existing masterplan at upper limit.	lssue	March 2018	
		Drawing No	Issue	
Site selection	None	SR-0007	Rev 2	
adjustment:		ARUF	Epping F District (
Community feedback:	The Council did not consult on a growth location which covers or is near to this site.	Sources: Esri, HERE, DeLorme GeoBase, IGN, Kadaster NL, O	opyright and database right (2016) , Intermap, increment P Corp., GEBCO, US rdnance Survey, Esri Japan, METI, Esri Ch	

Hertford Brenty Client Epping Forest District Council Job Title

Epping Forest District Council www.eppingforestdc.gov.uk

aatabase right (2016) crement P Corp., GEBCO, USGS, FAO, NPS, NRCAN 'ey, Esri Japan, METI, Esri China (Hong Kong), swissto and the GIS User Community ser Community CNES/Airbus DS, USDA, USGS

Je Lea



<u>Dweinings.</u>				
Criteria	Score		Qualitative Assessment	
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).		
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (over 100 residential dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.		
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.		
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.		
1.5 Impact on BAP Priority Species or Habitats	()	Features and species in the site unlikely to be retained and effects cannot be mitigated.	The site encompasses the whole of a BAP priority habitat with no main features, and is adjacent to Deciduous Woodland and Wood Pasture and Parkland habitats. The site is likely to directly affect the habitat, and this may not be mitigable.	
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.		
1.7 Flood risk	(++)	Site within Flood Zone 1.		
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.		
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.		
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.		
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.		
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.		
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.		
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.		
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.		
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.		
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.		
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.		
3.8 Access to Strategic Road Network		Not applicable.		
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (Chigwell).	
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).		
4.3 Capacity to improve access to open space	(+)	Development could provide an opportunity to improve links to adjacent existing public open space or provide access to open space which is currently private.	No public open space is located in the site area. Development will not involve the loss of public open space. Preliminary layouts propose the addition of new public open spaces.	
5.1 Landscape sensitivity	()	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.		
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Low density development is proposed which reflects the character of the area. Therefore, development is not likely to have an impact on the character of the area.	
6.1 Topography constraints	()	Topographical constraints in the site may preclude development.		
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.		
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.		
6.3 Impact on Tree Preservation Order (TPO)	()	The site has severely limited feasibility for development as a result of the extensive presence of protected trees, either on or adjacent to the site.	The extent of the protected tree cover on or adjacent to the site would be likely to have a significant adverse impact on the suitability of the site for development	
6.4 Access to site	(+)	Suitable access to site already exists.	Existing access from Lambourne Road and potential for access from Brocket Way.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential Contamination (Made Ground). Potential adverse impact that could be mitigated.	
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B237	
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	,	PU.
Site Reference:	SR-0014	Hertford
Parish:	Chigwell	17
Size (ha):	0.17	12
Address:	Land adjoining 40A Hainault Road, Chigwell, Essex, IG7 6QX	
		112
Primary use:	Residential	eshunt
Site notes:	Empty plot adjacent to housing and community hall	4-1
		++-2
		A1055
Baseline vield:	10 flatted dwellings in total	
-		Client
Source for baseline yield:	Indicated in Call for Sites (25 dph) - could accommodate up to 12 at 30dph	Epping F
-		Job Title
		Epping F
Site	None	Drawing Statu
constraints:		Issue
		Drawing No
Site selection	None	SR-0014
a allocations a set.		

Site selection adjustment:

Community feedback: Dwellings:

Feedback was received on CHG-1 which is within or near to this site. Refer to Appendix B1.4 for further details. <u>10</u>

Aver Lea Brent

Job Title	
Epping Fores	t District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0014	Rev 2
ARU	P Epping Forest District Council

database ngm (2016) icrement P Corp., GEBCO, USGS, FAO, NPS, NRCAN, vey, Esri Japan, METI, Esri China (Hong Kong), swisstor , and the GIS User Community ar Geographics, CNES/Airbus DS, USDA, USGS, IV be, GeoEye, Earthsta Sou rce: Esri,



<u>Bweinings.</u>			
Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site with wholly within Deciduous Woodland and Wood Pasture and Parkland buffer zones. The site may indirectly affect the habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer for Barnaby Way Wood LWS. The site is unlikely to affect the features and species of these LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated.	Unlikely to impact on setting of Chigwell Village Conservation Area due to distance. Possible impact on settings of Grade II Listed Buildings on Hainault Road due to development within street scene - mitigate through high quality design/materials.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are close to the A123 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (Chigwell).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	()	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.	
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.	Site is located within the settlement and provides an opportunity for intensification. Therefore, redevelopment could enhance the character of the area.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	Although protected trees are present on or adjacent to the site, as a result of their locations it is likely that they could be incorporated into the proposed development subject to reasonable care in layout and design.
6.4 Access to site	(+)	Suitable access to site already exists.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Farmyard / Livery Stables). Potential adverse impact that could be mitigated.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.	B238
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0.00 0.000	
Site Reference:	SR-0017
Parish:	Chigwell
Size (ha):	23.51
Address:	Home Farm, Chigwell Lane, Chigwell
Primary use:	Residential
Site notes:	Agricultural fields
Baseline yield:	400-500 dwellings
Source for	Indicated in Call for Sites (equivalent to 17-21 dph)
baseline yield:	
Site constraints:	High pressure gas pipeline runs through site. Reducing capacity by circa 1/3 to reduce risk
constraints.	
Site selection	Dwelling number of 133 is derived from the SLAA.
adjustment:	

Community feedback:

Dwellings:

The Council did not consult on a growth location which covers or is near to this site. <u>133</u>

Lea Hertford Brent

Client	
Epping Forest	t District Council
Job Title	
Epping Forest	t District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0017	Rev 2
ARUI	www.eppingforestdc.gov.uk
Sources: Esri, HERE, DeLorn	a copyright and database right (2016) ne, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong

), NPS, NRCAN, Kong), swissto d the GIS User Cor MapmyIndia Source: Esri AeroGRID unity ous DS, USDA, USGS



Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (over 50 rural dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.	There are 3 Ancient trees directly affected by the site. The tree are located at the western edge of the site and may be affected by development. Impacts may be mitigated by considered masterplanning or translocation.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is adjacent to a Deciduous Woodland and BAP priority habitat with no main features, and within five buffer zones. The site may indirectly affect the habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer for Roding Valley Meadows LWS, Lady Patience Meadow LWS and Grange Farm Grasslands LWS. The site is unlikely to affect the features and species of these LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	Approximately 88% of the site is located in Flood Zone 1, with 12% in Zone 2 along the northern edge of the site. This can be avoided through site layout.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on settings of Conservation Area or Grade II* Listed Building due to distance.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are very close to the M11 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	()	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.	100% greenfield site not within or adjacent to an existing settlement .
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site is on the edge of the existing settlement with scattered housing around it. Therefore, development is likely to affect the predominantly rural character of the area.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	(-)	Gas or oil pipelines may constrain part of the site but there is potential for mitigation.	Some 22% of the site is in the HSE inner consultation zone which runs through the middle of the site. Due to the size of the site mitigation is possible through layout planning. HSE guidance for affected area (22%) is advise against development.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Made Ground and Farmyard). Potential adverse impact that could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	B239

SR-0037
Chigwell
14.41
Land off Chigwell Road, Chigwell, Essex

 Primary use:
 Residential

 Site notes:
 Restored former landfill site. Now vacant Greenfield site.

Baseline yield: 366 dwellings

Source for Assumption based on 30 dph baseline yield:

Site None constraints:

Site selection None adjustment:

Community feedback:	The Council did not consult on a growth location which covers or is near to this site.
Dwellings:	<u>366</u>

Client

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0037	Rev 2
ARUI	
πιυι	District Council

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5.1 Landscape sensitivity (-) Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	
5.2 Settlement character sensitivity (-) Development could detract from the existing settlement character. Site is on the edge of the existing settlement and the proposals are for higher density developments. Therefore, development is likely to affect the character of the area.	ent than the
6.1 Topography constraints (-) Topographical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines (-) Gas or oil pipelines may constrain part of the site but there is potential for mitigation. 3% of site lies in HSE inner consultation zone running through the middle of the site. Mitigation possize. Sensitivity level 3 as more than 30 dwellings. HSE guidance for affected area advises against determined by the middle of the site but there is potential for mitigation.	
6.2b Distance to power lines 0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO) (-) The site has severely limited feasibility for development as a result of the extensive presence of protected trees, the suitability of the site for development.	<i>i</i> erse impact on
6.4 Access to site (+) Suitable access to site already exists.	
6.5 Contamination constraints Potential severe contamination on site, where assurances would have to be sought from the developer that remediation would not harm site viability. Site is not suitable for development. Reports were previously submitted as part of a pre-application er demonstrate that the site can be safely developed.	juiry and do not
6.6 Traffic impact Area around the site expected to be uncongested at peak time.	3240

Site	Reference:	SR-0045-N	
Paris	sh:	Chigwell	
Size	(ha):	5.98	
Addr	'ess:	Land at Little West Hatch and Chigwell Nursery, High Road, Chigwell, Essex, IG7 5BS	
	ary use: notes:	Residential Fields, hardstanding and a residential dwelling	

Baseline yield: 180 dwellings

Source for Assumption based on 30 dph baseline yield:

Site No constraints identified.

Site selection None adjustment:

Community	The Council did not consult on a growth location which covers or is
feedback:	near to this site.
Dwellings:	180

Client

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0045-N	Rev 1
ARUI	

Sources: Earl, HERE, DeLorme, Intermay, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geoßase, IGN, Kadaster NL, Ordnance Survey, Earl Japan, METI, Esri China (Hong Kong), swisstopo, Mapmi/nicia, © OpenStreetMap contributors, and the GIS User Community Source: Earl, DigitalGiobe, GeoCye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Residential development located between 400m and 2km from Epping Forest Special Area of Conservation. In- combination effects from recreational pressure likely.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (over 100 residential dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is adjacent to an area of Deciduous Woodland and BAP priority habitat with no main feature, and is wholly within four buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation could be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(-)	Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.	Development could harm setting of Grade II Listed Building (Little West Hatch) to south-west of site. Possible mitigation through limiting development to north of site and reduction in density/good design/sensitive layout.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are close to the A113 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(+)	Site is less than 1000km from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	()	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.	80% greenfield site, 10m from an existing settlement (Chigwell).
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site is on the edge of the existing settlement and the proposals are for higher density development than the neighbouring developments. Therefore, development is likely to affect the character of the area.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Existing access from Chigwell High Road. There is potential to provide further points of access from Luxborough Lane.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Hospital). Potential adverse impact could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	B241

Site Reference:	SR-0056
Parish:	Chigwell
Size (ha):	1.21
Address:	Land to west of Miller's Lane, Chigwell Row, Essex
Primary use:	Residential
Site notes:	Agricultural field

Baseline yield: 36 dwellings

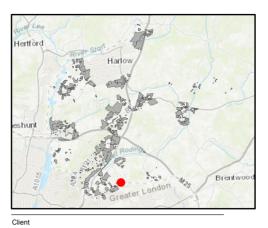
Source for Assumption based on 30 dph baseline yield:

Site None constraints:

Site selection None adjustment:

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

Dwellings: 36



Epping Forest Di	istrict Council
Job Title	
Epping Forest Di	strict Local Plan
Drawing Status	Date
Issue	Date March 2018
Drawing No	Issue
SR-0056	Issue Rev 2
ARUP	Epping Forest District Council
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Sources: Eni, HERE, Dalcome, Internag, Increment P.Corp, GEBCO, USOS, FAO, NPS, NRCAN, GeoBase, IGN, Kadatater NL, Ordnance Survey, Eari Lapan, MET, Eari China (Hong Kong), swisstopo MapmyIndia, & OpenStreetMap contributors, and the GIS User Community Source: Eari, DiglialGlobe, GeoEye, Earthatar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRD, IGN, and the GIS User Community



Criteria Score Qualitative A 1.1 impact on Internationally Protocted Sites 0 Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination 1.2 impact on Nationally Protocted sites (i) Site fails within an impact Rest Zone and due to the nature and scale of development proposed it is likely to be with Natural England is required. However, it is likely that mitility as the effects of allocating site for the proposed development. Out to the development type (over 10 nral) downlings) development. 1.3 in impact on Ancient Woodland 0 Site is not located within or adjacent to Ancient Woodland. Out to the development type (over 10 nral) downlings) development. 1.4 impact on Ancient Woodland 0 Site is not located within or adjacent to Ancient Woodland. International proposed use development. 1.4 impact on Ancient Woodland 0 Notacient or Veteran trees are located within the site. The site is partially within a Decideous Woodland bon filter zone. 1.4 impact on Ancient Woodland 0 Notacient or Veteran trees are located use to distance of DeAP priority habitats from site. The site is partially within a Decideous Woodland bonfilter zone. 1.5 impact on Local Wildle Sites 0 Site is not likely to affect heritage assets due to their distance of local wildle sites from site. The site is a within the 250m buffer for Hainault Forest Meacrepacis	opment of the site is likely to pose a risk and consultation
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Site more than a 1000m from a bus stop	
3.2 Distance to nearest bus stop (-) Site more than a room nom a bus stop.	
3.3 Distance to employment locations (-) Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities (-) Site is more than 4000m from the nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school (+) Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school (-) Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery 0 Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network Not applicable.	
4.1 Brownfield and Greenfield Land (-) Majority of the site is greenfield land adjacent to a settlement. 100% greenfield site, adjacent to an existing settlement (Chig	well Row).
4.2 Impact on agricultural land (
4.3 Capacity to improve access to open space 0 Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity () Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	
5.2 Settlement character sensitivity 0 Development is unlikely to have an effect on settlement character. Low density development is proposed which reflects the character of the area.	racter of the area. Therefore, development is not likely to
6.1 Topography constraints (-) Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines 0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site Access to the site can be created within landholding adjacent to the highway. Access can be achieved off Miller's Lane.	
6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified.	
6.6 Traffic impact Area around the site expected to be uncongested at peak time.	

Sile Sulla	omity Assessment
Site Reference:	SR-0088
Parish:	Chigwell
Size (ha):	3.49
Address:	Land in School Lane, Chigwell
Primary use:	Residential
Site notes:	Vacant agricultural land with significant tree cover. Adjacent to District Boundary.
Baseline yield:	250-500 dwellings
Source for baseline yield:	Indicated in Call for Sites (equivalent to 68-136 dph)
,, ,	
Site constraints:	Site would be more suited to lower density development given size.
Site selection	None

Site selection No adjustment:

Community
feedback:The Council did not consult on a growth location which covers or is
near to this site.Dwellings:150

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Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0088	Rev 2
ARUI	Epping Forest District Counci

Sources: Earl, HERE: DeLorme, Internag, Increment P.Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METL, Earl China (Hong Kong), swisstopo Magmyindia, & OpenStreetMap contributors, and the GIS User Community Source: Earl, DiglialGlobe, GeoEye, Earthstar Geographica, CNES/Airbus DS, USDA, USGS, AeroGRID, RV, and the GIS User Community



Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (over 100 residential dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	The site is partly within the 250m buffer for Chigwell Row Wood Ancient Woodland. The site is unlikely to directly affect the Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	The site encompasses the majority of Deciduous Woodland and BAP priority habitats with no main features habitats. The site is likely to directly affect the habitats, and this may not be mitigable.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer for Chigwell Row Wood LWS. The site is unlikely to affect the features and species of these LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.	
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (Hainault).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	()	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.	
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	The proposed density is higher than the neighbouring developments. Therefore, development is likely to affect the character of the area.
6.1 Topography constraints	()	Topographical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Access currently from School Lane but an alternative access from Brocket Way may be more suitable.
6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B243

Dwellings:

<u>150</u>

	5
Site Reference:	SR-0108
Parish:	Chigwell
Size (ha):	9.70
Address:	Land to west of Chigwell Park Drive and to north of Luxborough Lane, Chigwell
Primary use:	Residential
Site notes:	Fallow land and woodland
Baseline yield:	300 dwellings
Source for baseline yield:	Assumption based on 30 dph
Site constraints:	High pressure gas pipeline running through site, requiring 15m buffer zone. Flood Risk reduces developable area by 1/2
Site selection adjustment:	None
Community feedback:	The Council did not consult on a growth location which covers or is near to this site.

Client

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0108	Rev 2
ARUI	Epping Forest District Council

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Number Name Operation Operation Operation Operation Operation Lither in Name 0 Stable in Name <	<u>Dwennigs.</u>			
11 Market Market Market Mark16Descendential16DescendentialMarket Market Ma	Criteria		Score	Qualitative Assessment
Channel Market Hondows	1.1 Impact on Internationally Protected Sites	(-)		Residential development between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure likely.
Interfactor decisionImage: de	1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (over 100 residential dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
Number Schedunger MarkenskingerColColCol14 med of Step fores Buck ForestandColStep was and an any step was and any step step forestands and any step step forestandsStep is a step forestands and any step step is a step	1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
Charlow data data with some dataControlControl11 strate data data data dataControlControlControl12 strate dataControlControlControlControl13 strate dataControlControlControlControl14 strateControlControlControlControlControl14 strateControlControlContro		0	No Ancient or Veteran trees are located within the site.	
MarkanesisMarkanesisMarkanesisMarkanesisMarkanesisMarkanesisMarkanesis12 MarkanesisMarkanesisMarkanesisMarkanesisMarkanesisMarkanesisMarkanesis12 MarkanesisMarkanesisMarkanesisMarkanesisMarkanesisMarkanesisMarkanesis12 MarkanesisMarkanesisMarkanesisMarkanesisMarkanesisMarkanesisMarkanesis13 MarkanesisMarkanesisMarkanesisMarkanesisMarkanesisMarkanesisMarkanesis13 MarkanesisMarkanesisMarkanesisMarkanesisMarkanesisMarkanesisMarkanesis14 MarkanesisMarkanesisMarkanesisMarkanesisMarkanesisMarkanesisMarkanesis13 MarkanesisMarkanesisMarkanesisMarkanesisMarkanesisMarkanesisMarkanesis13 MarkanesisMarkanesisMarkanesisMarkanesisMarkanesisMarkanesis13 MarkanesisMarkanesisMarkanesisMarkanesisMarkanesisMarkanesis13 MarkanesisMarkanesisMarkanesisMarkanesisMarkanesisMarkanesis13 MarkanesisMarkanesisMarkanesisMarkanesisMarkanesisMarkanesis13 MarkanesisMarkanesisMarkanesisMarkanesisMarkanesisMarkanesis13 MarkanesisMarkanesisMarkanesisMarkanesisMarkanesisMarkanesis13 MarkanesisMarkanesisMarkanesisMarkanesisMarkanesisMarkanesis <td>1.4 Impact on Epping Forest Buffer Land</td> <td>0</td> <td>Site is unlikely to impact on Epping Forest Buffer Land.</td> <td></td>	1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
Number of additional data No. Number of additional data LTRue du 0.0 Interface durational data Manda and Manda a	1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	The site encompasses the majority of a Deciduous Woodland habitat. The site is likely to directly impact the habitat, but mitigation can be implemented to address this.
11.100/00 DP Description Description Description 12.100/00 PP Research and page and pag	1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer for Barnaby Way Wood LWS. The site is unlikely to affect the features and species of these LWS.
Linking in single singleDir <thdir< th="">DirDirDir<td>1.7 Flood risk</td><td>(+)</td><td>Site within Flood Zone 2 and exception test not required.</td><td>Although some 94% of the site is in Flood Zone 1 the location of the higher Flood Risk Zones (2 and 3a) would restrict development on the northern potion of the site. Flood risk mitigation can be achieved through site layout.</td></thdir<>	1.7 Flood risk	(+)	Site within Flood Zone 2 and exception test not required.	Although some 94% of the site is in Flood Zone 1 the location of the higher Flood Risk Zones (2 and 3a) would restrict development on the northern potion of the site. Flood risk mitigation can be achieved through site layout.
1 Subsect of a caser1 Subsect of a caser1 Subsect of a case of	1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on setting of Conservation Area due to distance.
11 study of a solute in lighter or exact.11 default of weaked.11 default of weaked of the and by wake of the and	1.8b Impact on archaeology	(-)		
Al Long Hand Hand Hand Hand Hand Hand Hand Hand	1.9 Impact of air quality	(-)		Parts of the site are very close to the M11 and therefore mitigation measures are likely to be required.
11 Undarce to rearest has since 0 Performance 12 Dubrice to rearest has since 0 Performance Performance 13 Dubrice to rearest has since 0 Performance Performance 14 Dubrice to rearest has since 0 Performance Performance 15 Dubrice to rearest has since 0 Performance Performance 14 Dubrice to rearest has since 0 Performance Performance 15 Dubrice to rearest has since 0 Performance Performance 16 Dubrice to rearest performance 0 Performance Performance 17 Dubrice to rearest performance 0 Performance Performance 18 Dubrice to rearest performance 0 Performance Performance 19 Dubrice to rearest performance 0 Performance Performance	2.1 Level of harm to Green Belt	()		
21.0 Bartine to the reference (cde study) 10 13.0 batteries to employment (contains) 10 15 a writen 1500m and 6000m from reaseest town, large ultage or small studge. 1 14.0 batteries to boar amenties 0 Site is between 1500m and 6000m from reaseest town, large ultage or small studge. 1 15.0 batteries to rearest interdiprimary school 0 Site is between 1500m and 6000m from the searest interdiprimary school. 1 15.0 batteries to rearest interdiprimary school 0 Site is between 1500m and 6000m from the searest interdiprimary school. 1 16.0 batteries to rearest interdiprimary school 0 Site is between 1500m and 6000m from the searest interdiprimary school. 1 17.0 batteries to rearest interdiprimary school 0 Site is between 1500m and 4000m from the searest interdiprimary school. 1 18.0 batteries to rearest interdiprimary school 0 Not applicable. 1000m generalistic interdiprimary school 1 14.1 Boundhool and Generality school 100 Vegeenality school 1000 generality school 1 14.1 Boundhool and Generality school 100 Vegeenality school 1000 generality school 1 14.1 Boundhool and Generality school 100 Vegeenality school 1000 generality school 1	3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.3 definition is definition in the reases (1) For the form interval is the interval i	3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
11 Control Use at interview 0 Interview 0 12 Solution to user interview inte	3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
2.5 Usebolic of Induces Interprinting Volume V Induces Interprinting Volume V 3.6 Distance to reserved OP surgery 0 Bit is between 1000m and 4000m from the nearest secondary school. Induces Interprinting Volume Induces Interprinting Volume 3.6 Distance to reserved OP surgery 0 Bits is between 1000m and 4000m from the nearest secondary school. Induces Interprinting Volume Induces Interprinting Volume 3.6 Access to Strategic Road Network. 1.0 Not applicable. Induces Interprinting Volume Induces In	3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
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3.6 Access to Strategic Hoad Network Image: Control of the set o	3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
1.1 biownied and determined Land (-) Provide and set of the best and most versatile agricultural land (grades 1-3). 4.2 Impact on agricultural land (-) Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3). 4.3 Capacity to improve access to open space (+) Development could provide an opportunity to improve links to adjacent existing public open space or provide access to open space which is currently private. No public open space is located in the site area. Development will not involve the loss of public open space is any development of the aster whore significant character change. 5.1 Landscape sensitivity (-) Development could detract from the existing settlement character. No public open space is not be edge of the existing settlement. The proposed number of houses is at a higher density than heighbouring developments. Therefore, development is likely to affect the character of the area. 6.1 Topography constraints (-) Development could detract from the existing settlement. They will be difficult to overcome and affect a large part of the site is in the HSE inter consultation zone numing along the middle of the site. Due to the local detract of the site. 6.2 Distance to gas and oil pipelines 0 Power lines do not pose a constraint to the site. 6.3 Impact on Tree Preservation Order (TPO) (-) Gas or oil pipelines in the site to the site on or adjacent to the site. 8.4 Access to	3.8 Access to Strategic Road Network		Not applicable.	
1.2 milet on aplicatural land Lef 4.3 Capacity to improve access to open space (r) Development could provide an opportunity to improve links to adjacent existing public open space or provide access to open space which is currently private. No public open space is located in the site area. Development will not involve the loss of public open space is no provide new public open space is noprovide new public open space is no provide new public	4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (Chigwell).
***3 Capacity to implore access to open space which is currently private. existing site promotion document identifies opportunities to provide new public open spaces in any development spaces. 5.1 Landscape sensitivity (*) Site fails within an area of medium landscape areas ensitivity - characterisitics of the landscape are resilient to change. 5.2 Settlement character sensitivity (*) Development could detract from the existing settlement character. Site is on the edge of the existing settlement. The proposed number of houses is at a higher density than neighbouring development is likely to affect the character of the area. 6.1 Topography constraints (*) Topographical constraints exist in the site but potential for mitigation. 6.2 Distance to gas and oil pipelines (*) Gas or oil pipelines pose a major constraint to development. They will be difficult to overcome and affect a large affect area. 6.3 Distance to power lines 0 Power lines do not pose a constraint to the site. 6.4 Access to site (*) The site has severely limited feasibility for development as a result of the existive presence of protected trees. The extent of the protected tree cover on or adjacent to the site would be likely to have a significant adverse im the suitability of the site for development. 6.4 Access to site (*) Potential for access to the site to be created through third party land and agreement in place, or existing access. Access issues can be overcome by improvements to Luxborough Lane.	4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
and able to absorb development without significant character change. 5.2 Settlement character sensitivity (-) Development could detract from the existing settlement character. Site is on the edge of the existing settlement. The proposed number of houses is at a higher density than neighbouring developments. Therefore, development is likely to affect the character of the area. 6.1 Topography constraints (-) Topographical constraints exist in the site but potential for mitigation. 6.2a Distance to gas and oil pipelines (-) Gas or oil pipelines pose a major constraint to development. They will be difficult to overcome and affect a large part of the site. Some 40% of the site is in the HSE inner consultation zone mutigation would be difficult. Sensitivity level 3. HSE guidance advises against development as a result of the extensive presence of protected area. 6.2b Distance to power lines 0 Power lines do not pose a constraint to the site. The site has severely limited feasibility for development as a result of the extensive presence of protected tree. The extent of the protected tree cover on or adjacent to the site would be likely to have a significant adverse im either on a diacent to the site. 6.4 Access to site (-) Potential contamination on site, which could be mitigated. Potential contamination (Made Ground & within 250m of 2 landfill sites). Potential adverse impact that counting adverse impact that counted in the site expected to be uncongested at peak tim	4.3 Capacity to improve access to open space	(+)	access to open space which is currently private.	No public open space is located in the site area. Development will not involve the loss of public open space. An existing site promotion document identifies opportunities to provide new public open spaces in any development proposal.
2.4 Setuenteent chalacter sensitivity (c) Indepticient chalacter sensitivity (c) neighbouring developments. Therefore, development is likely to affect the character of the area. 6.1 Topography constraints (c) Topographical constraints exist in the site but potential for mitigation. Indeptication constraints exist in the site but potential for mitigation. 6.2a Distance to gas and oil pipelines (c) Gas or oil pipelines pose a major constraint to development. They will be difficult to overcome and affect a large part of the site. Some 40% of the site is in the HSE inner consultation zone running along the middle of the site. Due to the loc the consultation zone mitigation would be difficult. Sensitivity level 3. HSE guidance advises against development affected area. 6.2b Distance to power lines 0 Power lines do not pose a constraint to the site. The site has severely limited feasibility for development as a result of the extensive presence of protected trees. The extent of the protected tree cover on or adjacent to the site would be likely to have a significant adverse im the suitability of the site for development 6.4 Access to site (c) Potential for access to the site to be created through third party land and agreement in place, or existing access Access issues can be overcome by improvements to Luxborough Lane. 6.5 Contamination constraints (c) Potential contamination on site, which could be mitigated. Potential contamination on site, which could be mitigated. 6.6 Toofficinneed	5.1 Landscape sensitivity	(-)		
6.1 Hopography Constraints (*) Additional and a set of the s	5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site is on the edge of the existing settlement. The proposed number of houses is at a higher density than the neighbouring developments. Therefore, development is likely to affect the character of the area.
6.24 Distance to gas and oil pipelines (-) part of the site. the consultation zone mitigation would be difficult. Sensitivity level 3. HSE guidance advises against developm affected area. 6.2b Distance to power lines 0 Power lines do not pose a constraint to the site. Image: Constraint to the site as severely limited feasibility for development as a result of the extensive presence of protected trees. The extent of the protected tree cover on or adjacent to the site would be likely to have a significant adverse im the suitability of the site for development 6.4 Access to site (-) Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade. Access issues can be overcome by improvements to Luxborough Lane. 6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination (Made Ground & within 250m of 2 landfill sites). Potential adverse impact that cour mitigated.	6.1 Topography constraints	(-)		
6.20 Distance to power lines 0 6.3 Impact on Tree Preservation Order (TPO) (-) The site has severely limited feasibility for development as a result of the extensive presence of protected trees, the suitability of the site for development 6.3 Impact on Tree Preservation Order (TPO) (-) The site has severely limited feasibility for development as a result of the extensive presence of protected trees, the suitability of the site for development 6.4 Access to site (-) Potential for access to the site to be created through third party land and agreement in place, or existing access would be integrade. 6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination (Made Ground & within 250m of 2 landfill sites). Potential adverse impact that count mitigated. 6.6 Traffic impact 0	6.2a Distance to gas and oil pipelines	()		Some 40% of the site is in the HSE inner consultation zone running along the middle of the site. Due to the location of the consultation zone mitigation would be difficult. Sensitivity level 3. HSE guidance advises against development for affected area.
6.3 Impact on Tree Preservation Order (1PO) (-) either on or adjacent to the site. the suitability of the site for development 6.4 Access to site (-) Potential for access to the site to be created through third party land and agreement in place, or existing access Access issues can be overcome by improvements to Luxborough Lane. 6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination (Made Ground & within 250m of 2 landfill sites). Potential adverse impact that count mitigated. 6.5 Contamination constraints (-) Area around the site expected to be uncongested at peak time. Entertime impact.	6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.4 Access to site (-) would require upgrade. 6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. 6.6 Traffic impact 0 Area around the site expected to be uncongested at peak time.	6.3 Impact on Tree Preservation Order (TPO)	()	either on or adjacent to the site.	
6.5 Contamination constraints (-) mitigated.	6.4 Access to site	(-)	would require upgrade.	
	6.5 Contamination constraints	(-)		Potential contamination (Made Ground & within 250m of 2 landfill sites). Potential adverse impact that could be mitigated.
B244	6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B244

Site Reference:	SR-0111
Parish:	Chigwell
Size (ha):	3.44
Address:	Oaks Farm Land, Vicarage Lane, Chigwell, Essex
Primary use:	Residential

Site notes: Fallow agricultural land

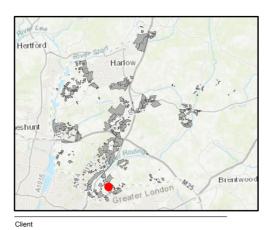
Baseline yield: 148 dwellings

Source for Assumption based on 30 dph baseline yield:

Site None constraints:

Site selection None adjustment:

Community feedback:	The Council did not consult on a growth location which covers or is near to this site.
Dwellings:	<u>148</u>



Epping Forest District Council	
Job Title	
Epping Forest	t District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0111	Rev 2
ARUI	P Epping Forest District Council www.eppingforestdc.gov.uk
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Sources: Esri, HERE, DeLome, Intermap, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBae, IGN, Kadaster NL, Ordnanos Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo Mapminidia, © OpenStreeMap contributors, and the GIS User Community Sources: Esri, DiglialOtok, GeoCye, Earthstar Geographics, CNES/Airbus DS, USDA, USDS, AreroGhD, GN, and the GIS User Community



Criteria 1.1 Impact on Internationally Protected Sites 1.2 Impact on Nationally Protected sites	0	Score	Qualitative Assessment
	0	Effects of ellegating site for the approach use do not undergoing concernation chiestings (slope or is combination	
1.2 Impact on Nationally Protected sites		Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (over 100 residential dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	The site encompasses a BAP priority habitat with no main features and the majority of a Deciduous Woodland habitat. The site is likely to directly affect the habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(+)	Site within Flood Zone 2 and exception test not required.	Some 14% of the site is in Flood Zone 2 of which 3% is in Flood Zones 3a and 3b. The higher Flood Risk Zones are located along the northern site boundary and can be avoided through site layout.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on setting of Conservation Area due to distance.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	Almost the entirety of the site is located within a very high sensitivity Green Belt parcel which is important for preventing coalescence between London and Chigwell. If the site was released it may harm the purposes of the wider Green Belt.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (Chigwell).
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	()	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.	
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site is on the edge of the existing settlement and the proposals are for higher density development than the neighbouring developments. Therefore, development is likely to affect the character of the area.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	0	Access to the site can be created within landholding adjacent to the highway.	Site can be accessed off Vicarage Lane.
6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B245

	,	Por C
Site Reference:	SR-0115	Hertfo
Parish:	Chigwell	
Size (ha):	19.07	100
Address:	Metropolitan Police Chigwell Sports Club, Chigwell Hall, High Road, Chigwell, Essex, IG7 6BD	
Primary use:	Residential	eshun
Site notes:	Existing use as the Metropolitan Police Chigwell Sports Club comprising playing fields, tennis courts, etc. and associated buildings.	
Baseline yield:	575 dwellings	
Source for baseline yield:	Assumption based on 30 dph	Client Eppi Job Titl Eppi
Site constraints:	None	Drawin
.	News	Drawin
Site selection adjustment:	None	SR-0

Community feedback: Dwellings:

Feedback was received on CHG-A which is within or near to this site. Refer to Appendix B1.4 for further details. <u>575</u>

Lue Lea Brent

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0115	Rev 2
ARUI	Epping Forest District Council

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Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Residential development partially located within 2km of Epping Forest Special Area of Conservation. In-combination effects from recreational pressure likely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	The site proposes a development type that is not considered a risk to SSSI features.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.	There are 5 Ancient trees directly affected by the site. Trees located on edge of the site and one in south east. Impacts to the Ancient trees may be mitigated due to the low density and by considered masterplanning or translocation.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	()	Features and species in the site unlikely to be retained and effects cannot be mitigated.	The site encompasses the majority of two Wood Pasture and Parklands, a Deciduous Woodland habitat and a portion of BAP priority habitat with no main features. The site is likely to directly impact the habitats, which may not be mitigable.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is adjacent to St. Mary's Churchyard, Chigwell LWS and within the 250m buffer for Barnaby Way Wood LWS. The site is unlikely to affect the features and species of these LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(-)	Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.	South-east of site partially within Chigwell Village CA and GII Chigwell Hall in middle of site. Possible mitigation by locating development away from CA and away from GII LB - overdevelopment within its setting would cause harm. High quality design.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are close to the A11 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	80% greenfield site, adjacent to an existing settlement boundary (Chigwell).
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	A negligible part of the site contains public open space. Development will not involve the loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Low density development is proposed which reflects the character of the area. Therefore, development is not likely to have an impact on area character, subject to sensitive design reflecting the adjacent Conservation Area and listed building.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	Subject to care in design to take account of adjacent Tree Preservation Order.
6.4 Access to site	(+)	Suitable access to site already exists.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination over small part of site (infilled ponds). Potential adverse impact that could be mitigated.
6.6 Traffic impact	()	Moderate peak time congestion expected within the vicinity of the site.	B246
			© Arup

	-
Site Reference:	SR-0147
Parish:	Chigwell
Size (ha):	4.91
Address:	Land to the north boundary of Grange Farm, High Road, Chigwell, Essex, IG7 6DP
Primary use:	Residential
Site notes:	Open fields
Baseline yield:	116 dwellings
Source for baseline yield:	Indicated in Call for Sites
Site constraints:	High pressure gas pipeline running through site, requiring 15m buffer zone. Half of site is Local Wildlife Site.
Site selection adjustment:	The SLAA assessed the site capacity as 0 due to site constraints. The baseline capacity of 116 dwellings has been re-instated for the purposes of site selection and any site constraints will be re- assessed at Stage 2 (this proforma).
Community feedback:	The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 116

Hertford Bishurt Bishurt Client

Epping Forest Di	strict Council
Job Title	
Epping Forest Di	strict Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0147	Rev 2
ARUP	Epping Forest District Council www.eppingforestdc.gov.uk

Sources: Earl, HERE, DeLorme, Infermag, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeraBase, IGX, Kadatster NL, Ordnance Survey, Esri Japan, METL, Earl China (Hong Kong), swisstopo Magmyindia, & OpenStreetMap contributors, and the GIS User Community Source: Earl Jogitalcible, ecology, Earthstar Geographica, CNES/Airbus DS, USDA, USGS, AreroGRID, IGN, and the GIS User Community

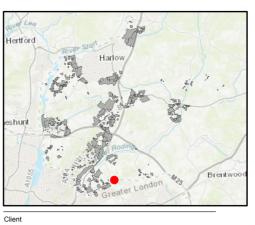


Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (over 50 rural dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.	There are 6 Ancient trees directly affected by the site. The trees are dispersed throughout the site. Impacts to the Ancient trees may be mitigated due to the low density and by considered masterplanning or translocation.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site encompasses a Deciduous Woodland habitat and a BAP priority habitat with no main features. The site is likely to directly impact the habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	The site encompasses a portion of the Grange Farm Grasslands LWS. The site may directly affect some of the features and species of the LWS. These features and species may not be retained in their entirety, but effects can be mitigated.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on settings of Conservation Area or Grade II* Listed Building due to distance.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are very close to the M11 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	()	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.	100% greenfield site not within or adjacent to an existing settlement.
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site is on the edge of the existing settlement with scattered housing around it. Therefore, development is likely to affect the predominantly rural character of the area.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	(-)	Gas or oil pipelines may constrain part of the site but there is potential for mitigation.	Approximately 12% of the site is in the HSE inner consultation zone which runs through the middle of the site. Due to the site size there is potential for mitigation. Sensitivity level 3. HSE guidance advise against development for affected area.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.	The protected trees on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development
6.4 Access to site	()	There is no means of access to the site and no likely prospect of achieving access.	Significant issues with access, with no suitable means of road entry identified.
6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	B247

Site Reference: Parish: Size (ha):	SR-0199 Chigwell 0.30
Address:	Site of 19 Lambourne Road and adjacent plot
Primary use: Site notes:	Residential Site currently being marketed as potential development opportunity
Baseline yield:	5 dwellings
Source for baseline yield:	Indicated in Call for Sites
Site constraints:	None

Site selection None adjustment:

Community feedback:	The Council did not consult on a growth location which covers or is near to this site.
Dwellings:	<u>5</u>



Epping Forest District Council		
Job Title		
Epping Forest Dis	trict Local Plan	
Drawing Status	Date	
Issue	March 2018	
Drawing No	Issue	
SR-0199	Rev 2	
	Epping Forest District Council	

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Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (any net gain of dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	The site is wholly within the 250m buffer for Hainault Forest Ancient Woodland. The site is unlikely to directly affect the Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is adjacent to a Deciduous Woodland habitat, and within three buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is adjacent to Hainault Forest Meadow LWS. The site is unlikely to affect the features and species of these LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.	
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	85% greenfield site, adjacent to an existing settlement (Chigwell Row).
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Low density development is proposed which reflects the character of the area. Therefore, development is not likely to have an impact on the character of the area.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	
6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.	B248
	•	•	© Aru

Site Reference:	SR-0200
Parish:	Chigwell
Size (ha):	18.40
Address:	Plot of approx. 40 acres, to west of Vicarage Lane

Primary use:ResidentialSite notes:Agricultural fields

Baseline yield: 549 dwellings

Source for Assumption based on 30 dph baseline yield:

Site None constraints:

Site selection None adjustment:

Community feedback:	The Council did not consult on a growth location which covers or is near to this site.
Dwellings:	<u>549</u>

Client

Job Title	
Epping Forest	t District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0200	Rev 2

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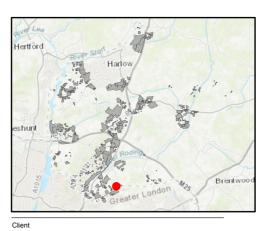


Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (over 100 residential dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.	There are 2 Ancient trees directly affected by the site. The trees are located along the southern boundary of the site and may be affected by development. Impacts may be mitigated by considered masterplanning or translocation.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is adjacent to a BAP priority habitat with no main features, and within five buffer zones. The site may indirectly affect the BAP priority habitats but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on setting of Conservation Area due to distance.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement.
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	A negligible part of the site contains public open space. Development will not involve the loss of public open space.
5.1 Landscape sensitivity	()	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.	
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site is on the edge of the existing settlement and the proposals are for higher density development than the neighbouring developments. Therefore, development is likely to affect the character of the area.
6.1 Topography constraints	()	Topographical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	0	Access to the site can be created within landholding adjacent to the highway.	Access could be created from Manor Road.
6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B249

Site Reference:	SR-0218
Parish:	Chigwell
Size (ha):	0.97
Address:	Chigwell Row Nurseries, Gravel Lane, Chigwell, IG7 6DQ
Primary use:	Residential
Site notes:	Existing use as a commercial nursery with car parking and greenhouses.
Baseline yield:	29 dwellings
Source for baseline yield:	Assumption based on 30 dph
-	
-	
Site constraints:	None
	Nege
Site selection	None

Site selection N adjustment:

Community feedback:	The Council did not consult on a growth location which covers or is near to this site.
Dwellings:	<u>29</u>



Epping Forest District Council Job Title Epping Forest District Local Plan			
			Date
			March 2018
Issue			
Rev 2			
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Sources: Earl, HERE, DeLorme, Intermap, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Earl Japan, METI, Earl China (Hong Kong), swisstopo. Mapmir/dia, ¹O pensitisetMap contributors, and the GIS User Community Source: Earl, DigitalGiobe, GeoCye, Earthatar Geographics, CNES/Airbus DS, USDA, USDS, ArcroGhD, RM, and the GIS User Community



Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	oodland O Site is not located within or adjacent to Ancient Woodland.		
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is adjacent to a Deciduous Woodland buffer zone. The site may indirectly affect the BAP priority habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are close to the A1112 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.	
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	()	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.	100% greenfield site not within or adjacent to an existing settlement.
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	No public open space is located in the site area. Development will not involve the loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Low density development is proposed which reflects the character of the area. Therefore, development is not likely to have an impact on the character of the area.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Horticultural Nursery). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B250
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	5
Site Reference:	SR-0244
Parish:	Chigwell
Size (ha):	2.17
Address:	Land North of Lambourne Road and Marden Close, Chigwell
Primary use:	Residential
Site notes:	Existing use as part of a large Girl Guide camping site.
Baseline vield:	60 dwellings comprising 36 market homes and 24 affordable
-	
Source for baseline yield:	Indicated in Call for Sites
basenne yiela.	
Site	None
constraints:	
Site selection	None
adjustment:	
-	

Community feedback: The Council did not consult on a growth location which covers or is near to this site. Dwellings: <u>60</u>

elles Hertford Bren Client

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0244	Rev 2
ARUI	District Council

rmap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAM nce Survey, Esri Japan, METI, Esri China (Hong Kong), swisste tributors, and the GIS User Community ser Community , CNES/Airbus DS, USDA, USGS



Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (any net gain of dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	The site is partly within the 250m buffer for Hainault Forest Ancient Woodland. The site is unlikely to directly affect the Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	The site encompasses the majority of a Deciduous Woodland habitat. The site is likely to directly impact the habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.	
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (Chigwell Row).
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Low density development is proposed which reflects the character of the area. Therefore, development is not likely to have an impact on the character of the area.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	Access off Lambourne Road only via entrance to Girl Guide camp site. Would need substantial upgrades.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination over very small part of site (infilled pond). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B251
		1	© Aru

	-	12.1
Site Reference:	SR-0249	Hertfor
Parish:	Chigwell	
Size (ha):	8.14	
Address:	Tutein Farm, Grove Lane, Chigwell Row, Essex, IG7 6JQ	
		1
Primary use:	Residential	eshunt
Site notes:	Agricultural land and farm buildings	44
		44
		A1055
		4
Baseline yield:	239 dwellings and 7,900 sqm commercial	
Source for	Assumption based on 80:20 housing to employment 30 dph and	Client
baseline yield:	0.4 plot ratio for commercial	Eppin
		Job Title
		Eppin
Site constraints:	None	Drawing
constraints.		Issue
		Drawing I
Site selection	None	SR-02
adjustment:		ΑT

Community feedback:	The Council did not consult on a growth location which covers or is near to this site.
<u>Dwellings:</u>	239

River Lea Bren

Job Title	
Epping Forest	t District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0249	Rev 2

SGS, FAO, NPS, NRC/ hina (Hong Kong), swis: METI, Esri C CNES/Airbus DS, USDA, USGS

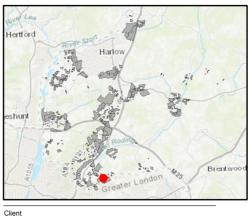


<u>Dweinings.</u> 239			
Criteria	Score		Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (over 100 residential dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(-)	Site within Flood Zone 3a where exception test required.	Some 66% of the site is in Flood Zone 2 of which 58% is also in Flood Zone 3a. The higher risk flood zones are located in the northern half of the site and can be avoided through site layout.
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated.	Unlikely to impact on setting of Conservation Area due to distance. Grade II Listed Building to south-east of site so possible impact on setting - mitigation through layout and design.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	Part of the site lies within a high sensitivity Green Belt parcel, important for preventing the sprawl of London and maintaining openness of the gap between London and Chigwell. If the site was released it may harm the purposes of the wider Green Belt.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.	
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (Chigwell Row).
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	()	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.	
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site is on the edge of the existing settlement with scattered developments around it. Therefore, development is likely to affect the predominantly rural character of the area.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	(-)	Gas or oil pipelines may constrain part of the site but there is potential for mitigation.	Approximately 48% of the site is in HSE inner and middle zones. Mitigation is possible due to the site size. Sensitivity level 3. HSE guidance is advise against development for affected areas.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	Access from Grove Lane would need to be improved.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Sewage Sludge). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B252
		1	© Aru

	-	
Site Reference:	SR-0252	ł
Parish:	Chigwell	
Size (ha):	2.84	
Address:	Land rear of Orchard House, 243 Lambourne Road, Chigwell, Essex, IG7 5HG	1 11
Primary use:	Residential	e
Site notes:	Agricultural Land	
		1
Baseline yield:	85 dwellings	-
Source for	Assumption based on 30 dph	С
baseline yield:		E
		J
		E
Site	None	C
constraints:		ķ
		_

Site selection None adjustment:

Community	The Council did not consult on a growth location which covers or is
feedback:	near to this site.
Dwollings:	85



Epping Forest I	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0252	Rev 2

Sources: Esrl, HEFE, DeLorme, Intermap, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esrl Japan, MET, LER Orbina (Hong Kong), swisstopo, MapmyIndia, & OpenStreelMap contributors, and the GIS User Community Source: Esrl, Upgilaticidate, GeoSye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is adjacent to a Lowland Meadows habitat, and is within five buffer zones. The site may indirectly affect the habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.	
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (Chigwell Row).
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	()	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.	
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Low density development is proposed which reflects the character of the area. Therefore, development is not likely to have an impact on the character of the area.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	Only 2% of the site is in the HSE middle consultation zone located on the eastern corner of the site. No part of the site is in the inner zone. The size and location of the affected area results in negligible sites which is not considered a constraint.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	Significant issues with access and would need substantial upgrading - potential access from lane alongside Canterbury Close.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination over very small part of site (infilled pond). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B253

Dwellings:

<u>360</u>

Site Referenc	e: SR-0318
Parish:	Chigwell
Size (ha):	14.88
Address:	Chigwell, north-east area
Primary use:	Residential
Site notes:	Broad area north-east of Chigwell
Baseline vielo	: 448 dwellings
-	
Source for baseline yield	Assumption based on 30 dph
Site	Planning permission granted on north-east part of site (2.9 ha) to
constraints:	enable refurbishment of school and 32 dwellings. Yield is reduced proportionally for remaining unconstrained area.
Site selection	None
adjustment:	
Community	Feedback was received on CHG-B which is within or near to this
feedback:	site. Refer to Appendix B1.4 for further details.

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Job Title	
Epping Forest	t District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0318	Rev 2

Sources: Earl, HERE, DeLome, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBae, IGN, Kadaster NL, Ordnance Survey, Earl Japan, METI, Earl China (Hong Kong), swisstopo Mapminicita, © OpenStreeMap contributors, and the GIS User Community Source: Earl, DigitalCible, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRDI, ON, and the GIS User Community



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Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	The site proposes a development type that is not considered a risk to SSSI features.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.	There are 11 Ancient trees directly affected by the site. The trees are dispersed throughout the site. Impacts to the Ancient trees may be mitigated due to the low density and by considered masterplanning or translocation.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	The site encompasses a BAP priority habitat with no main features and a Deciduous Woodland habitat, and is within three buffer zones. The site is likely to directly affect the habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer for St. Mary's Churchyard, Chigwell LWS. The site is unlikely to affect the features and species of these LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	Over 99% of the site is located in Flood Zone 1, with less than 1% in the south tip of the site in Flood Zone 2. This can be avoided through site layout.
1.8a Impact on heritage assets	(-)	Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.	West of site partially within Chigwell Village Conservation Area and impacting on settings of Listed Buildings. Possible mitigation through high quality design/materials or by locating development outside of Conservation Area.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	Discounting the consented part of the site, none of the site is close to a major road or emitter.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (Chigwell).
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	A negligible part of the site contains public open space. Development will not involve the loss of public open space.
5.1 Landscape sensitivity	()	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.	
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Large greenfield site in area of historic character. Development, particularly adjacent to High Street, could contribute to settlement character subject to sensitive design reflecting adjacent listed buildings and Conservation Area.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	(-)	Gas or oil pipelines may constrain part of the site but there is potential for mitigation.	Only 15% of site is in HSE inner and middle zones. Due to location of the consultation zones along eastern site boundary and the size of the site, mitigation will be possible. Sensitivity level 3. HSE guidance advise against development for affected area
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.	The extent of development would be constrained by the presence of protected trees in and adjacent to the site. However, the impact could be mitigated by care in design and layout.
6.4 Access to site	(+)	Suitable access to site already exists.	Existing access from Vicarage Lane, Chigwell High Road and Green Lane.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination over parts of site (sewage sludge on south-west fields / small infilled pond in north-west sports ground). Potential adverse impact that could be mitigated.
6.6 Traffic impact	()	Moderate peak time congestion expected within the vicinity of the site.	B254
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Site Reference:	SR-0369
Parish:	Chigwell
Size (ha):	41.68
Address:	South of Lambourne Road, Chigwell Row
Primary use:	Residential
Site notes:	Mix of recreational open space, woodland, school and residential dwellings
Baseline yield:	1,251 dwellings
Source for baseline yield:	Assumption based on 30 dph
buschne yleiu.	
Site constraints:	Chigwell Wood LNR/LoWS to be retained reducing development area by 1/4.
constraints.	
Site selection adjustment:	None

Community
feedback:The Council did not consult on a growth location which covers or is
near to this site.Dwellings:930

Hertford Hertford eshunt greater London

Job Title	
	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0369	Rev 2
ARUI	D Epping Forest District Counce

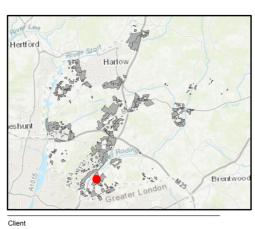
Sources: Earl, HEPE, DuLome, Jinghang, Increment P.Corp, GEBCO, USOS, FAO, NPS, NRCAN, Geoßase, ICN, Kadater NL, Ordanos Survey, Earl Japan, MET, Earl China (Hong Korg), avisatopo, MagmyIndia, & OpenSineeMap contributors, and the GIS User Community Source: Earl, Digitalicitoles, GeoSey, Earlhstar Geographics, CNES/Airbus DS, USDA, USOS, AeroGRID, IGN, and the GIS User Community



Criteria 1.1 Impact on Internationally Protected Sites 1.2 Impact on Nationally Protected sites 1.3a Impact on Ancient Woodland 1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland 1.4 Impact on Epping Forest Buffer Land 1.5 Impact on BAP Priority Species or Habitats 1.6 Impact on Local Wildlife Sites 1.7 Flood risk	0 () () ()	Score Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites). Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs. Site is adjacent to or contains Ancient Woodland. The proposals would likely result in direct loss or harm to Ancient Woodland or cannot be mitigated. Site contains a higher density of Ancient and/or Veteran trees, or are configured in such a way that direct loss or harm is likely. Site is unlikely to impact on Epping Forest Buffer Land.	Qualitative Assessment The site proposes a development type that is not considered a risk to SSSI features. The site is partly within the Chigwell Row Wood Ancient Woodland. The site may directly affect a portion of the Ancient Woodland. The site is likely to cause direct loss which cannot be mitigated within the site.
1.2 Impact on Nationally Protected sites 1.3a Impact on Ancient Woodland 1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland 1.4 Impact on Epping Forest Buffer Land 1.5 Impact on BAP Priority Species or Habitats 1.6 Impact on Local Wildlife Sites	0 () () 0	with other sites). Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs. Site is adjacent to or contains Ancient Woodland. The proposals would likely result in direct loss or harm to Ancient Woodland or cannot be mitigated. Site contains a higher density of Ancient and/or Veteran trees, or are configured in such a way that direct loss or harm is likely.	The site is partly within the Chigwell Row Wood Ancient Woodland. The site may directly affect a portion of the Ancient Woodland. The site is likely to cause direct loss which cannot be mitigated within the site.
1.3a Impact on Ancient Woodland 1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland 1.4 Impact on Epping Forest Buffer Land 1.5 Impact on BAP Priority Species or Habitats 1.6 Impact on Local Wildlife Sites	() () 0	development is unlikely to pose a risk to SSSIs. Site is adjacent to or contains Ancient Woodland. The proposals would likely result in direct loss or harm to Ancient Woodland or cannot be mitigated. Site contains a higher density of Ancient and/or Veteran trees, or are configured in such a way that direct loss or harm is likely.	The site is partly within the Chigwell Row Wood Ancient Woodland. The site may directly affect a portion of the Ancient Woodland. The site is likely to cause direct loss which cannot be mitigated within the site.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland 1.4 Impact on Epping Forest Buffer Land 1.5 Impact on BAP Priority Species or Habitats 1.6 Impact on Local Wildlife Sites	() O	Ancient Woodland or cannot be mitigated. Site contains a higher density of Ancient and/or Veteran trees, or are configured in such a way that direct loss or harm is likely.	Woodland. The site is likely to cause direct loss which cannot be mitigated within the site.
Ancient Woodland 1.4 Impact on Epping Forest Buffer Land 1.5 Impact on BAP Priority Species or Habitats 1.6 Impact on Local Wildlife Sites	0	harm is likely.	
1.5 Impact on BAP Priority Species or Habitats 1.6 Impact on Local Wildlife Sites	-	Site is unlikely to impact on Epping Forest Buffer Land.	There are 68 Ancient trees directly affected by the site. The trees are dispersed throughout the site, and development may directly affect all of the trees. The density of the dispersed trees is such that direct harm is likely.
1.6 Impact on Local Wildlife Sites	()		
		Features and species in the site unlikely to be retained and effects cannot be mitigated.	The site encompasses the whole of multiple Wood Pasture and Parkland, BAP priority habitat with no main features, and Deciduous Woodland habitats. The site is likely to directly affect the habitats, and this may not be mitigable.
1.7 Flood risk	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	Part of the site encompasses Chigwell Row Wood LWS. The site may directly affect some of the LWS, but effects can be mitigated. Site is within 250m of Chigwell Heath and Wood LWS however is unlikely to affect these LWS.
	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are close to the A1112 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.	
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	95% greenfield site, adjacent to an existing settlement (Chigwell Row).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	(-)	Development may involve the loss of public open space but there are opportunities for on-site off-setting or mitigation.	Although some public open space, predominantly woodland and semi-natural public open space is located within the site, opportunities for re-configuration may enable the proposals to be delivered without loss of public open space.
5.1 Landscape sensitivity	()	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.	
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Part of the site is recreational open space and Ancient Woodland. Therefore, redevelopment has the potential to adversely affect the character of the area.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	(-)	Gas or oil pipelines may constrain part of the site but there is potential for mitigation.	Approximately 22% of the site is in HSE inner and middle consultation zones. Mitigation is possible due to the location of the affected area and the site size. Sensitivity level 2. HSE guidance advise against development for affected area.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.	The protected trees on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development
6.4 Access to site	(+)	Suitable access to site already exists.	Various access points across the site.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination over small parts of site (Horticultural Nursery / Electric Sub Station / In filled Ponds). Potential adverse impact that could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	B255

	-
Site Reference:	SR-0435
Parish:	Chigwell
Size (ha):	1.92
Address:	Land north-west of the Grange and north of Bramble Close, High Road Chigwell
Primary use:	Residential
Site notes:	In part large domestic garden and in part overgrown field.
Baseline yield:	30 dwellings
Source for baseline yield:	Indicated in Call for Sites (equivalent to 16 dph)
Site constraints:	None
Site selection adjustment:	None

Community
feedback:The Council did not consult on a growth location which covers or is
near to this site.Dwellings:30



Epping Forest Di	istrict Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0435	Rev 2

Sources: Earl, HERE, Gammi, Internan, Incomment P. Rom, SEBCO, USGS, FAO, NPS, NRCAN, GoeBase, ICA, Kadatash ML, Gridanne Survey, Earl Jappan (ETT, Earl China (Hong Kong), swisstopo, © OpenStreetMap contributions, and the GIS User Community Source: Earl, Igilalicible, Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



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1 Marka Marka Marka Marka1et al. de la La1 Chapter Marka Marka Marka2et al. de la La1 Chapter Marka Marka Marka2National Alexa Marka M	Criteria	Score		Qualitative Assessment
Chancel and State an	1.1 Impact on Internationally Protected Sites	0		
LandcadeImage: Control contro	1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
NoticeNoticeNotice14 Interest from the first interpretation of the solution of the solutio	1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
InterfactorColumn Column C		0	No Ancient or Veteran trees are located within the site.	
1 of the back	1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
Interaction from output Vote France with the control of the control o	1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is partially within a portion of a BAP habitat with no main features, and within four buffer zones. The site may directly affect the habitat, but mitigation can be implemented to address this.
1 / Loging1 / M1 / DecisionExt on Units of Section for Section of Sec	1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m for the Grange Farm Grasslands LWS. The site is unlikely to affect the features and species of the LWS.
Lake input outwarding the input outwards with an end of the second	1.7 Flood risk	(++)	Site within Flood Zone 1.	
1 Am Procession2 MMonocing of masks and main1 Monocing of masks and main1 Monocing of masks and main1 Stream of main1 Monocing of masks and main2 How of them is One minit1 Monocing of masks and main1 Monocing of masks and main1 Monocing of masks and main1 Monocing of masks and main2 How of them is One minit1 Monocing of masks and main1 Monocing of masks and main1 Monocing of masks and main1 Monocing of masks and main2 Defined to far mark that also1 Monocing of masks and masks and monocing of masks and mask	1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on settings of Conservation Area or Grade II* Listed Building due to distance.
Linking Linking Pio Acade is influid or induced. 211 beard frame to Sum that Pio	1.8b Impact on archaeology	(-)		
21 Total mint of dual basis PD Ny hyp. 31 Databases the masses rankable status 0 26 a between 400m and 4000m from the masses of a rules status 1 31 Databases the masses rankable status 0 26 a between 400m and 4000m from the masses of a rules status 1 32 Databases the reneards hand too 0 26 a between 400m and 5000m for the masses of a rules status 1 33 Databases the reneards hand too 0 26 a between 400m and 5000m from the masses of a rules status 1 34 Databases the reneards hand too 0 26 a between 100m and 4000m from the masses of arrule status 1 34 Databases the reneards hand too 0 26 a between 100m and 4000m from the masses of arrule status 1 34 Databases the reneard hand yolds 0 26 a between 100m and 4000m from the masses of arrule status 1 34 Databases the reneard interphysical status 0 26 a between 100m and 4000m from the masses of arrule status 1 34 Database the reneard interphysical status 0 26 a between 100m and 4000m from the nearest status 100% granter atte 34 Database the reneard interphysical status 0 26 a between 100m and 4000m from the nearest status 100% granter atte 34 Database the reneard and batases 0	1.9 Impact of air quality	(-)		Parts of the site are close to the A11 and therefore mitigation measures are likely to be required.
31 Detailed is the interest lation solar 00 Performant of the solar 32 Detailed is the interest lation solar 00 Red where 400 and 1000 of a basistop. 33 Detailed is anglymant occilins 00 Red where 400 and 1000 of a basistop. 34 Detailed is anglymant occilins 00 Red where 400 and 1000 of a matrix interest lation, large illipsio canal village. Image: Comparison of the compa	2.1 Level of harm to Green Belt	()		
12 Lating to home to do sop 0 Lating to one physics (coalisis) 0 33 Detained to one physics (coalisis) 0 Size a between to top and 4000m from there are to tow, single village or small village. Image: Coalisis of the physics (Coalisis) 34 Detained to one physics (coalisis) 0 Size a between to top and 4000m from there are to thow, single village or small village. Image: Coalisis of the physics (Coalisis) 35 Detained to respect to leal intervilles 0 Size a between to top and 4000m from the nearest (Charger) Size a between to top and 4000m from the nearest (Charger). 36 Detained to respect to respect to break state (Charger) 0 Size a between to top and 4000m from the nearest (Charger). Image: Coalisis of the physics (Charger) 37 Detained to respect to respect to break state (Charger) 0 Size a between to top and 4000m from the nearest (Charger). Image: Coalisis of the physics (Charger) 38 Detained to respect to respect to break state (Charger) 0 Not applicable. Image: Coalisis of the physics (Charger) 34 Detained to respect to respect to respect to respect to physics (Charger) Image: Coalisis of the physics (Charger) Image: Coalisis of the physics (Charger) 34 Detained to respect to physics (Charger) 0 Destigneer of the bits and monet verspect applicable (Charger) Image: Coalisis of the physics (Charger) <t< td=""><td>3.1 Distance to the nearest rail/tube station</td><td>0</td><td>Site is between 1000m and 4000m from the nearest rail or tube station.</td><td></td></t<>	3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
12 Joanne of employment reatives 10 International status 10 34 Distance to local amentes 0 Site is between 1000m and 4000m from measures term, large ellinge or small vallage. Image: Comparison of the status Image: Comparison of the status 3.6 Distance to secret information on second syschool 0 Site is between 1000m and 4000m from the nearest information status Image: Comparison of the status Image: Comparison of the status 3.6 Distance to nearest information on status 0 Site is between 1000m and 4000m from the nearest OP surgery Image: Comparison of the status Image: Comparison of the status 3.6 Distance to nearest information on status 0 Site is between 1000m and 4000m from the nearest OP surgery Image: Comparison of the status Image: Comparison of the status 3.6 Distance to nearest OP surgery 0 Site is between 100m and 4000m from the nearest OP surgery Image: Comparison of the status	3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.1 Example 0 Control to the interference 1 3.5 Defaution to the meeterst infrat/primary school 0 Site is the state infrat/primary school 1 3.6 Defaution to nearest infrat/primary school 0 Site is between 100th main teneterst infrat/primary school 1 3.7 Defaution to nearest infrat/primary school 0 Site is between 100th main 4400m from the nearest accordary school 1 3.8 Defaution to nearest infrat/primary school 0 Site is between 100th and 4000m from the nearest accordary school 1 3.8 Access to Strategic Road Heaverin 0 Site is schemen 100th and 4000m from the nearest accordary school 1 4.1 Brownfield and Coverfield Land 0 Majority of the site is generified table in eather within nor adjacent to a settlement. 100% generified als, 150m to an existing settlement (Chipwell). 4.1 Departed on apticultural land 0 Development of the site would myster the loss of the best and meat ventratile apticultural land (grades 1-3). 1 5.1 Landocape entellity/ 0 Development unitably to inspress access to open space. 1 6.1 Exponention is settle abort development which applications an entelling to displication at unitable to base and the size of an ellity of an entelling to displication at unitable to base and the size of an ellity of an entelling to dinspress an an entelling to displication at unitable t	3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.5 Desired of invariest stratup/ritry school 0 Provide the invariest stratup/ritry school 10 3.6 Detaines to reserved CP suggery 0 Site is between 1000m and 4000m from the nearest dP suggery. 10 3.7 Detaines to reserved CP suggery 0 Site is between 1000m and 4000m from the nearest GP suggery. 100% greenfeld size, 550m to an existing settlement (Chignett). 3.8 Access to Strategic Road Network. L Most applicable. 100% greenfeld size, 550m to an existing settlement (Chignett). 4.1 Brownfeld and Greenfeld Land CL Development unlikely to involve the loss of the bet and nost venatile agtoutural land (grades 1-3). 100% greenfelds size, 550m to an existing settlement (Chignett). 4.3 Capacity to improve access to open space. 0 Development unlikely to involve the loss of public open space. 100% greenfelds size, 550m to an existing settlement (Chignett). 6.1 Landscope sensitivity 0.1 Development unlikely to involve the loss of public open space. 100% greenfeld size, common the proposed which inforcis the character of the arts. Therefore, development is proposed which inforcis the character of the arts. Therefore, development is proposed which inforcis the character of the arts. Therefore, development is proposed which inforcis the character of the arts. Therefore, development is proposed which inforcis the character of the arts. Therefore, development is not likely to average and ol polenes. 6.1 Tapography constraints 0.0	3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
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1.1 bit within and understand Let	3.8 Access to Strategic Road Network		Not applicable.	
12 implicition and indication CP 4.3 Capacity to improve access to open space 0 Development unlikely to involve the loss of public open space. 5.1 Landscape sensitivity CP Site fails within an area of medium landscape sensitivity - characteristics of the landscape are realient to change and able to absorb development without significant character change. 5.2 Settlement character sensitivity 0 Development is unlikely to have an effect on settlement character. Low density development is proposed which reflects the character of the area. Therefore, development is not likely have an impact on the character of the area. 6.1 Topography constraints CP Topographical constraints exist in the site but potential for mitigation. 8.2 Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose a constraint to the site. Only 10% of the site in southern corner is in HSE middle consultation zone. None is in the inner zone. Due to the character of the size of the site it is not a constraint. HSE guidance advise against development affected area. 8.2 Distance to gas and oil pipelines 0 Power lines do not pose a constraint to the site. Only 10% of the site in southern corner is in HSE middle consultation zone. Due to the constraint. HSE guidance advise against development affected area. 8.3 Impact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or adjaccent to the site. Access to he site c	4.1 Brownfield and Greenfield Land	()	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.	100% greenfield site, 150m to an existing settlement (Chigwell).
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6.28 Distance to gas and oil pipelines 0 Interface to gas and oil pipelines 0 6.2b Distance to power lines 0 Power lines do not pose a constraint to the site. Interface do gas and oil pipelines 6.3 Impact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. 6.4 Access to site 0 Access to the site can be created within landholding adjacent to the highway. Access can be provided from Chigwell Farm Lane. 6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified.	6.1 Topography constraints	(-)		
0.20 Distance to power lines 0 Image: constrained by the presence of protected trees either on or adjacent to the site. 6.3 Impact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. 6.4 Access to site 0 Access to the site can be created within landholding adjacent to the highway. Access can be provided from Chigwell Farm Lane. 6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified. 6.6 Exception impact () Low level congestion expected at peak times within the vicinity of the site. Exception impact	6.2a Distance to gas and oil pipelines	0		Only 10% of the site in southern corner is in HSE middle consultation zone. None is in the inner zone. Due to the location of the middle zone and the size of the site it is not a constraint. HSE guidance advise against development for affected area.
6.3 Impact on the Preservation Order (TPO) 0 adjacent to the site. 6.4 Access to site 0 Access to the site can be created within landholding adjacent to the highway. Access can be provided from Chigwell Farm Lane. 6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified. 6.6 Traffic impact () Low level congestion expected at peak times within the vicinity of the site. End to the site.	6.2b Distance to power lines	0		
6.4 Access to site 0	6.3 Impact on Tree Preservation Order (TPO)	0	adjacent to the site.	
6.5 Contamination constraints 0 6.6 Traffie impact Low level congestion expected at peak times within the vicinity of the site.	6.4 Access to site	0		
	6.5 Contamination constraints	0		No potential contamination identified.
	6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	B256

	· · · · · · · · · · · · · · · · · · ·
Site Reference:	SR-0444
Parish:	Chigwell
Size (ha):	68.17
Address:	Broad Oaks, Land bounded by High Road, Abridge Road and Pudding Lane, Chigwell, IG7 6DW
Primary use:	Residential
Site notes:	Comprises two dwellings at Broad Oaks but is largely agricultural grazing land.
Baseline yield:	960-1,440 dwellings
Source for baseline yield:	Indicated in Call for Sites (equivalent to 14-21 dph)
Site constraints:	Circa 10% of the site is Ancient Woodland, part of which is the High Wood Local Wildlife Site. A further 10% of the site is covered by Tree Preservation Order clusters. A high pressure gas pipeline cuts the corner of the site reducing capacity slightly.
	N
Site selection adjustment:	None

Community feedback:	The Council did not consult on a growth location which covers or is near to this site.
Dwellings:	<u>1,150</u>

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Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0444	Rev 2

Sources: Earl, HERE, DeLorme, Infermag, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, (GN, Kadaster NL, Ordance Survey, Esri Japan, MET, Esri China (Hong Kong), swisstopo, MapmyIndia, @ OpenStreetMap contributors, and the GIs User Community Source: Earl, Opigliafciboe, ecetye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

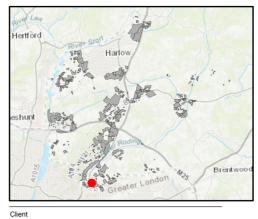


Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (over 100 rural dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	(-)	Site is adjacent to or contains Ancient Woodland but possible effects can be mitigated.	The site is partly within the Ancient Woodland. The site may directly affect a portion of the Ancient Woodland, but impacts may be mitigated against through considered masterplanning or compensation Woodland planting.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.	There are 2 Ancient trees directly affected by the site. The trees are located on the east of the site and may be affected by development. Impacts may be mitigated by considered masterplanning or translocation.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	()	Features and species in the site unlikely to be retained and effects cannot be mitigated.	The site encompasses multiple Deciduous Woodland habitats and the majority of multiple Wood Pasture and Parkland habitats. The site is likely to directly impact the habitats, and effects may not be mitigable.
1.6 Impact on Local Wildlife Sites	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	A small part of the total site encompasses the northern part of the High Wood LWS. The site may directly affect some of the features and species of the LWS. These features and species may not be retained in their entirety, but effects can be mitigated.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated.	Unlikely to impact on setting of Conservation Area due to distance. West of site adjoining High Road directly opposite GII* Listed Building so impact on setting - mitigation through high quality design or locating development away from Listed Building.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are close to the A11 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	()	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.	95% greenfield site, 700m from an existing settlement (Chigwell).
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	()	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.	
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site is on the edge of the existing settlement with scattered housing around it. Therefore, development is likely to affect the predominantly rural character of the area.
6.1 Topography constraints	()	Topographical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Along Pudding Lane and High Road and access for existing house on site.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination on site (ponds). Potential for adverse impacts, but can be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	B257
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Dwellings:

<u>225</u>

Site Reference:	SR-0478A
Parish:	Chigwell
Size (ha):	7.49
Address:	Chigwell Nurseries, 245 High Road, Chigwell, Essex, 1G7 5BL
Primary use:	Residential
Site notes:	Nursery.
Pacalina vialdu	225 dwellings
Baseline yield:	225 dwellings
Source for	Assumption based on 30 dph
baseline yield:	
Site	Circa 1/4 of the site is covered by SR-0478B (50 dwellings). As
constraints:	such the yield for this site is reduced to ensure no double counting.
Site selection adjustment:	Full capacity reinstated for site selection assessment (overlapping site).
aujustment	
0	
Community feedback:	The Council did not consult on a growth location which covers or is near to this site.



Epping Forest District Council		
Job Title		
Epping Forest	District Local Plan	
Drawing Status	Date	
Issue	March 2018	
Drawing No	Issue	
SR-0478A	Rev 2	
ARUF	D Epping Forest District Council www.eppingforestdc.gov.uk	
	copyright and database right (2016)	

Sources: Est. HERE, DeLome, Internap, Internap, Internap, Ico III, Sources: Est. HERE, DeLome, Internap, I



<u>Dweinings:</u> 225			
Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Residential development between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure likely.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (over 100 residential dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	The site encompasses a Deciduous Woodland habitat and is within four buffer zones. The site may directly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are close to the A11 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(+)	Site is less than 1000km from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (Chigwell).
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	No public open space is located in the site area. Development will not involve the loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Low density development is proposed which reflects the character of the area. Therefore, development is not likely to have an impact on the character of the area.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Existing access from Chigwell High Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (nursery). Minimal adverse impact with opportunity to enhance.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B258
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	-	15
Site Reference:	SR-0478B	H
Parish:	Chigwell	
Size (ha):	1.66	
Address:	Part of Chigwell Nurseries, 245 High Road, Chigwell, Essex, 1G7 5BL	1 6/
Primary use:	Residential	es
Site notes:	Nursery.	
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		Y
Decelling violate	50 duallinga	ŕ
Baseline yield:		CI
Source for	Assumption based on 30 dph	-
baseline yield:		E
		Jo
0.14		E
Site constraints:	None	Dı
		ls
		Dr
Site selection	None	s
adjustment:		1

Community feedback:	The Council did not consult on a growth location which covers or is near to this site.
Dwellings:	<u>50</u>

<u>Dwellings:</u>

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Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0478B	Rev 2
ARUI	District Council

FAO, NPS, NR(long Kong), swi METI, Esri C er Community CNES/Airbus DS, USDA, USGS



Criteria		Score	Qualitative Assessment	
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Residential development between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure likely.	
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.		
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.		
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.		
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.		
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is within four buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.	
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.		
1.7 Flood risk	(++)	Site within Flood Zone 1.		
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.		
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.		
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are close to the A113 and therefore mitigation measures are likely to be required.	
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.		
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.		
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.		
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.		
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.		
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.		
3.6 Distance to nearest secondary school	(+)	Site is less than 1000km from the nearest secondary school.		
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.		
3.8 Access to Strategic Road Network		Not applicable.		
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.	75% brownfield site, within an existing settlement (Chigwell).	
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).		
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.		
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.		
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Low density development is proposed which reflects the character of the area. Therefore, development is not likely to have an impact on the character of the area.	
6.1 Topography constraints	()	Topographical constraints in the site may preclude development.		
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.		
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.		
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.		
6.4 Access to site	(+)	Suitable access to site already exists.	Existing access from Chigwell High Road.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Horticultural Nursery). Potential adverse impact that could be mitigated.	
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B259	
		1	© Aru	

Site Reference:	SR-0494
Parish:	Chigwell
Size (ha):	0.82
Address:	Shepherds Nursery, Chase Lane, Chigwell, Essex, IG7 6JW
Primary use:	Residential
Site notes:	Recreational.
Baseline yield:	30 dwellings
Source for	Indicated in Call for Sites (equivalent to 37 dph)
baseline yield:	
Site	None

Site constraints:

Site selection None adjustment:

Community feedback:	The Council did not consult on a growth location which covers or is near to this site.
Dwollings	30

Lea Hertford Bren Client

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0494	Rev 2
ARUI	Epping Forest District Counce

NPS, NRCAI Kong), swisst DS, USDA, USGS



Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	The site is partly within the 250m buffer for Chigwell Row Wood Ancient Woodland. The site is unlikely to directly affect the Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	The site encompasses the whole of a Traditional Orchard habitat, and is adjacent to another. It is within four buffer zones. The site is likely to directly affect the habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer for Chigwell Row Wood LWS. The site is unlikely to affect the features and species of this LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.	
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	Split site (50% greenfield and brownfield). Site is adjacent to an existing settlement (Chigwell Row).
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	Proposals have the potential to influence the character of the highly sensitive character zone adjacent. The form and extent of development would have to be sensitive to the location to avoid potential adverse impact.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Low density development is proposed which reflects the character of the area. Therefore, development is not likely to have an impact on the character of the area.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	(-)	Gas or oil pipelines may constrain part of the site but there is potential for mitigation.	Approximately 6% of the site is in HSE inner and middle consultation zones located in the northern part of the site. Mitigation is possible due to site size and location of the consultation zones. HSE guidance advise against development for affected area
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	Access off Chase Lane, which would require upgrading.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination on very small part of site. Minimal adverse impact with opportunity to enhance.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B260

	-	12-1
Site Reference:	SR-0495	Her
Parish:	Chigwell	
Size (ha):	1.77	
Address:	The Willow Paddock, Rear of Crosby Court, Chigwell, Essex, IG7 6JT	
Primary use:	Residential	eshu
Site notes:	Agricultural/paddock land.	T
Baseline yield:	53 dwellings	2
Source for	Assumption based on 30 dph	Clien
baseline yield:		Epj
		Job 1
Site	None	Epj
Site constraints:	NOILE	Draw
		lss
		Draw
Site selection	None	SR
adjustment:		

adjustment:

Community feedback:	The Council did not consult on a growth location which covers or is near to this site.
Dwellings:	<u>53</u>

Hertford Breater London Breatwood

Epping Forest District Council		
istrict Local Plan		
Date		
March 2018		
Issue		
Rev 2		
Epping Forest District Council		

Sources: Earl, HERE: Dutomotivity ignitian Juanazae right by GEBCO USGS, FAO, NPS, NRCAN, Geordiane, ICIN, Kodhaber MJ, Oranos Durrey, Earl Appan, MET, Earl China (Hong Korg), swisstopo, Methods, ICIN, Kodhaber MJ, Oranos Durrey, Earl Appan, Methods, Inc. (Hong Korg), swisstopo, Methods, Inc. (Second Second S



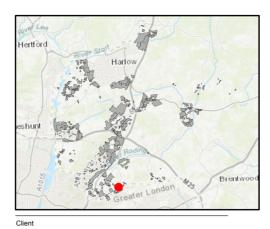
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11 Microbiology (Microbiology (Microbiolog	Criteria		Score	Qualitative Assessment
If without with any state of the state in	1.1 Impact on Internationally Protected Sites	0		
animal and equationvand and equationactionactionSinch additionSinch additionSinchSinch additionSinch additionSinch additionSinch additionSinchSinch additionSinch additionSinch additionSinch additionSinchSinch additionSinch addition <td>1.2 Impact on Nationally Protected sites</td> <td>0</td> <td></td> <td>The site proposes a development type that is not considered a risk to SSSI features.</td>	1.2 Impact on Nationally Protected sites	0		The site proposes a development type that is not considered a risk to SSSI features.
Additional SectionImage: Section Sect	1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	The site is partly within the 250m buffer for Chigwell Row Wood Ancient Woodland. The site is unlikely to directly affect the Ancient Woodland.
InterfactorImplementationImplementationImplementationImplementation12 register 30 minute status0.0Index interfactorTest interfactorTest interfactor12 register 30 minute status0.0InterfactorTest interfactorTest interfactor12 register 30 minute status0.0InterfactorTest interfactorTest interfactor12 register 30 minute status0.0InterfactorTest interfactorTest interfactor13 register 30 minute status0.0InterfactorTest interfactor13 regis		0	No Ancient or Veteran trees are located within the site.	
Data Band and any stand any	1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
Interpretation of the state of the states	1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is partially within three buffer zones and wholly within one other. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
LinkardNumberNumberNumber18 harden sindige and particular sindige and part an	1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer for Chigwell Row Wood LWS and Chigwell Heath and Wood LWS. The site is unlikely to affect the features and species of these LWS.
LandingLandingLandingLandingLandingLanding18 insect as indexingSiInclusion in including the foreigness.Inclusion in an exploring status in a sect of relenges.Inclusion in an exploring status in a sect of relenges.18 insect as indexingSiInclusion in an exploring status in a sect of relenges.Inclusion in an exploring status in a sect of relenges.19 insect as indexing in a sect of relenges.SiInclusion in a sect of relenges.Inclusion in a sect of relenges.19 insect as indexing in a sect of relenges.SiInclusion in a sect of relenges.Inclusion in a sect of relenges.19 insect as indexing in a sect of relenges.SiInclusion in a sect of relenges.Inclusion in a sect of relenges.19 insect as indexing in a sect of relenges.SiInclusion in a sect of relenges.Inclusion in a sect of relenges.19 insect as indexing interview.SiSi insect an indexing interview.Inclusion in a sect of relenges.19 insect as indexing interview.Si insect an indexing interview.Si insect an indexing interview.Inclusion interview.19 insect as indexing interview.Si insect an indexing interview.Si insect an indexing interview.Si insect an indexing interview.19 insect as indexing interview.Si insect an indexing interview.Si insect an indexing interview.Si insect an indexing interview.19 insect as indexing interview.Si insect an indexing interview.Si insect an indexing interview.Si insect an indexing interview.19 insect an indexing interview.Si insect an indexing interview.<	1.7 Flood risk	(++)	Site within Flood Zone 1.	
Lake Lake United StrategyLake StrategyImage: Strategy Strat	1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
I wind wind wind wind wind wind wind wind	1.8b Impact on archaeology	0		
A. Unitaria di Vertifiati 17 be low som maken 17 11 Datonale line seventi antice autori 0 Bis le basen 1000 me de santo fina en la bas h00. Inclumente line seventi autori 12 Detino le mesereti au sego 10 Bis mos have a 1000 mini en la antioprient atable atabon Inclumente line seventi au sego 13 Detino le mesereti au sego 10 Bis mos have a 1000 mini en la antioprient atable atabon Inclumente line seventi au sego 13 Detino le mesereti au sego 10 Bis mos have a 1000 mini en la antioprient atable atabon Inclumente line seventi au	1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are close to the A1112 and therefore mitigation measures are likely to be required.
1. Under Gol versets in mice sent in the sent in the sent integration of a sent information of a sent informatio a sent information of a sent information of a sent inf	2.1 Level of harm to Green Belt	(-)		
2.4 Under definition is sold 10 Image: Contract is a sold is a performance of the sold is a sold in the management sold could. 3.1 Defines to be employment location. 10 R is a between from an employment sold could. 3.1 Defines to be an entered is sold. 10 R is a between from an employment sold could. 3.1 Defines to be an entered is sold. 10 R is a between from an employment sold could. 3.1 Defines to be an entered is sold. 10 R is a between from an employment sold could. 3.1 Defines to be an entered is sold. 10 R is a between from an explore the final spreamy shoot. 3.1 Defines to be an entered in explore the final spream shoot. 10 R is a between from an explore the final spream shoot. 3.1 Defines to be ansate. 10 R is a between from an explore the final spream shoot. 10 3.1 Defines to be ansate. 10 R is a between from an explore the final spream shoot. 10 3.1 Defines to be ansate. 10 R is a base of poly to be an explore the final spream shoot. 10 4.1 Defines to be ansate. 10 R is a base of poly to be an explore the final spream shoot. 10 4.1 Defines to poly to the final spream is and dottere the spream shoot. 10 10 Restore the spream shoot. 4.1 Defines to poly to the final spream is an efficient spream shoot. 10 10 Restore the spream shoot.	3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.3 bit with the entropy field coatability (1) Fund matching with the presentation of the presentation presentation of the presentation of the pr	3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.	
A channel of Code antenines Col International constraints Col 3.5 Distance to rearest infarróytimay school Set is as than 1000m from the nearest infarróytimay school. Set is now than 4000m from the nearest infarróytimay school. Set is now than 4000m from the nearest infarróytimay school. Set is now than 4000m from the nearest infarróytimay school. Set is now than 4000m from the nearest infarróytimay school. Set is now than 4000m from the nearest infarróytimay school. Set is now than 4000m from the nearest infarróytimay school. Set is now than 4000m from the nearest infarróytimay school. Set is now than 4000m from the nearest infarróytimay school. Set is now than 4000m from the nearest infarróytimay school. Set is now than 4000m from the nearest infarróytimay school. Set is now than 4000m from the nearest infarróytimay school. Set is now than 4000m from the nearest infarróytimay school. Set is now than 4000m from the nearest infarróytimay school. Set is now than 4000m from the nearest infarróytimay school. Set is now than 4000m from the nearest infarróytima school. Set is now than 4000m from the nearest infarróytima school. Set is now than 4000m from the nearest infarróytima school. Set is now than 4000m from the nearest infarróytima school. Set is now than 4000m from the nearest infarróytima school. Set is now than 4000m from the nearest infarróytima school. Set is now than 4000m from the nearest infarróytima school. Set is now than 4000m from the nearest infarróytima school. Set is now than 4000m from	3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.	
3.3 Defande to frames that introducts in the server is secondary school. Image: Constraints in the server is secondary school. 3.6 Defance to rease is secondary school Image: Constraints is none than 4000m from the rearest SP suggry. Image: Constraints is none than 4000m from the rearest SP suggry. 3.7 Defance to rease is Strategic Read Network. Image: Constraints is none than 4000m from the rearest SP suggry. Image: Constraints is none than 4000m from the rearest SP suggry. 4.1 Bounded and Geended Land Image: Constraints is none than 4000m from the leases of the base and root venallis agricultural land grades 1-3: Image: Constraints is none than 4000m from the lease of the base and root venallis agricultural land grades 1-3: 4.1 Bounded to Image: Image: Constraints is none than 4000m from the lease of public constraints is not the base of public constraints is not the notice base of public constraints is not the notice base of public constraints is not the notice base of public constraints in the lease of public constraints is not the notice base of public constraints is not the none and music is not constrain	3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Underse to Hearters secondary stroke () Information in the matrix secondary stroke 3.7 Distance to nearest QP suppry 0. Se to between 1000m and 4000m from the nearest GP suppry. Information in the nearest QP suppry. Information in the nearest Q	3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.7 Detailed bit	3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.	
3.8 Access to strategin rotat hereford C Access to strategin rotat hereford 10% greenfield sets, adjacent to an existing settlement (Chigwell Row). 4.1 Brownfield and Greenfield Land C Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3). Incomment of the site would involve the loss of public open space. 4.3 Capacity to improve access to open space. C Development unlikely to involve the loss of public open space. Incomment of the site would involve the loss of public open space. 5.1 Landscape sensitivity C Development unlikely to involve the loss of public open space. Incomment of the site within a mate of high landscape sensitivity - character informatic the site would involve the loss of public open space. Incomment of the site within a mate of high landscape sensitivity - character informatic the site would involve the loss of public open space. Incomment of the site within a mate of high landscape sensitivity - character informatic the site within a mate of high landscape sensitivity - character informatic the site within a mate of high landscape sensitivity - character informatic the site within a mate of high landscape sensitivity - character informatic the site within a mate of high landscape sensitivity - character informatic the site within a mate of high landscape sensitivity - character informatic the site within the siste within the site within the site within the site wit	3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
4.1 Brownied and Greenied Land (a) An end of the end of the end of the set would involve the loss of the best and most versatile agricultural land (grades 1-3). 4.2 Impact on agricultural land (a) Development unlikely to involve the loss of the best and most versatile agricultural land (grades 1-3). 4.3 Capacity to improve access to open space 0.0 Development unlikely to involve the loss of public open space. 5.1 Landscape sensitivity (c) Set fails within an area of high landscape sensitivity - characheristics of the landscape are winerable to change 5.2 Settlement character sensitivity 0.0 Development is unlikely to involve the loss of public open space. 6.1 Topography constraints (c) Topographical constraints exist in the site but potential for mitigation. 6.2 Distance to gas and oil pipelines (c) Gas or oil pipelines may constraint part of the site. 6.3 Impact on Tree Preservation Order (TPO) 0.0 Reveroinment would not be constrained by the presence of protected frees either on existing access in the site outgraden of social gradient operation of the site. 6.4 Constantiation constraints 0.0 No ortamination issues identified on site to date. No potential containination identified. 6.4 Constantiation constraints 0.0 No ortamination issues identified on site to date. No potential containination identified.	3.8 Access to Strategic Road Network		Not applicable.	
A in place of any place in a given in the state of a given in the state of the	4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (Chigwell Row).
4.3 Capacity to improve access to open space 0 International indexappe sensitivity - characteristics of the landscape are vulnerable to change 5.1 Landscape sensitivity 0 Site fails within an area of high indexappe sensitivity - characteristics of the landscape are vulnerable to change 5.2 Settlement character sensitivity 0 Development is unlikely to have an effect on settlement character. Low density development is proposed which reflects the character of the area. Therefore, development is not likely to have an infpact on the character of the area. 6.1 Topography constraints (-) Topographical constraints exist in the site but potential for mitigation. Approximately 10% of site is in the inner and middle consultation zones located in north-western comer of the site. 6.2 Distance to power lines 0 Power lines do not pose a constraint to the site. Approximately 10% of site is in the inner and middle consultation zones located in north-western comer of the site. 6.3 Impact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on a diacent of resisting access to site is in the site site is the site to be created through third party land and agreement in place, or existing acces Access of Crosby Court, which would require upgrading. 6.4 Access to site 0 No contamination issues identified on site to date. No potential contamination identified. 6.5 Contamination constraints 0 <td>4.2 Impact on agricultural land</td> <td>()</td> <td>Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).</td> <td></td>	4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
0.1 Landscape sensitivity Image: Contract of the area in the analytic of a contract of the area in the area. 6.1 Topography constraints () Ges or oil pipelines may constraint part of the site but there is potential for mitigation. Approximately 10% of site is in the inner and middle consultation zones located in north-western corner of the site. 6.2 Distance to power lines 0 Power lines do not pose a constraint to the site. Approximately 10% of site is in the inner and middle consultation zones located in north-western corner of the site. 6.3 Inpact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. Access to site Access of Crosby Court, which would require upgrad	4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
3.2 Seturitie 10 Instruction have an impact on the character of the area. 6.1 Topography constraints (c) Topographical constraints exist in the site but potential for miligation. Approximately 10% of site is in the inner and middle consultation zones located in north-westerm corner of the site. 6.2 a Distance to gas and oil pipelines (c) Gas or oil pipelines may constrain part of the site but there is potential for miligation. Approximately 10% of site is in the inner and middle consultation zones located in north-westerm corner of the site. 6.2 b Distance to power lines (c) Power lines do not pose a constraint to the site. Approximately 10% of site is in the inner and middle consultation zones located in north-westerm corner of the site. 6.3 Impact on Tree Preservation Order (TPO) 0 The Intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. Access to site (c) 6.4 Access to site (c) No contamination constraints No No contamination site is either on site to date. Access off Crosby Court, which would require upgrading. 6.5 Toroffic immed No No contamination issue identified on site to date. No potential contamination identified.	5.1 Landscape sensitivity	()		
0.1 Holdgraphy Constraints (*) Index of the site of t	5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Low density development is proposed which reflects the character of the area. Therefore, development is not likely to have an impact on the character of the area.
6.22 Distance to gas and on pipelines (*) Image: An and the site of the site	6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2 Distance to power lines 0 Image: Comparison of the presence of protected trees either on or adjacent to the site. 6.3 Impact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. 6.4 Access to site (-) Potential for access to the site to be created through third party land and agreement in place, or existing access Access off Crosby Court, which would require upgrading. 6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified. 6.5 Entraffic impact 0 Area around the site expected to be uncongested at peak time. Entraffic impact	6.2a Distance to gas and oil pipelines	(-)	Gas or oil pipelines may constrain part of the site but there is potential for mitigation.	Mitigation possible due to location of affected area. Sensitivity level 3. HSE guidance advise against development for
6.3 Impact on the Preservation Order (TPO) 0 adjacent to the site. 6.4 Access to site (•) Potential for access to the site to be created through third party land and agreement in place, or existing access Access off Crosby Court, which would require upgrading. 6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified.	6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.4 Access to site (*) would require upgrade. 6.5 Contamination constraints 0 No contamination issues identified on site to date. 6.6 Traffic impact 0 Area around the site expected to be uncongested at peak time.	6.3 Impact on Tree Preservation Order (TPO)	0		
6.5 Contamination constraints 0 Area around the site expected to be uncongested at peak time.	6.4 Access to site	(-)		Access off Crosby Court, which would require upgrading.
	6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.
	6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B261

Site Reference:	SR-0496
Parish:	Chigwell
Size (ha):	1.96
Address:	Chase Lane Paddock, Chase Lane, Chigwell, Essex, IG7 6JW
Primary use:	Residential
Site notes:	Agricultural/paddock land.
Baseline yield:	59 dwellings
Source for baseline yield:	Assumption based on 30 dph

Site None constraints:

Site selection None adjustment:

Community feedback:	The Council did not consult on a growth location which covers or is near to this site.
Dwellings:	<u>59</u>



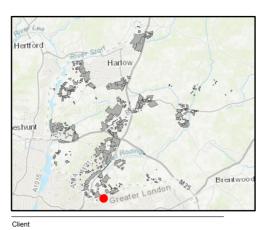
Epping Forest	t District Council
Job Title	
Epping Forest	t District Local Plan
Drawing Status	Date
lssue	March 2018
Drawing No	Issue
SR-0496	Rev 2
ARUI	P Epping Forest District Council www.eppingforestdc.gov.uk
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Sources: Esri, HERE, DeLorme, Internan, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo MapmyIndia, © OpenSiteetMap contributors, and the GIS User Community Source: Esri, DigitalGiobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRD, RO, and the GIS User Community



Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	The site is partly within the 250m buffer for Chigwell Row Wood Ancient Woodland. The site is unlikely to directly affect the Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is partially within three buffer zones and wholly within one other. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer for Chigwell Row Wood LWS. The site is unlikely to affect the features and species of this LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.	
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (Chigwell Row).
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	()	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.	
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Low density development is proposed which reflects the character of the area. Therefore, development is not likely to have an impact on the character of the area.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	Less than 1% of the site is in the HSE middle consultation zone located in the eastern corner. None of the site is in the inner zone. Due to the location and size of the affected area this is considered negligible and not a constraint for development.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	Access off Chase Lane, which would require upgrading.
6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B262

	· · · · · · · · · · · · · · · · · · ·
Site Reference:	SR-0557
Parish:	Chigwell
Size (ha):	22.59
Address:	The Limes Estate
Primary use:	Residential
Site notes:	Extensive residential area including shops and services including a police station. There is substantial elements of open space on site.
Baseline yield:	678 dwellings (already dwellings on site, redevelop)
Source for baseline yield:	Assumption based on 30 dph
Site constraints:	Assuming the site is entirely redeveloped at 30dph, and that there are circa 450 dwellings already on site, this equates to a net increase of circa 228 dwellings. Just developing the green areas at 30dph would see an additional 200 dwellings.
Site selection adjustment:	Yield for SR-0557 is based on SLAA assumption of 30 dph, which is lower than Settlement Capacity Study assumption for overlapping site SR-0820.
Community feedback:	The Council did not consult on a growth location which covers or is near to this site.



Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0557	Rev 2
ARUI	District Council

NRCAN



Teedback: near to this si Dwellings: 200	le.	Mapmynida, © OperSteetMap controllarus, and the GIS User Community Source: Esri, DigitalGiobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community	
Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protecte	ed Sites 0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected si	tes 0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Tree Ancient Woodland	es outside of 0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer L	and 0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species of	or Habitats 0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is partially within a Deciduous Woodland buffer zone. The site may indirectly affect the habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube	station (+)	Site is less than 1000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment location:	s O	Site is more than 1600m and less than 2400m from an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primar	y school (+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary so	chool 0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Networ	'k	Not applicable.	
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.	100% brownfield site, within an existing settlement (Grange Hill).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to op	pen space ()	Development may involve the loss of public open space with no opportunities for on-site off-setting or mitigation.	Additional dwellings proposed will predominantly be delivered through development on existing public open spaces. Although small areas of public open space could be retained in the development, this will not be equivalent to the public open space lost.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Part of the site is existing public open spaces. Therefore, redevelopment has the potential to adversely affect the character of the area.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipeline	s O	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Ord	er (TPO) 0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential for contamination around edges of site (Railway Depot/Telephone Exchange/Pumping Station). Potential adverse impact, but could be mitigated.
6.6 Traffic impact	()	Moderate peak time congestion expected within the vicinity of the site.	B263
L			© Arup

Site Reference:	SR-0559
Parish:	Chigwell
Size (ha):	1.14
Address:	Land on the east side of Hainault Road, Chigwell

Primary use: Residential Site notes: Chigwell library, men's club and agricultural field to the east.

Baseline yield: 48 dwellings

Source for baseline yield: Assumption based on 30 dph

Site None constraints:

Site selection None adjustment:

Community feedback: <u>48</u>

Dwellings:

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

Lea Hertford Brent Client

Job Title	
Epping Fores	t District Local Plan
Drawing Status	Date
lssue	March 2018
Drawing No	Issue
SR-0559	Rev 2
ARUI	P Epping Forest District Council

O, NPS, NRCAN ng Kong), swissto /, Esri Japan, and the GIS User Community CNES// unity bus DS, USDA, USGS,



Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site with wholly within Deciduous Woodland and Wood Pasture and Parkland buffer zones. The site may indirectly affect the habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer for Barnaby Way Wood LWS. The site is unlikely to affect the features and species of these LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	Some 93% of the site is in Flood Zone 1. Higher Flood Risk Zones totalling 7% is located on the northern boundary of the site and can be avoided through site layout.
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated.	Unlikely to impact on setting of Chigwell Village Conservation Area due to distance. Possible impact on settings of Grade II Listed Buildings on Hainault Road due to development within street scene - mitigate through high quality design/materials.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are close to the A113 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(+)	Majority of the site is greenfield land within a settlement.	80% greenfield site, within an existing settlement (Chigwell).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	A negligible part of the site contains public open space. Development will not involve the loss of public open space.
5.1 Landscape sensitivity	()	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.	
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Site is identified as a potential regeneration area. Low density development is proposed which reflects the character of the area. Therefore, development is not likely to have an impact on the housing character of the area.
6.1 Topography constraints	()	Topographical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	
6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	B264
		1	© Arut

		Road
Site Reference:	SR-0586	Hert
Parish:	Chigwell	5.4
Size (ha):	5.55	100
Address:	Chigwell Nursery, High Road, Chigwell, Essex, IG7 5BL	
Primary use:	Residential	eshu
Site notes:	Garden centre and associated glasshouses (in use), a residential dwelling, and open land to the north-east.	Y
		7
Baseline yield:	222 dwellings	
	Assumption based on 40 drb based on odge of urban leastion and	Client
Source for baseline yield:	Assumption based on 40 dph based on edge of urban location and that the scheme will include a community facility and care home (not assessed in the SLAA).	Epp
		Јов Т Ерр
Site	Site is 100% covered by SR-0478. As such the yield is omitted for	Drawi
constraints:	this site to avoid double counting.	lssı
		Drawi
Site selection adjustment:	Assumption based on 40 dph. Reinstated capacity to account for overlapping site.	SR-
		Α
Community	The Council did not consult on a growth location which covers or is	© Conta

feedback:	r
Dwellings:	2

The Council did not consult on a growth location which covers or is near to this site.
222

Hertford Breshunt State Brentwood Greater London

Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0586	Rev 2

Sources: Earl, HERE, DaLorme, Irternag, Incement P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Earl Japan, METI, Earl China (Hong Kong), swisstop MapmyIndia, @ OpenStreetMap contributors, and the GIS User Community Source: Earl, DiglialGlobe, GeoEye, Earlbata Geographics, CNES/Airbus DS, USDA, USGS, AeroGRDI, ON, and the GIS User Community



Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Residential development between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure likely.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (over 100 residential dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is adjacent to an area of Deciduous Woodland, and within four buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are close to the A113 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(+)	Site is less than 1000km from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (Chigwell).
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	The proposed density is higher than the neighbouring developments. Therefore, development is likely to affect the character of the area.
6.1 Topography constraints	()	Topographical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Existing access off Chigwell High Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Horticultural Nursery). Potential adverse impact that could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	B265

onto ountai		RIVE
Site Reference:	SR-0588	Hertfor
Parish:	Chigwell	
Size (ha):	1.64	
Address:	Land at Chigwell Convent and The Gate Lodge, 801 and 803 Chigwell Road, Woodford Bridge, IG8 8AU	
Primary use:	Residential	eshunt
Site notes:	Open land used as a paddock to the front of Chigwell Convent. Also includes a single dwelling.	A
		A1055
Baseline yield:	60 dwellings	
Source for	60 dwellings included in the Call for Sites (equivalent to 35 dph).	Client
baseline yield:	The 60-80 bed care home is classed as 'other uses' and is not assessed in the SLAA.	Job Title
		Eppin
Site	None	Drawing
constraints:		Issue
		Drawing
Site selection	None	SR-05
adjustment:		AI

Community	The Council did not consult on a growth location which covers or is
feedback:	near to this site.
Dwellings:	<u>60</u>

Hertford Hertford eshunt Brentwood

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0588	Rev 2
ARUI	Epping Forest District Counci

Sources: Eari, HERE: DeLorme, Infernage, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeeBase, IGN, Kadatser NL, Ordnance, Survey, Eari Japan, METL, Eari China (Hong Kong), swisstopo MapmyIndia, © OpenStreetMap contributors, and the GIS User Community Source: Eari, Digital/Gicke, GeoEye, Earithstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRDI, GN, and the GIS User Community



11 12 Note of experience of e	Criteria	Score		Qualitative Assessment
Charlow ControlSRestance section (S)Control (S)Charlow Control (S) <td>1.1 Impact on Internationally Protected Sites</td> <td>(-)</td> <td></td> <td></td>	1.1 Impact on Internationally Protected Sites	(-)		
Index definitionNNNAll and advance of the second definition definitionNNNAll and advance of the second definition definitionNNNAll and advance of the second definition definition definition definitionNNNAll and advance of the second definition definition definition definition definition definitionNNNAll and advance definition definition definition definition definition definitionNNNAll and advance definition definition definition definition definitionNNNAll and advance definition definitio	1.2 Impact on Nationally Protected sites	0		
Additional SectionPPI rease on figname that we can select solution states of the back sector of the period with states of the back sector of the period with states of the back sector of the period with states of the back sector of the period with states of the back sector of the period with states of the back sector of the period with states of the back sector of the period with states of the back sector of the period with states of the back sector of the period with states of the back sector of the back se	1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
An interval of an in		0	No Ancient or Veteran trees are located within the site.	
Landom unit of unit statusVImplementationImplementation14 means0.2Particle StatusImplementation15 media0.4Particle StatusImplementation16 means0.4Particle StatusImplementation16 means0.4Particle StatusImplementation16 means0.4Particle StatusImplementation17 means0.4Particle StatusImplementation18 means0.4Particle StatusImpleme	1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
International ControlImage: ControlImage: ControlImage: Control17 Not onResponse of a second	1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	
1 minute10101 hindex10Bestanded the Conservation And an object to Later hinder and	1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
14 million binding binding16 millionLood during audie extended to figure.14 maxes in subscript1610Non-tacking binding audie extended to figure audie extended to figure.14 maxes in subscript161010101014 maxes in subscript161010101014 maxes in subscript16101010101014 maxes in subscript16101010101015 bases in subscript16101010101015 bases in subscript10101010101015 bases in subscript10101010101016 bases in subscr	1.7 Flood risk	(++)	Site within Flood Zone 1.	
Lake Lake Lake Lake Lake Lake Lake Lake	1.8a Impact on heritage assets	(-)		Site contains two Grade II listed buildings so any development must respect their settings. Development in front of Listed Buildings could be detrimental to settings.
Interface Interface Interface InterfaceColSuch and page or model.11 Lack of harm in board halfsColIn the standard in the Genes III.Interface Interface13 Datase in a meant of the meant of the last with Interface InterfaceColInterface InterfaceInterface Interface13 Datase in a meant of the meant of the last with Interface InterfaceInterface InterfaceInterface InterfaceInterface Interface13 Datase in a meant of the meant of the last with Interface InterfaceInterface InterfaceInterface InterfaceInterface Interface13 Datase in the meant of the last with Interface Interface InterfaceInterface InterfaceInterface InterfaceInterface Interface13 Datase in the meant of the last with Interface Interface InterfaceInterface InterfaceInterface InterfaceInterface Interface13 Datase in the meant of the last with Interface Interface Interface InterfaceInterface InterfaceInterface Interface13 Datase in the meant Interface Interface Interface InterfaceInterface InterfaceInterface Interface13 Datase in the meant Interface <td>1.8b Impact on archaeology</td> <td>(+)</td> <td>There is a low likelihood that further archaeological assets would be discovered on the site.</td> <td></td>	1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.	
1. Note of the week left is 10 3.1 Detroit the week left is 10	1.9 Impact of air quality	(-)		Parts of the site are close to the A11 and therefore mitigation measures are likely to be required.
A Loticity for the restrict, instance solution 40 21 Decore to reserve the strop 40 31 Decore to encreptioner to control 40 32 Decore to encreptioner to control 40 34 Decore to encreptioner to control 40 34 Decore to encreptioner to control 40 35 Decore to encreptioner to control 40 36 Decore to encreptioner to control 40 36 Decore to encreptioner to control 40 37 Decore to encreptioner to control 40 38 Decore to encreptioner to control 40 30 Decore to encreptioner to control 40 30 Decore to encreptioner to control 40 30 Decore to encreptioner to encreptioner to control 40 30 Decore to encreptioner to encreptioner to control 40 30 Decore to encreptioner to control 40 30 Decore to encreptioner to control 40 30 Decore to encreptioner to control 40 31 Decore to encreptioner to control 40 31 Decore to encreptioner to control 40 32 Decore to encreptioner to control 40 33 Decore to encreptioner to control 40 34 Decore to encrepti	2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
12 United is statistical acquited 101 Note in a relation of statistical acquited 101 13 Datance to analysize triangly interview 102 Set interview	3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.3 Justice is enjoying in coordination 10 Interaction is enjoying in coordination 3.4 Defines to local anguilies 0 Bis is battered to toom and 4000m from there ensus infurcipation systed. Interaction is ensus infurcipation systed. Interaction is ensus information in the ensus infurcipation systed. 3.5 Defines to nearest infurcipation systed 0 Bis is battered to toom and 4000m from the ensus infurcipation systed. Interaction is ensus information and encodent systed. 3.1 Defines to nearest infurcipation systed 0 Bis is battered to toom and 4000m from the ensus infurcipation systed. Interaction is ensus information and encodent systed. 3.1 Defines to nearest infurcipation systed 0 Bis is battered to toom and 4000m from the ensus infurcipation systed. Interaction is ensus information and encodent systed. 3.1 Defines to nearest infurcipation systed 0.0 Not applicable. Definition is ensus information and encodent systed. 4.1 Definition in an addition of the size is generified in a size ensus information and encodent system information andecodent system information andecodent system	3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
A distance to detained in the level information of the	3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.3 Is define to returned interplormary solidal 00 Including the returned interplormary solidal 00 3.0 Defining to returned secondary school 00 Set is less than 1000km from the nearest accondary school Including to returned interplormary solidal 00 3.0 Defining to returned secondary school 00 Set is less than 1000km from the nearest accondary school Including to returned interplormary solidal 00 3.0 Defining to returned interplormary solidal 00 Not septicable Including to returned interplormary solidal Not septicable 3.1 Depining to returned interplormary solidal 00 Not septicable Including to returned interplormary solidal Not septicable 3.1 Depining to returned interplormary solidal 00 Returned interplormary solidal Not septicable 3.1 Depining to returned interplormary solidal 00 Returned interplormary solidal Not septicable 3.1 Depining to returned interplormary solidal 00 Returned interplormary solidal Not septicable 3.1 Depining to returned interplormary solidal 00 Returned interplormary solidal Not septicable 3.1 Depining to returned interplormary solidal 00 Returned interplormary solidal Not septicable 3.1 Depining to returned interplormary	3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
a b ublance to relate the constants (Concurs) (concurs) (c) Information on searest (CP surgery) (c) Site is between 1000m and 4000m from the nearest CP surgery). Information on searest (CP surgery) (c) Not applicable. 3.8 Access to Strategic Road Network (c) Mointy of the site is generified land adjacent to a settlement. 90% generified site, adjacent to an existing settlement.(Chipwell). 4.1 Brownfield and Generified Land (c) Development unlikely to movie the loss of public open space. Information on generified site, adjacent to an existing settlement.(Chipwell). 4.2 Capacity to improve access to gen space (c) Set fils within a mare of medium insidecape sentetivity - obtacidents is of public open space. Information on generified the adjacent to an existing settlement.(Chipwell). 5.1 Landscape sensitivity (c) Set fils within a mare of medium insidecape sensitivity - obtacidents is on generified to a settlement. Set fils is on adjacent in access a space in adjacent do access adjacent in access a space in adjacent do access adjacent in access a space in adjacent do access adjacent in access a space in adjacent do access adjacent in access a space in adjacent do access adjacent in access a space in adjacent do access adjacent in access adjacent in access adjacent in access adjacent in adjacent do access adjacent in access adjacent in adjacent do access adjacent in access adjacent in access adjacent in access adjacent in adjacent do accest adjacent in adjacent do access adjacent in	3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
A. I channel in limitation of subject 0 Interaction of the state of subject 3.8 Access to Strategic Road Network 0.1 Not applicable. DMs specified and Greenfield Land 0.4 4.1 Brownfield and Greenfield Land 0.0 Development of the site would not result in the loss of agricultural land. DMs greenfield site, adjacent to an existing settlement (Chigweil). 4.2 Impact on agricultural land 0.0 Development of the site would not result in the loss of agricultural land. DMs greenfield site, adjacent to an existing settlement (Chigweil). 4.1 Capacity to improve access to open space. 0 Development unlikely to involve the loss of agricultural land. Processite have a potential impact on moderate sensitivity or to the north. The form and exercise material would not result in the loss of agricultural land. 5.1 Landscape sensitivity 0 Set effective the material character index on potential impact on moderate sensitivity or indexelle entry of the site. 6.1 Topography constraints 0 Recommentation the site may preclude development. Set is located within the settlement area and provides an opportunity for intenselfactor. Therefore, redevelopment 6.2 Distance to power lines 0.0 Recommentation the site may preclude development. Set is located within the settlement area and provides an opportunity for intenselfactor. Therefore, redevelopment 6.2 Distance to power lines 0.0 <	3.6 Distance to nearest secondary school	(+)	Site is less than 1000km from the nearest secondary school.	
a.s. Access to strategic road releards Image: Contract of the state strategic road releards Image: Contract of the state strategic road releards 4.1 Brownfield and Greenfield Land (m) Minify of the site is greenfield land adjacent to a settement. Strategic road releards Strategic road relear	3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
4. In port the a link of the mine Link (1) Performance of prior the sile would not result in the loss of agricultural land. 4.2 Impact on agricultural land (0) Development within the loss of agricultural land. Image: Comparison of the sile would not result in the loss of agricultural land. 4.3 Capacity to improve access to open space (0) Development without significant character change. Proposals have a potential impact on moderate sensitivity zone to the north. The form and eatert of any development without significant character change. Proposals have a potential impact on moderate sensitivity zone to the north. The form and eatert of any development without significant character change. 5.2 Settement character sensitivity (P) Development without significant character through redevelopment. Ste lis located within the settement area and provides an opportunity for intensification. Therefore, redevelopment without significant character through redevelopment. 6.1 Topography constraints (P) Evelopment without pose and constraint to the sile. Image: Constraints in the sile may preclude development. 6.2 Distance to power lines 0 Rever lines do not pose a constraint to the sile. Image: Constraints in the sile may preclude development would not be constrained by the presence of protected trees either on or affacer to the sile. Image: Constraints in the sile may preclude development would not be constrained by the presence of protected trees either on or affacer to the sile. Image: Constraints in the sile may preclude developme	3.8 Access to Strategic Road Network		Not applicable.	
4.2. Impact on signatural and 0 Impact on signatural and 0 4.3. Capacity to improve access to open space 0 Perelopment unikely to involve the loss of public open space. Processals have a potential impact on moderate sensitivity zone to the north. The form and extent of any development 5.1. Landscape sensitivity 64 Site fails within an area of medium landscape sensitivity - characteristics of the landscape are resilient to have do be sensitive to the location to avoid potential adverse impact on adjacent landscape character area. 5.2. Settlement character sensitivity 64 Development may improve settlement character through redevelopment of a run-down site or improvement in outdow have to be sensitive to the location to avoid potential adverse impact on adjacent landscape and optimity for intensification. Therefore, redevelopment 6.1. Topography constraints 64 Development may improve settlement character through redevelopment. Set is located within the settlement area and provides an opportunity for intensification. Therefore, redevelopment 6.2. Distance to power lines 0 Ges on oil pipelines do not pose a constraint to the site. Impact on the settlement area. Impact on the settlement area. 6.3. Impact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or Impact on the site. 6.4. Access to site (+) Development would not be site. <	4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	90% greenfield site, adjacent to an existing settlement (Chigwell).
4.3 Capacity to improve access to open space 0 International control open space 0 5.1 Landscape sensitivity 0 alter fails within an area of medium landscape sensitivity - characteristics of the landscape are resilient to charge Proposals have a potential impact on moderate sensitivity core to the north. The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on adjacent induscape character area. 5.2 Settlement character sensitivity 0 Development may improve settlement character through redevelopment of a run-down site or improvement in Sculd enhance the character of the area. Sculd enhance the character of the area. 6.1 Topography constraints 0 Topographical constraints in the site may preclude development. Sculd enhance the character of the area. 6.2 Distance to gas and oli pipelines 0 Bear oil pipelines do not pose any constraint to the site. International development would not be constrained by the presence of protected trees either on or 6.2 Distance to power lines 0 Power lines do not pose a constraint to the site. International development would not be constrained by the presence of protected trees either on or 6.3 Impact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or International development would not be constrained by the presence of protected trees either on or 6.4 Access to s	4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
3.1 Latitusciple sensitivity (1) and able to absorb development without significant character change. would have to be sensitive to the location to avoid potential adverse impact on adjacent landscape character area. 5.2 Settlement character sensitivity (4) Development may improve settlement character through redevelopment of a run-down site or improvement in could enhance the character of the area. Site is located within the settlement area and provides an opportunity for intensification. Therefore, redevelopment. 6.1 Topography constraints (-) Topographical constraints in the site may preclude development. Image: Constraints in the site may preclude development. 6.2 Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose any constraint to the site. Image: Constraints on the site. Image: Constraints on the site. 6.3 Impact on Tree Preservation Order (TPO) 0 The infensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. Image: Constraints on site. which could be mitigated. 6.4 Access to site (+) Distance to site already exists. Image: Constraints on site. which could be mitigated. Image: Constraints on site. which could be mitigated. 6.5 Totific imment (-) Development moy improve site. which could be mitigated. Image: Constraints on site. which could be mitigated. Image: Constraints on constraint to the site. 6.4 Tot	4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
b.2 Settlement character sensitivity (*) townscape.	5.1 Landscape sensitivity	(-)		
6.1 Notography constraints CM Description of the step	5.2 Settlement character sensitivity	(+)		
0.2 Distance to gas and on pipelines 0 Additional end of a pipelines 0 6.2 Distance to power lines 0 Power lines do not pose a constraint to the site. Image: Constraint of the site. 6.3 Inpact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. Image: Constraint of the site. 6.4 Access to site (+) Sutable access to site already exists. Image: Constraint on site, which could be mitigated. 6.5 Contamination constraints (+) Detential contamination on site, which could be mitigated. Potential contamination (Landfill Site Within 250m / In filled Pond / Graveyard). Potential adverse impact that could be mitigated.	6.1 Topography constraints	()	Topographical constraints in the site may preclude development.	
6.2 bislance to power lines 0 Image: Im	6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.3 Impact of Thee Preservation Order (TPO) 0 adjacent to the site. 6.4 Access to site (+) Suitable access to site already exists. 6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. 6.5 Traffic impact (-) Low level congestion expected at peak times within the vicinity of the site.	6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.4 Access to site (*) 6.5 Contamination constraints (·) Potential contamination on site, which could be mitigated. Potential contamination (Landfill Site Within 250m / In filled Pond / Graveyard). Potential adverse impact that could be mitigated. 6.5 Traffic impact (·) Low level congestion expected at peak times within the vicinity of the site.	6.3 Impact on Tree Preservation Order (TPO)	0		
6.5 Contamination constraints (-) mitigated.	6.4 Access to site	(+)	Suitable access to site already exists.	
	6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	
	6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	B266

	5	L
Site Reference:	SR-0601	
Parish:	Chigwell	I
Size (ha):	0.87	
Address:	Front Site, Former Grange Farm, High Road, Chigwell, Essex, IG7 6DP	
Primary use:	Residential	
Site notes:	Former dwellings (now demolished). Construction of three new dwellings has commenced on site.	
Baseline yield:	60 dwellings	
Source for baseline yield:	Indicated in Call for Sites (equivalent to 69 dph)	(
		Ì
Site	The location of 2 Tree Preservation Order trees in the centre of this	-
constraints:	site (there is also one on the boundary) will reduce the overall capacity of residential development, a discount of 5% is applied to	I
	take this into account.	-
Site selection	None	
adjustment:		
-		

Community
feedback:The Council did not consult on a growth location which covers or is
near to this site.Dwellings:57

Hertford Hertford eshunt Solution Greater London

Epping Fores	t District Council
Job Title	
Epping Fores	t District Local Plan
Drawing Status	Date
lssue	March 2018
Drawing No	Issue
SR-0601	Rev 2
ARUI	P Epping Forest District Council

Sources: Earl, HERE, DeLorme, Intermap, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geoßase, IGN, Kadaster NL, Ordnance Survey, Earl Japan, METI, Earl China (Hong Kong), swisstopd Mapmi/Idla, © OpenStreetMap contributors, and the GIS User Community Source: Earl, DigitalGibbe, GeoEye, Earltstar Geographics, CNES/Airbus DS, USDA, USOS, AeroORD, ICN, and the GIS User Community

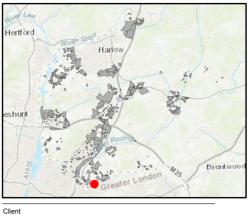


Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is partially within a portion of a BAP habitat with no main features, and within four buffer zones. The site may directly affect the habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m for the Grange Farm Grasslands LWS. The site is unlikely to affect the features and species of the LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on settings of Conservation Area or Grade II* Listed Building due to distance.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are close to the A11 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.	100% brownfield site, adjacent to an existing settlement (Chigwell).
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	Site shares characteristics with the zone of moderate sensitivity to the north. The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on adjacent landscape character area.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	The proposed density is higher than the neighbouring developments. Therefore, development is likely to affect the character of the area.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	()	Gas or oil pipelines pose a major constraint to development. They will be difficult to overcome and affect a large part of the site.	Some 86% of the site is in HSE inner and middle consultation zones. Although the inner zone is restricted to the northern portion of the site overall the site is constrained. HSE guidance advise against development for affected area.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	(-)	the site.	The protected trees on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development
6.4 Access to site	(+)	Suitable access to site already exists.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Infilled Pond / Farm). Potential adverse impact that could be mitigated.
6.6 Traffic impact	()	Moderate peak time congestion expected within the vicinity of the site.	B267
			e Arup

Dwellings:

<u>523</u>

Site Reference:	SR-0820
Parish:	Chigwell
Size (ha):	5.03
Address:	Green Space north and south of Copperfield, Limes Estate, Chigwell, Essex
Primary use:	Residential
Site notes:	Large amount of open amenity land, including an area which is used as a football pitch.
Baseline yield:	523 dwellings
Source for baseline yield:	Indicated in Settlement Capacity Analysis (equivalent to 104 dph)
Site constraints:	Site is 100% covered by SR-0557. As such the yield is omitted for this site to avoid double counting.
Site selection adjustment:	Capacity reinstated from overlapping site. Yield for SR-0820 is based on Settlement Capacity Study.
Community feedback:	The Council did not consult on a growth location which covers or is near to this site.



Epping Forest District Council			
Job Title			
Epping Forest	Epping Forest District Local Plan		
Drawing Status	Date		
Issue	March 2018		
Drawing No	Issue		
SR-0820	Rev 2		
ARUI	Epping Forest District Council www.eppingforestdc.gov.uk		
Sources: Esri, HERE, DeLorm	copyright and database right (2016) e, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong		

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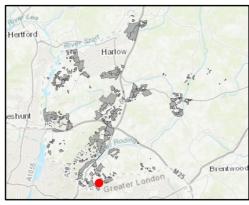


<u>Dweilings:</u> 523		Aerockiu, kik, and are cito user community	
Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is partially within a Deciduous Woodland buffer zone. The site may indirectly affect the BAP priority habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(+)	Majority of the site is greenfield land within a settlement.	100% greenfield site, within an existing settlement (Grange Hill).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	()	Development may involve the loss of public open space with no opportunities for on-site off-setting or mitigation.	A substantial amount of public open space is largely located in the site area. Development would result in loss of public open space (managed public open spaces cover 49% of the site), with few opportunities for site re-orientation or re- provision.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Part of the site is existing public open spaces. Therefore, redevelopment has the potential to adversely affect the character of the area.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Infilled Ponds). Potential adverse impact that could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	B268
			© Arup

	····· ·······	Burg
Site Reference:	SR-0822	Hertf
Parish:	Chigwell	
Size (ha):	0.20	100
Address:	Green space at Warren Court, Chigwell, Essex	
Primary use:	Residential	eshun
Site 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.	Į.
Baseline yield:	30 dwellings	
Source for baseline yield:	Indicated in Settlement Capacity Analysis (equivalent to 153 dph)	Client Eppi
		Job Titl
Site constraints:	None	Eppi Drawin
		Issu
		Drawin
Site selection	None	SR-0
adjustment:		Α

Community	Th
feedback:	ne
Dwellings:	<u>30</u>

The Council did not consult on a growth location which covers or is near to this site. $\underline{30}$



Epping Forest District Council		
Job Title		
Epping Forest District Local Plan		
Drawing Status	Date	
Issue	March 2018	
Drawing No	Issue	
SR-0822	Rev 2	
ARUI	P Epping Forest District Council	
Sources: Esri, HERE, DeLom	n copyright and database right (2016) ne, Intermap, increment P Corp., GEBCO, USGS, FAO, NP: Ordnance Suprey, Esti Janan, METL, Esti China (Hong Kong	





Criteria	Score		Qualitative Assessment	
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).		
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.		
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.		
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.		
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.		
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is wholly within a BAP with no main features buffer zone. The site may indirectly affect the habitat, but mitigation can be implemented to address this.	
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.		
1.7 Flood risk	(++)	Site within Flood Zone 1.		
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.		
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.		
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.		
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.		
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.		
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.		
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.		
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.		
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.		
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.		
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.		
3.8 Access to Strategic Road Network		Not applicable.		
4.1 Brownfield and Greenfield Land	(+)	Majority of the site is greenfield land within a settlement.	100% greenfield site, within an existing settlement (Grange Hill).	
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.		
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.		
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.	
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	The proposed density is higher than the neighbouring developments. Therefore, development is likely to affect the character of the area.	
6.1 Topography constraints	()	Topographical constraints in the site may preclude development.		
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.		
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.		
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.		
6.4 Access to site	(+)	Suitable access to site already exists.		
6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.	
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	B269	

	-	10-
Site Reference:	SR-0823	Her
Parish:	Chigwell	15
Size (ha):	0.29	1
Address:	Travelodge Hotel, Chigwell Road, Chigwell, Essex	-
		1
Primary use:	Residential	esh
Site notes:	Hotel which is in use and a pay and display car park. Car park also used for parking for the adjacent pub.	1
		Z
Baseline yield:	14 dwellings	-
Source for baseline yield:	Indicated in Settlement Capacity Analysis (equivalent to 48 dph)	Clier Ep
		Job
0.1		Ер
Site constraints:	An area of blanket Tree Preservation Order coverage covers circa a third of the site and a further five Tree Preservation Order trees	Drav
	are located within the site. The assumed capacity of this site is reduced accordingly by 30%.	lss
		Drav
Site selection adjustment:	None	SR
aujuotinent.		Α
		_

Community	The Council did not consult on a growth location which covers or is
feedback:	near to this site.
Dwellings:	<u>10</u>

Hertford Hertford eshunt Brentwood

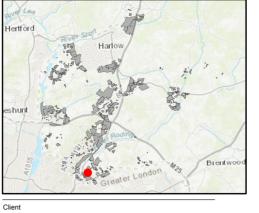
Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0823	Rev 2
ARUI	Epping Forest District Council

Sources: Earl, HERE, DeLorme, Infernag, horement P.Corp., GEBCO, USGS, FAO, NPS, NRCAN, GenBase, IGN, Kadaster NL, Ordance Survey, Esri Japan, METT, Earl China (Hong Kong), swisstopo Magmyindia. © OpenStreetMap contributors, and the GIS User Community Source: Earl, Digilalicitose, eockys, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Residential development between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure likely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is wholly within three buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are close to the A11 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(+)	Site is less than 1000km from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.	100% brownfield site, within an existing settlement (Woodford Bridge).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	Proposals have a potential impact on moderate sensitivity zone to the north. The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on adjacent landscape character area.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Low density development is proposed which reflects the character of the area. Therefore, development is not likely to have an impact on the character of the area.
6.1 Topography constraints	()	Topographical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.	The protected trees on or adjacent to the site could be incorporated into the development, subject to care in layout. The location of the protected trees would be likely to significantly constrain the number of dwellings which could be accommodated.
6.4 Access to site	(+)	Suitable access to site already exists.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Yard / Horticultural Nursery). Potential adverse impact that could be mitigated.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.	B270

Sile Suildbilly Assessment	
Site Reference: Parish:	SR-0824 Chigwell
Size (ha):	0.16
Address:	Volvo Car Dealership, High Road, Chigwell, Essex
Primary use: Site notes:	Residential Existing car dealership which is in use.
Baseline yield:	24 dwellings
Source for baseline yield:	Indicated in Settlement Capacity Analysis (equivalent to 153 dph)
Site constraints:	The density could potentially be achieved through sensitive design due to its corner plot in an urban area.
Site selection adjustment:	None
Community feedback:	The Council did not consult on a growth location which covers or is near to this site.



Epping Forest District Council	
Job Title	
Epping Forest	t District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0824	Rev 2
ARUI	P Epping Forest District Council
Sources: Esri, HERE, DeLorn	n copyright and database right (2016) ne, Intermap, increment P Corp., GEBCO, USGS, FAO, NP: Ordnance Survey, Esri Japan, METI, Esri China (Hong Kon

GIS us DS, USDA

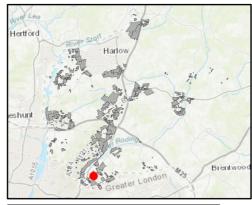


Dwellings: 24		MapmyIndia, © OpenStreetMap contributors, and the GIS User Community Source: Esri, DigitalGicke, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community	A SALE AND
Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site with partially within Deciduous Woodland and BAP priority habitat with no main features buffer zones. The site may indirectly affect the habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer for Barnaby Way Wood LWS. The site is unlikely to affect the features and species of these LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on setting of Conservation Area due to distance.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are close to the A113 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.	100% brownfield site, within an existing settlement (Chigwell).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	The proposed density is higher than the neighbouring developments. Therefore, development is likely to affect the character of the area.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Garage). Potential adverse impact that could be mitigated.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.	B271
	I		QurA@

	-	1 I V
Site Reference:	SR-0825	Hertford
Parish:	Chigwell	11
Size (ha):	0.19	12
Address:	Garage site and garden, Brook Parade/Brook Way, Chigwell, Essex	
Primary use:	Residential	eshunt (
Site notes:	Existing garages and open amenity space. The amenity space has a large amount of tree coverage.	42
Baseline yield:	29 dwellings	41055
Source for	Indicated in Settlement Capacity Analysis (equivalent to 153 dph)	Client
baseline yield:	indicated in Settlement Capacity Analysis (equivalent to 155 dpn)	Epping F
		Job Title
		Epping F
Site constraints:	None	Drawing Statu
constraints.		Issue
		Drawing No
Site selection	None	SR-0825
adjustment:		

S ad stment:

Community	The Council did not consult on a growth location which covers or is
feedback:	near to this site.
Dwellings:	29



Epping Forest District Council	
Job Title	
Epping Forest	t District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0825	Rev 2
ARUI	P Epping Forest District Council www.eppingforestdc.gov.uk
Sources: Esri, HERE, DeLorn	n copyright and database right (2016) ne, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS Ordnance Survey, Esri Japan, METL, Esri China (Hong Kong

NPS,



Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site with wholly within Deciduous Woodland and Wood Pasture and Parkland buffer zones. The site may indirectly affect the habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer for Barnaby Way Wood LWS. The site is unlikely to affect the features and species of these LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on settings of Conservation Area or Grade II* Listed Building due to distance.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are close to the A113 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(+)	Majority of the site is greenfield land within a settlement.	Split site (50% greenfield and brownfield). Site is within an existing settlement (Chigwell).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.	Site is located within the settlement area and provides an opportunity for intensification. Therefore, redevelopment could enhance the character of the area.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	()	The site has severely limited feasibility for development as a result of the extensive presence of protected trees, either on or adjacent to the site.	The extent of the protected tree cover across the site would be likely to have a significant adverse impact on the suitability of the site for development
6.4 Access to site	(+)	Suitable access to site already exists.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Garages / Made Ground). Potential adverse impact that could be mitigated.
6.6 Traffic impact	()	Moderate peak time congestion expected within the vicinity of the site.	B272
L		Ц	and a contract of the contract

Site Reference:	SR-0869
Parish:	Chigwell
Size (ha):	0.20
Address:	46 Stradbroke Drive, Chigwell, Essex, IG7 5QZ
Primary use:	Residential
Site notes:	One residential dwelling and garden
Baseline yield:	5 dwellings
Source for	Indicated in Planning Application Form
baseline yield:	
Site	The Council refused an application for the demolition of this house
constraints:	and the building of five flats due to the scale being out of keeping with the surrounding character. Assumed that it may be possible to
	erect 4 flats (3 net).
Site selection	None
adjustment:	
•	

Community
feedback:The Council did not consult on a growth location which covers or is
near to this site.Dwellings:3

Clent

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0869	Rev 2
ARUI	P Epping Forest District Council

Sources: Earl, HERE, DeLorme, Infernag, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeeBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METL, Earl China (Hong Kong), swisstopo, Magmyindia. © OpenStreetMap contributors, and the GIS User Community Source: Earl Digitalicitos, ecology, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Criteria 1.1 Impact on Internationally Protected Sites	0	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0		
	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is wholly within a BAP with no main features buffer zone. The site may indirectly affect the habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.	100% brownfield site, within an existing settlement (Grange Hill).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Low density development is proposed which reflects the character of the area. Therefore, development is not likely to have an impact on the character of the area.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	(-)	the site.	The protected trees on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development
6.4 Access to site	(+)	Suitable access to site already exists.	
6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.	B273

Site Reference:	SR-0895
Parish:	Chigwell
Size (ha):	0.07
Address:	105 Manor Road / 281 Fencepiece Road, Chigwell, Essex, IG7 5PN
Primary use:	Residential
Site notes:	Two residential dwellings with gardens
Baseline yield:	13 dwellings
Source for baseline yield:	Indicated in Request for Pre-Application Planning Advice form (dwellings equivalent to 186 dph)
Site constraints:	The density could potentially be achieved through sensitive design due to its corner plot in an urban area.
Site selection adjustment:	None
Community feedback:	The Council did not consult on a growth location which covers or is near to this site.

<u>Dwellings:</u>

Brent Client En -1 District 0 - : 1

elles Hertford

Epping Forest	District Council
Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0895	Rev 2
ARUI	Epping Forest District Council
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narriap, increment P Corp., GEBCO, USGS, FAO, hance Survey, Esri Japan, METI, Esri China (Hong i ontributors, and the GIS User Community r NL, Ore CNES/Airbus DS, USDA, USG



4.3 Capacity to improve access to open space 0 masterplan proposes no new public open space. 5.1 Landscape sensitivity 0 Ste falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change. The relevant site character context is urban and development is unlikely to adversely affect the wider landscape are able to accommodate character.	Dwellings: <u>11</u>		MapmyIndia, @ OpenStreetMap contributors, and the GIS User Community Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community	Land a start and the start of the
NumberImage: NumberImage: Number10 main sector of the sector o	Criteria		Score	Qualitative Assessment
Charact work with a set of the second set of the s	1.1 Impact on Internationally Protected Sites	0		
Landace <t< td=""><td>1.2 Impact on Nationally Protected sites</td><td>0</td><td></td><td></td></t<>	1.2 Impact on Nationally Protected sites	0		
Note: Section 1000000000000000000000000000000000000	1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
Interpretation of all is and an experimental statement of a state of		0	No Ancient or Veteran trees are located within the site.	
Bit Month StatusticImage: a finite infinite distance is a finite infinite distance is a finite distance is a f	1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
Online GradieVImage: Control of	1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	
Drawn Production Production Production Binance designance 00 Restance designance Restance designance Binance designance 00 Restance designance Restance designa	1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
LandingLongLongLongLong19 maching10Include and	1.7 Flood risk	(++)	Site within Flood Zone 1.	
National SolutionNoInformation19 Note of a space make, in the information of a space make, information of a space	1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
In Hermitandian17Schleminger renken.21 der dindunger renken.100Hermitandian10021 der dindunger renken.100Hermitandiandian10021 der dindunger renken.100Hermitandiandian10021 der dindunger renken.100Hermitandiandiandian10021 der dindunger renken.100Hermitandiandiandiandiandiandiandiandiandiandi	1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.	
A Lot during found and constrained of all sectors of the sector of th	1.9 Impact of air quality	(-)		The site is close to the A123 at a junction and therefore mitigation measures are likely to be required.
A location for the first introduction Prof Prof of the status intervent of the stat	2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
32. Under the reference on state 0.00 International enclose on the restate on the r	3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.	
12 Underside side propriore interaction 101 Interaction 101 3.1 Defaure is bial entrying 0 Re bedreen 100m and 400m from henered town large sitings or small sitings Response 3.2 Defaure is bial entrying 0 Re bedreen 100m and 400m from henered town strong sitings or small sitings Response 3.2 Defaure is been site second sy solution 0 Response to the entrying site site site second sy solution Response to the entrying site site second sy solution 3.2 Defaure is been site second sy solution 0 Response to the entrying site site second sy solution Response to the entrying site site second sy solution 3.2 Defaure is been site second sy solution 10 Response to the entrying site site second sy solution Response to the second sy solution 3.2 Defaure is a second sy solution 10 Response to the second sy solution on system site second sy solution on adjust second sy solution on adjust second sy solution Response to the second system site second sy solution on adjust second system site second sy solution on adjust second system site second system sis second system sis second system site second system sis second s	3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
Constraint Constraint Constraint Constraint Constraint 31 Datamate to rease lifeting Constraint C	3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.3 Description to interface that informing from the framework of the state to interface the interface the interface interface	3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
A3 Detailed in the interview control yound C Interview control yound C A3 Detailed in the interview control yound C Set less than 100m from the neares CP surgery. Set less than 100m from the neares CP surgery. A3 Access to Stategic Road Network C Mapping control to a set less than 100m from the neares CP surgery. Set less than 100m from the neares CP surgery. A1 Brownfield and Greenfield Land C Mapping of the less and public open space. Set less than 100m from the less of public open space. A1 Capacity to improve access to open space. C Provide the set and set less of public open space. Readifier open space. <td>3.5 Distance to nearest infant/primary school</td> <td>(+)</td> <td>Site is less than 1000m from the nearest infant/primary school.</td> <td></td>	3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
S7 Detailed Differences of eagleY (H) International Control of Control	3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
SA Access to stating in due weaking Image: Constraint of the state and intervent of the state and state	3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
1.1 Browning and Greened Land 100 Performent of the site would not result in the loss of agricultural land. 100 4.2 tippact on agricultural land 00 Development to liss of public open space. No public open space is located in the site area. Development will not involve the loss of public open space. 5.1 Landscape sensitivity 00 Stefas within an area of tow hondscape sensitivity - otharacteristics of the landscape are able to accommend Thereavent its character context is urban and development is unlikely to adversely affect the wider landscape 5.2 Settlement character sensitivity 00 Development unlikely to have an effect on settlement character. Now density development is proposed with refects the character of the area. Therefore, development is unlikely to adversely affect the wider landscape 6.1 Topography constraints 00 Development unlikely to have an effect on settlement character. Now density development is proposed with refects the character of the area. Therefore, development is unlikely to adversely affect the wider landscape 6.1 Topography constraints 00 Development is unlikely to have an effect on settlement character. Incomment and development is unlikely to adversely affect the wider landscape 6.1 Topography constraints 00 Descapation to pose a constraints to the site. Incomment and development is unlikely to adversely affect the wider. 6.2 Distance to power lines 00 Descapation to pose a constraint	3.8 Access to Strategic Road Network		Not applicable.	
All input of ingricultual andConstraints<	4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.	100% brownfield site, within an existing settlement (Grange Hill).
4.3 Laplacity to improve access to open space 0 Set fulls within an area of low indicacepe sensitivity - characteristics of the landscape are able to accommodated The relevant site character context is urban and development is unlikely to adversely affect the wider landscape 5.1 Landscape sensitivity 0 Set falls within an area of low indicacepe sensitivity - characteristics of the landscape are able to accommodated The relevant site character context is urban and development is unlikely to adversely affect the wider landscape 5.2 Settlement character sensitivity 0 Development is unlikely to have an effect on settlement character. Iow density development is proposed which reflects the character of the area. Therefore, development is not likely to have an impact on the character of the area. 6.1 Topography constraints 0 Development is unlikely to have an offect on settlement character. Iow density development is proposed which reflects the character of the area. Therefore, development is not likely to have an impact on the character of the area. 6.1 Topography constraints 0 Development is unlikely to have an other settlement character. Iow density development is proposed which reflects the character of the area. Therefore, development is unlikely to have an impact on the character of the area. 6.2 Distance to gas and oil pipelines 0 Development would not be set on straint to the site. Iow density development is unlikely to advecess at front of house. 6.3 Impact on Tree Preservation Order (TPO) 0	4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
5.1 Landscape sensitivity 0 development without significant character change. pharacter. 5.2 Settlement character sensitivity 0 Development is unlikely to have an effect on settlement character. low density development is proposed which reflects the character of the area. Therefore, development is not likely to have an impact on the character of the area. 6.1 Topography constraints (-) Topographical constraints in the site may preclude development. Image: Constraint of the area. 6.2 a Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose any constraint to the site. Image: Constraint of the area. 6.2 a Distance to gas and oil pipelines 0 Power lines do not pose a constraint to the site. Image: Constraint of the area. 6.3 Impact on Tree Preservation Order (TPD) 0 Image: Constraint of the site. Image: Constraint of the site. 6.4 Access to site 0 Suble access to site already exists. Existing vehicle access at rear of site to garage. No access at front of house. 6.5 Contamination constraints 0 No contamination issue identified on site to date. No potential contamination identified. 6.4 Torific inservet Site below site size threshold where it would be expected to significantly affect congestion. Existing vehicle access at rear of site to garage. No access at front of house.	4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	No public open space is located in the site area. Development will not involve the loss of public open space. Existing masterplan proposes no new public open space.
3.2 Settlement of laddel settistivity 0 Intervalue of the area. 6.1 Topography constraints (-) Topographical constraints in the site may preclude development. 6.2 Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose any constraint to the site. 6.2 Distance to power lines 0 Power lines do not pose a constraint to the site. Intervalue development would not be constrained by the presence of protected trees either on or afjacent to the site. 6.3 Inpact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or afjacent to the site. Existing vehicle access at rear of site to garage. No access at front of house. 6.4 Access to site (+) Suitable access to site already exists. Existing vehicle access at rear of site to garage. No access at front of house. 6.5 Contamination constraints 0 Site below site size threshold where it would be expected to significantly affect congestion. Potential contamination identified.	5.1 Landscape sensitivity	0		The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
8.1 Hougging for the first of the first	5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Low density development is proposed which reflects the character of the area. Therefore, development is not likely to have an impact on the character of the area.
8.24 Distance to gas and on pipelines 0 Image: Constraint on pipelines 0 6.2b Distance to power lines 0 Power lines do not pose a constraint to the site. Image: Constraint on pipelines 6.3 Impact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. Existing vehicle access at rear of site to garage. No access at front of house. 6.4 Access to site (+) Suitable access to site already exists. Existing vehicle access at rear of site to garage. No access at front of house. 6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified.	6.1 Topography constraints	()	Topographical constraints in the site may preclude development.	
6.20 Distance to power lines 0 Image: Constance to power lines Image: Constance to power lines 6.3 Impact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. Existing vehicle access at rear of site to garage. No access at front of house. 6.4 Access to site (+) Suitable access to site already exists. Existing vehicle access at rear of site to garage. No access at front of house. 6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified. 6.6 Trefficiencect Site below site size threshold where it would be expected to significantly affect congestion. Existing vehicle access at rear of site to garage. No access at front of house.	6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.3 Impact on the Preservation Order (TPO) 0 adjacent to the site. 6.4 Access to site (+) Suitable access to site already exists. Existing vehicle access at rear of site to garage. No access at front of house. 6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified. 6.6 Traffic impact Site below site size threshold where it would be expected to significantly affect congestion. Existing vehicle access at rear of site to garage. No access at front of house.	6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.4 Access to site (*) 6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified.	6.3 Impact on Tree Preservation Order (TPO)	0		
b. 5 Contamination constraints 0 c. 5 Toffic import Site below site size threshold where it would be expected to significantly affect congestion.	6.4 Access to site	(+)	Suitable access to site already exists.	Existing vehicle access at rear of site to garage. No access at front of house.
	6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.
	6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.	B274

	······ · · · · · · · · · · · · · · · ·	Pour
Site Reference	SR-0897	Hertford
Parish:	Chigwell	
Size (ha):	0.69	12
Address:	15 Stradbroke Drive, Chigwell, Essex, IG7 5QU	
Primary use:	Residential	eshunt
Site notes:	Residential dwelling (two buildings) and surrounding woodland	91
Baseline yield:	9 (net 7) dwellings	A10:55
Course for	Indicated in Deguast for Drs. Application Dispairs Advise form	Client
Source for baseline yield:	Indicated in Request for Pre-Application Planning Advice form (dwellings equivalent to 13 dph)	Epping
		Job Title
		Epping
Site	None	Drawing Stat
constraints:		lssue
		Drawing No
Site selection	None	SR-0897

adjustment:

Community	The Council did not consult on a growth location which covers or is
feedback:	near to this site.
Dwellings:	7

Hertford Brentwood

Job Title	
Epping Fores	t District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0897	Rev 2
ARUI	P Epping Forest District Council

Sources: Ent, HERE, Dalcome, Internap, Increment P.Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Orthance Survey, Everi Japan, METL, Ent China (Hong Kong), swisstopo, Magmyloria, & OpenStreeMap contributors, and the GIS User Community Source: Esti, Digitalicidote, GeoSye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Criteria		Score	Qualitative Assessment
	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination	
1.1 Impact on Internationally Protected Sites	0	with other sites).	
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	()	Features and species in the site unlikely to be retained and effects cannot be mitigated.	The site encompasses the whole of a BAP priority habitat with no main features buffer zone. The site is likely to directly affect the habitat, and this may not be mitigable.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.	
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(+)	Majority of the site is greenfield land within a settlement.	80% greenfield site, within an existing settlement (Grange Hill).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	No public open space is located in the site area. Development will not involve the loss of public open space. Existing masterplan proposes no new public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.	Site is located within the settlement area and provides an opportunity for intensification. Therefore, redevelopment could enhance the character of the area.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)		The site has severely limited feasibility for development as a result of the extensive presence of protected trees, either on or adjacent to the site.	The extent of the protected tree cover on or adjacent to the site would be likely to have a significant adverse impact on the suitability of the site for development
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	Single track access from Stradbroke Drive. Would require an upgrade.
6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.
		Site below site size threshold where it would be expected to significantly affect congestion.	B275

0.00 0.000	····· ·	RU
Site Reference:	SR-0898	He
Parish:	Chigwell	15
Size (ha):	0.42	2
Address:	Grange Court, 72 High Road, Chigwell, Essex, IG7 6PT	10
Primary use:	Residential	es
Site notes:	Grade II* listed Georgian House previously used by Chigwell School as a boarding house. Currently vacant.	7
		Y
Describes state	4.4 above Weener	4
Baseline yield:	14 dwellings	
Source for	Indicated in Request for Pre-Application Planning Advice form	Clie
baseline yield:	(dwellings equivalent to 33 dph)	Ep
		Jot Ef
Site	The pre-application request relates to the conversion of the Listed	
constraints:	Building, as such no alterations need to be made to the density of the site to take account of the Grade II Listed Grange Hall on site.	Dra
	the site to take account of the Grade in Listed Grange Han of site.	_
.	News	Dra SF
Site selection adjustment:	None	or A
		F
Community feedback:	The Council did not consult on a growth location which covers or is near to this site.	© C Sou Geo Mar

Rive Lea lertford Bren

District Council
District Local Plan
Date
March 2018
Issue
Rev 2
Epping Forest District Council

IPS, N METI, Esri C CNES/Airbus DS, USDA, USGS



Criteria1.1 Impact on Internationally Protected Sites01.2 Impact on Nationally Protected sites01.3a Impact on Ancient Woodland01.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland01.4 Impact on Epping Forest Buffer Land01.5 Impact on BAP Priority Species or Habitats01.6 Impact on Local Wildlife Sites01.7 Flood risk(++)	Score Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites). Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs. Site is not located within or adjacent to Ancient Woodland. No Ancient or Veteran trees are located within the site.	Qualitative Assessment
1.2 Impact on Nationally Protected sites 0 1.3a Impact on Ancient Woodland 0 1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland 0 1.4 Impact on Epping Forest Buffer Land 0 1.5 Impact on BAP Priority Species or Habitats 0 1.6 Impact on Local Wildlife Sites 0	with other sites). Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs. Site is not located within or adjacent to Ancient Woodland.	
1.3a Impact on Ancient Woodland 0 1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland 0 1.4 Impact on Epping Forest Buffer Land 0 1.5 Impact on BAP Priority Species or Habitats 0 1.6 Impact on Local Wildlife Sites 0	development is unlikely to pose a risk to SSSIs. Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland 0 1.4 Impact on Epping Forest Buffer Land 0 1.5 Impact on BAP Priority Species or Habitats 0 1.6 Impact on Local Wildlife Sites 0		
Ancient Woodland 0 1.4 Impact on Epping Forest Buffer Land 0 1.5 Impact on BAP Priority Species or Habitats 0 1.6 Impact on Local Wildlife Sites 0	No Ancient or Veteran trees are located within the site.	1
1.5 Impact on BAP Priority Species or Habitats 0 1.6 Impact on Local Wildlife Sites 0		
1.6 Impact on Local Wildlife Sites 0	Site is unlikely to impact on Epping Forest Buffer Land.	
	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is within the Deciduous Woodland, BAP priority habitat with no main features and Wood Pasture and Parkland buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this
1.7 Flood risk (++)	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer for St. Mary's Churchyard, Chigwell LWS. The site is unlikely to affect the features and species of these LWS.
	Site within Flood Zone 1.	
1.8a Impact on heritage assets (-)	Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.	Impact on Grade II* LB may be overcome through sensitive conversion and small scale, sympathetic extension to rear (development to front would be harmful). Conversion scheme may be suitable if additional justification provided and design sympathetic.
1.8b Impact on archaeology (-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality (-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are close to the A113 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt (+)	Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station (+)	Site is less than 1000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop 0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations (+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities (+)	Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school (+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school 0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery 0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network	Not applicable.	
4.1 Brownfield and Greenfield Land (++)	Majority of the site is previously developed land within or adjacent to a settlement.	100% brownfield site, within an existing settlement (Chigwell).
4.2 Impact on agricultural land 0	Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space 0	Development unlikely to involve the loss of public open space.	No public open space is located in the site area. Development will not involve the loss of public open space. Preliminary masterplan proposes no new public open space.
5.1 Landscape sensitivity 0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity 0	Development is unlikely to have an effect on settlement character.	Impact on Grade II* Listed Building could be mitigated through sensitive conversion and sympathetic design, and is not likely to impact on the Conservation Area or wider settlement character.
6.1 Topography constraints (-)	Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines 0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines 0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site (+)	Suitable access to site already exists.	
6.5 Contamination constraints 0	No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	Site below site size threshold where it would be expected to significantly affect congestion.	B276

	-
Site Reference:	SR-0910
Parish:	Chigwell
Size (ha):	3.26
Address:	Land adjoining Coopersale Close/Millers Lane, Chigwell, Essex, IG7 6EU
Primary use:	Residential
Site notes:	Agricultural land
Baseline yield:	98 dwellings
•	
Source for baseline yield:	Assumption based on 30 dph
Site constraints:	No constraints identified.

Site selection None adjustment:

Community	The Council did not consult on a growth location which covers of
feedback:	near to this site.
Dwellings:	<u>98</u>

Client

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
	Rev 1

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Sources: Esri, HERE, DeLorme, Intermap, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Gen8ase, IGN, Kadatster NL, Ordnance Survey, Esri Japan, METL, Esri China (Hong Kong), swisstopc MapmyIndia, & OpenStreeMap contributors, and the GIS User Community Source: Esri, Iguilaticiohe, GeoGye, Earthstar Geographica, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (over 10 rural residential dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is partially within a Deciduous Woodland buffer zone. The site may indirectly affect the BAP priority habitat, but mitigation could be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.	
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (Chigwell Row).
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Residential development on this site could result in sprawl to the north of Chigwell Row in an area of historic field patterns. Site is likely to detract from settlement character.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	There is no existing access to the site. Access would be required through third party land on to Millers Lane or Coopersale Close.
6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	B277
			© Arup

		Rive
Site Reference:	SR-0916	Hertford
Parish:	Chigwell	
Size (ha):	0.21	1
Address:	The Maypole, 171 Lambourne Road, Chigwell, Essex, IG7 6EF	
Primary use: Site notes:	Residential Closed public house and car park	eshunt Si Oity
Baseline yield:	20 dwellings	
Source for	As set out in Policy CR5 of the Chigwell Neighbourhood Plan Pre-	Client
baseline yield:	Submission Plan (assumes flatted development)	Epping For
		Job Title Epping For
Site	No constraints identified.	Drawing Status
constraints:		Issue
		Drawing No
Site selection	None	SR-0916
adjustment:		ARL

Community feedback:	The Council did not consult on a growth location which covers or is near to this site.
<u>Dwellings:</u>	<u>20</u>

Hertford Hertford eshunt Greater Landon

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0916	Rev 2
ARUI	Epping Forest District Council

Sources: Esri, HERE, DeLorme, Intermap, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GenBase, IGN, Kladater NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swissiopo, MapmyIndia, & OpenStreeMap contributors, and the GIS User Community Source: Esri, OpenIdis(Idos, George, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



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Initial InformationVertical SectionAccordCharacterizationSectionSectionCharacterizationSectionSectionCharacterizationSectionSectionCharacterizationSectionSectionCharacterizationSectionSectionCharacterizationSectionSectionCharacterizationSectionSectionCharacterizationSectionSectionCharacterizationSectionSectionCharacterizationSectionSectionCharacterizationSectionSectionCharacterizationSectionSectionCharacterizationSectionSectionCharacterizationSectionSectionCharacterizationSection <t< td=""><td>Criteria</td><td></td><td>Score</td><td>Qualitative Assessment</td></t<>	Criteria		Score	Qualitative Assessment
Number of the state of the s	1.1 Impact on Internationally Protected Sites	0		
uninequationviaviaproductionproductionproduction13bbbbb14bbbbb14bbbbb14bbbbb14bbbbb14bbbbbbb14bbbbbbbb14bbbbbbbbbbb14bbbbbbbbbbbbbb	1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
definitionImage: definitionImage: definitionImage: definitionImage: definition1 Answer of press definition0Rectan function flags from flags fro	1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	The site is partly within the 250m buffer for Chigwell Row Wood Ancient Woodland. The site is unlikely to directly affect the Ancient Woodland.
An interactionColColColCol12 region to influency region to influency0.0Refers a financial of sector degrades and a colorated financial of sector degrades and		0	No Ancient or Veteran trees are located within the site.	
DefinitionUImaginationImaginationImaginationImagination1 here with a status status3.Here status statusStatusStatusStatusStatus1 here with a status3.Here statusStatusStatusStatusStatusStatus1 here with a status3.Here statusStatusStatusStatusStatus1 here status3.Here statusStatusStatusStatusStatus2 here status3.Here statusStatusStatusStatusStatus3 here status3.Here statusStatusStatusStatus3 here status3.Here statusStatusStatusStatus3 here status3.Here statusStatusStatusStatus3 here statusStatusHere statusStatusStatu	1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
Interfact with a state of the states of species check with a strengt of the lockOffice the states of species check with a strengt of the lockI Find with a strengt of the states of the lock of the states of the lock of the strengt of the strengt of the strengt of the strengt of the lock of the strengt of the lock of the strengt of the lock of the strengt of the st	1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	
Interact Interact Interact Interact Balayara 0 Read of using a set of the balance field with a state set of the factors of u is and Balayara 0 Read of using a set of the balance field with a state set of the factors of u is and Balayara 0 Read of using a set of the balance field with a state set of the factors of u is and Balayara 0 Read of using a set of the balance field with a state set of the factors of u is and Balayara 0 Read of using a set of the balance field with a state set of the balance field with a state set of u is and the factors of u is and the f	1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer for the Chigwell Row Wood and Chigwell Heath and Wood LWS. The site is unlikely to affect the features and species of these LWS.
1 a min diverges of a set of a s	1.7 Flood risk	(++)	Site within Flood Zone 1.	
Nature and even of the second secon	1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
In the own with a work with any own with a magnetic product in the measure of the table of the measure of the	1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.	
A Letter interprotection DB A Letter interprotection CP S Definition for the same at an alface attern CP S Definition for the same at an alface attern CP S Definition for the same at an alface attern CP S Definition for the same at an alface attern CP S Definition for the same at a and patient attraction CP S Definition for the same attern at the attraction in the same attraction base step. CP S Definition for the same attraction base step. CP S Definition for the same attraction base step. CP S Definition for the same attraction base step. CP S Definition for the same attraction base step. CP S Definition for the same attraction base step. CP S Definition for the same attraction base step. CP S Definition for the same attraction base step. CP S Definition for the same attraction base step. CP S Definition for the same attraction base step. CP S Definition for the same attraction base step. CP S Definition for the same attraction base step. CP S Definition for the same attraction base step. CP S Definition for the same attraction base step. CP S Definition for the same attraction base step. CP S Definition for	1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are close to the A1112 and therefore mitigation measures are likely to be required.
a i definition of the financia minutation in a loss of the second has a los of the second has a los of the second has a loss of the second h	2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
32 Useres to render to render to a total 101 13 Detained to render total total 64 14 Detained to render total total 64 15 Detained to boar aveelage 64 16 Detained to boar aveelage 64 17 Detained to boar aveelage 64 18 Detained to boar aveelage 64 18 Detained to boar aveelage 64 19 Detained to render total total 64 10 Detained to render total total 64 11 Detained to render total total 64 12 Detained to render total total 64 13 Detained to render total total 64 14 Detained total total 64 14 Detaine	3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.3 Userial is derifyingen totaling CH Fund on the function of th	3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.	
3 - Defaulte Under Hinteries C Information interies in the interiest information in the interiest information multiply subject. 3.5 Defaunce to nearest information with the interiest information multiply subject. Information interiest information multiply subject. 3.7 Defaunce to nearest information with the interiest information multiply subject. Information interiest information multiply subject. 3.7 Defaunce to nearest information with the interiest information multiply subject. Information interiest information multiply subject. 3.8 Defaunce to nearest information with the interiest information multiply subject. Information multiply subject. 3.7 Defaunce to nearest information with the interiest information multiply subject. Information multiply subject. 3.8 Defaunce to nearest information with the interiest information wi	3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.	
3.3 Defande to interface many studied CP Concent of the many studied CP 3.6 Defance to nearest secondary school CP Se is in one than 4000m from the nearest Secondary school. CP 3.7 Defance to nearest CP surgery CP Secondary school CP Secondary school CP 3.8 Defance to nearest CP surgery CP Net applicable. CP Secondary school CP 3.8 Defance to nearest CP surgery CP Mony of the site is providuely developed and within or adjacent to a settement. CP Secondary school CP 4.1 Brownelled and Greenfels Land CP Periodpreter of the site would not result in the loss of agricultural land. CP CP Periodpreter of the site would not result in the loss of agricultural land. CP C	3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.0 Udentitie is basined becoding stording (1) Information on average of paragement 3.7 Distance to naverage OP surgement 0.0 See is between 1000m and 4000m from the nearest OP surgemy. Information on average of paragement 3.8 Access to Strategic Road Network 0.1 Not applicable. Not applicable. 4.1 Becomfield and Greenfield Land 0.41 Mayor of the site is previously developed land within or adjacent to a settlement. Not bio brownfield site, within an existing settlement (Chigwell Row). 4.2 Urgad on agricultural land 0.41 Development within a mean of the site would not result in the loss of agricultural land. Information and evelopment is unlikely to invoive the loss of agricultural land. 4.3 Capearly to imgrove access to open space 0.01 Development within a mean of the site would not result on the loss of agricultural land. The relevant site character context is urban and development is unlikely to adversely affect the wolde landscape evelopment diversely event of a nu-down site or improvement. The relevant site character context is urban and development for affect and site. 6.1 Disponychy constraints 0.02 Revergement within a mean of the site land the site. The relevant site is in the ISE inform and access the site is in the outer zones. Sensitivity well and site is agricultural site land. 6.2 Distance to partice to a rund core partice to instance and the result on the lossin partice to runde is agricultural site land. Site	3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.7 Desining full difference of anyly of the site is previously developed land within or adjacent to a settlement. Image: Comparison of the site is previously developed land within or adjacent to a settlement. Softwore field site, within an existing settlement (Chiganel Row). 4.1 Brownfield and Greenfield Land Image: Comparison of the site is previously developed land within or adjacent to a settlement. Softwore field site, within an existing settlement (Chiganel Row). 4.2 Impact on agricultural land Image: Comparison of the site is previously developed land within or adjacent to a settlement. Softwore field site, within an existing settlement (Chiganel Row). 5.1 Landscape sensitivity Image: Comparison of the site word not result in the loss of gricultural land. Emage: Comparison of the site word not result in the loss of public open space. 6.2 Settlement obstancter sensitivity Image: Comparison of the site word not result in the loss of public open space. Image: Comparison of the word not result in the loss of public open space. 6.1 Tabography constraints Image: Comparison of the site word not result in the loss of public open space. Image: Comparison of the site word not result in the site indicace and evelopment of the word not result in the word not result in the loss of public open space. Image: Comparison of the site word not result in the loss of public open space. 6.1 Tabography constraints Image: Comparison of the site word not result in the site. Image: Comparison of the site word not result in the site. 6.2 Distance	3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.	
3.5 Access to straingle root reads C C C 4.1 Brownfield and Greenfield Land (**) Montport the site is proviously developed land within or adjacent to a settlement. 0% brownfield site, within an existing settlement (Chigwell Row). 4.2 Inpact on agricultural land 0 Development of the site would not result in he loss of agricultural land. 0 4.3 Capacity to improve access to open space. 0 Development unlikely to involve the loss of public open space. Development unlikely to involve the loss of public open space. 5.1 Landscape sensitivity 0 Beelopment unlikely to involve the loss of public open space. Development without agrificant character shared. 6.1 Topography constraints 0 Beelopment unlikely to involve the loss of public open space. Development without agrificant character through redevelopment of a nun-down site or improvement Bar forevert pub and car park. Redevelopment of the site, withch could polentially induide redevelopment of a nun-down site or improvement Bar forevert pub and car park. Redevelopment of the site, withch could polentially induide redevelopment of a nun-down site or improvement Bar forevert pub and car park. Redevelopment of the site, withch could polentially induide redevelopment on a nun-down site or improvement Bar forevert pub and car park. Redevelopment of the site, withch could polentially induide redevelopment on a nun-down site or improvement Bar forevert pub and car park. Redevelopment of the site, withch could polential to improve site develo	3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
4.1 Brownied and Greenied Land 0. Performant of the site would not result in the loss of agricultural land. 4.2 Impact on agricultural land 0. Performant of the site would not result in the loss of agricultural land. 4.3 Capacity to improve access to open space 0. Development unlikely to involve the loss of public open space. 5.1 Landscape sensitivity 0. Site fails within an area of tox landscape sensitivity - characteristics of the landscape are able to accommodial diverse of public development is unlikely to adversely affect the wider landscape 6.2 Settlement character sensitivity 0. Site fails within an area of tox landscape sensitivity - characteristics of the landscape are able to accommodial diverse public down site or improvement is unlikely to adversely affect the wider landscape are able to accommodial to improve character in a portinein dotation on the site, which could potentially include entention of the estimation on the site of maracter. 6.1 Topography constraints 0. No topography constraints are identified in the site. Site is former public downed and development for affected area. Mitigation possible through site layout. 6.2.2 Distance to gas and oil pipelines 0. Reading and the site in the site. Site is former public downed area. Mitigation possible through site layout. 6.3 Impact on Tree Preservation Order (TPO) 0. Revelopment would not be constrained by the presence of protected fr	3.8 Access to Strategic Road Network		Not applicable.	
4.2 Impact of agricultural and011114.3 Capacity to improve access to open space0Development unlikely to involve the loss of public open space.15.1 Landscape sensitivity0Site fails within an area of low landscape sensitivity - characteristics of the landscape are able to accommodal davelopment without significant character chanage.The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.5.2 Settlement character sensitivity(#)Development may improve settlement character through redevelopment of a run-down site or improvement in public house building, has the potential to improve character in a prominent location on Lambourne Road.6.1 Topography constraints(#)Development may improve settlement character through redevelopment of a run-down site or improvement in 	4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.	100% brownfield site, within an existing settlement (Chigwell Row).
4.3 Capadoty to improve access to open space 0 International equivability of the development of the indexcape sensitivity - character failes within an area of low indexcape sensitivity - character failes within an area denvelopment failes andiffied in the site. <tr< td=""><td>4.2 Impact on agricultural land</td><td>0</td><td>Development of the site would not result in the loss of agricultural land.</td><td></td></tr<>	4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
S.1 Landscape sensitivity 0 development without significant character change. character. 5.2 Settlement character sensitivity (+) Development may improve settlement character through redevelopment of a run-down site or improvement in public house building, has the potential to improve character in a prominent location on Lambourne Road. 6.1 Topography constraints 0 No topography constraints are identified in the site. Ste is former pub and car park. Redevelopment of a nun-down site or improvement in public house building, has the potential to improve character in a prominent location on Lambourne Road. 6.1 Topography constraints 0 No topography constraints are identified in the site. Ste Statement on Lambourne Road. 6.2 a Distance to gas and oil pipelines 0 Rower lines do not pose a constraint part of the site but there is potential for mitigation. Ste Ste guidance advise against development for affected area. Mitigation possible through site layout. 6.2 b Distance to power lines 0 Power lines do not pose a constraint to the site. Ste Ste development would not be constrained by the presence of protected trees either on or adjacent to the site. Access to site 6.4 Access to site (+) Suitable access to site already exists. Access form Gravel Lane. 6.5 Contamination constraints (+) Suitable access to site already exists. Access form diravel tha cuiling inthe site (infilled pond / Made Ground / form	4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.2 Settlement character sensitivity (*) townscape. public house huiding, has the potential to improve character in a prominent location on Lambourne Road. 6.1 Topography constraints 0 No topography constraints are identified in the site. 22% of the site is in the HSE inner and middle consultation zones and the remainder is in the outer zone. Sensitivity 6.2 a Distance to gas and oil pipelines (*) Gas or oil pipelines may constraint part of the site but there is potential for mitigation. 32% of the site is in the HSE inner and middle consultation zones and the remainder is in the outer zone. Sensitivity 6.2 b Distance to power lines 0 Power lines do not pose a constraint to the site. 32% of the site is in the HSE inner and middle consultation zones and the remainder is in the outer zone. Sensitivity 6.3 Impact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or Access from Gravel Lane. 6.4 Access to site (*) Suitable access to site already exists. Access from Gravel Lane. 6.5 Contamination constraints (*) Site below site size threshold where it would be expected to significantly affect congestion. Extended cond be mitigated.	5.1 Landscape sensitivity	0		
0.1 Hobgraphy constraints 0 Feature constraint constraints 0 Feature constraint constent constraint constraint constraint constraint consten	5.2 Settlement character sensitivity	(+)		
6.2a Distance to gas and oil ppellines (-) Power lines do not pose a constraint to the site. level 3. HSE guidance advise against development for affected area. Mitigation possible through site layout. 6.2b Distance to power lines 0 Power lines do not pose a constraint to the site. image: constraint to the site. 6.3 Impact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. Access to site 6.4 Access to site (+) Suitable access to site already exists. Access from Gravel Lane. 6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination over part or all of the site (infilled pond / Made Ground / former Stables). Potential adverse impact that could be mitigated.	6.1 Topography constraints	0	No topography constraints are identified in the site.	
b.20 Distance to power times 0 Image: constrained to power times 0 6.3 Impact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. 6.4 Access to site (+) Suitable access to site already exists. Access from Gravel Lane. 6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination over part or all of the site (infilled pond / Made Ground / former Stables). Potential adverse impact that could be mitigated. 6.6 Traffic impact Site below site size threshold where it would be expected to significantly affect congestion. Image: contamination constraints	6.2a Distance to gas and oil pipelines	(-)	Gas or oil pipelines may constrain part of the site but there is potential for mitigation.	32% of the site is in the HSE inner and middle consultation zones and the remainder is in the outer zone. Sensitivity level 3. HSE guidance advise against development for affected area. Mitigation possible through site layout.
6.3 impact on free Preservation Order (FPO) 0 adjacent to the site. 6.4 Access to site (+) Suitable access to site already exists. Access from Gravel Lane. 6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination over part or all of the site (infilled pond / Made Ground / former Stables). Potential adverse impact that could be mitigated. 8.6 Traffic impact Site below site size threshold where it would be expected to significantly affect congestion. Experimentation over part or all of the site (infilled pond / Made Ground / former Stables). Potential adverse impact that could be mitigated.	6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.4 Access to site (*) Potential contamination on site, which could be mitigated. 6.5 Contamination constraints (*) Potential contamination on site, which could be mitigated. Potential contamination over part or all of the site (infilled pond / Made Ground / former Stables). Potential adverse impact that could be mitigated. R Traffic impact Site below site size threshold where it would be expected to significantly affect congestion.	6.3 Impact on Tree Preservation Order (TPO)	0		
6.5 Contamination constraints (*) impact that could be mitigated.	6.4 Access to site	(+)	Suitable access to site already exists.	Access from Gravel Lane.
	6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	
	6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.	B278

	5
Site Reference:	SR-0917
Parish:	Chigwell
Size (ha):	1.34
Address:	Chigwell Civic Amenity Site, Luxborough Lane
Primary use:	Residential
Site notes:	Recycling centre. It should be noted that the site boundary is identical to SR-0560 (promoted for employment uses).
Baseline yield:	30 dwellings
Source for	As set out in Policy CV5 of the Chigwell Neighbourhood Plan Pre- Submission Plan
baseline yield:	
Site	No constraints identified.
constraints:	
Site selection adjustment:	None
aujustillent.	

Community feedback:	The Council did not consult on a growth location which covers or is near to this site.
Dwellings:	30

Hertford Hertford Harlow eshunt Creater London

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0917	Rev 2
ARUI	P Epping Forest District Council

Client

Sources: Est, HERE, DeLorme, Internag, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Orthance Survey, Esti Japan, METL, Est China (Hong Kong), swisstopo MapmyIndia, & OpenStneetMap contributors, and the GIS User Community Source: Esti, Jugilaticidose, GeoGye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Residential development between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure likely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is adjacent to deciduous woodland and wood pasture parkland BAP priority habitats. The site may indirectly affect the habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	Some 97% of the site is within Flood Zone 1, with two small areas in Flood Zone 2 at the northern and western edges. The development could be configured to avoid these areas.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.	
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	0	Majority of the site is previously developed land that is neither within nor adjacent to a settlement.	100% brownfield site, 500m from existing settlements (Chigwell and Buckhurst Hill).
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.	Site is an existing recycling centre. Redevelopment could enhance the character of the area.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Access from Luxborough Lane.
6.5 Contamination constraints	()	Potential severe contamination on site, where assurances would have to be sought from the developer that remediation would not harm site viability.	Putrefied landfill waste present beneath the site; would need to demonstrate that development of an unmanaged domestic use would be feasible.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B279
			© Arup

Site Reference:	SR-0928
Parish:	Chigwell
Size (ha):	1.28
Address:	The Paddock Green Lane, Chigwell, IG7 6DN

 Primary use:
 Residential

 Site notes:
 Cricket pitch and associated clubhouse

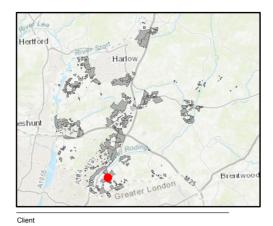
Baseline yield: 38 dwellings

Source for Assumption based on 30 dph baseline yield:

Site No constraints identified. constraints:

Site selection None adjustment:

Community
feedback:The Council did not consult on a growth location which covers or is
near to this site.Dwellings:38



Epping Fores	t District Council
Job Title	
Epping Forest	t District Local Plan
Drawing Status	Date
lssue	March 2018
Drawing No	Issue
SR-0928	Rev 1
	P Epping Forest District Council www.spingforestdc.gov.ik copyright and database right (2016) ne. Intermap. increment P Comp. GEBCO, USGS, FAO, NPS

© contains US bata © L'own copyrigin and database right (2016) Sources: Est / HERE, DeLorme, Intermap, increment P Corp, CBBCO, USGS, FAO, NPS, NRCAN, GeoBase, (CN, Kadaster NL, Ordnance Survey, Est Japan, METT, Est China (Hong Korg), swisstopo, Mapmylindia, O poesitistentibase contributors, and the GIS User Community Source: Test, Olgalabase (Section 2016), Check (Section 2016), Sources (Section 2016), Source



11 Multi All all and Multi All				
11 Hole Control12at the track12 Hole ControlControlControlControl12 Hole ControlControlControlControl13 Hole ControlControlControlControl14 Hole Control<	Criteria		Score	Qualitative Assessment
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Automation without with a set of a second	1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
Number SubserviceImage: special control of the special control	1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
Number of any pression of any set of an	1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
Minimute rule rule rule rule rule rule rule rul	1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
Number of Substrate data Number of Substrate data Number of Substrate data Number of Substrate data 12 Read on Substrate framework	1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is wholly within three BAP priority habitat buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation could be implemented to address this.
Instruction Interpretation Interpretation Interpretation 1 Interpret or weldy wass 00 Rest on the first state of an only of an on on	1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
LinkingLinkingLinkingLinkingLinking20Selection does not at a figure of the group at a dark price indicates in the linking of the does or y figureLinking of an attraction20Selection does not attraction indicates in the linking of the actor or detection indicates in the linking of the actor or detection indicates in the linking of the actor or detection indicates in the linking of the actor or detection indicates in the linking of the actor or detection indicates in the linking of the actor or detection indicates in the linking of the actor or detection indicates in the linking of the actor or detection indicates in the linking of the actor or detection indicates i	1.7 Flood risk	(++)	Site within Flood Zone 1.	
Holmschule (1) arrainggal acts in the act.Hol Mark (1)13 hopped of a cuth (2) area link back that acts have and the fact as being arts and the fact as being art and the fact as being arts and the fact as being art and the fact as bein	1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on settings of Conservation Area or Grade II* Listed Building due to distance from site.
In the constraint of parametersCoInterfactor of the start of the last of the start of descing with the start of de	1.8b Impact on archaeology	(-)		
21 Litter during Under Sam 101 wy right 111 31 Datarce is the meeter during Under Sam 0 Re is belower 1000m of 300m of 300	1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
11 Undariest for events in stroke solarity •• •• •• 12 Dubriest for events in stroke solarity ••	2.1 Level of harm to Green Belt	()		
2.1. Obtained is therefore (cd. stop) 0 Intervent is employment (cd. stop) 0 13. Distances is employment (cd. stop) 0.0 Site is now them 1900m and less than 2400m from earrent tool, large village or small village. Intervent is employment (cd. stop) 0.0 14. Distances to boat amerities 0.0 Site is between 100m and 400m from the meaned infrat/distance scalably school. Intervent is explored and the stop of the state school from the meaned infrat/distance school school for the meaned infrat/distance school school for the meaned infrat/distance school school for the meaned infrat/distance school for the meaned infrat/	3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.3 bitsince is delighter tocations 0 Interaction is delighter tocations 3.4 bitsince is beal marities 0 Bits between 100m and 400m how nearest bac, large village or anall village. 3.5 bitsince is beal marities 0 Bits is test marities 0 3.6 bitsince is beal marities 0 Bits is test marities 0 3.6 bitsince is reased interformary school 0 Bits is test marities 0 3.7 bitsince is reased interformary school 0 Bits is testemen 100m and 400m how the nearest accordary school. Difference 3.7 bitsince is reased thereignmary school 0 Bits is testemen 100m and 400m how the nearest GP suggry Difference 3.8 bitsince is reased Of suggery 0 Bits is testemen 100m and 400m how the nearest GP suggry Difference 3.8 bitsince is obstrated and Greenfield Land 1 Marities is school and school	3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
A Detained of the animited 0 Information of the animited 0 S Detained to the animited 0 Set best in 1000m from the nearest infulty/may school. Information of the animited of the animated of the animited of the animited of the a	3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.	
3.3 Detailed of the Next Mindprintly study (1) Interpret of the Second any study (2) 3.6 Detailed on the Next Mindprintly study (2) Set is between 1000m and 4000m from the next second any study (3) 3.7 Detained to review of Paragery (2) Set is between 1000m and 4000m from the next second any study (3) 3.8 Detained on reviews (Paragery (2) Set is between 1000m and 4000m from the next second any study (3) 3.8 Detained on reviews (Paragery (2) Set is between 1000m and 4000m from the next second any study (3) 3.8 Access to Stratege Road Network (2) Not applicable. (3) (4) 4.1 Incomfield and Greenfield Land (2) Not applicable on the set would not result in the loss of approxibural and. (3) (2) 4.2 Inpact on applicable on applicable (3) Development unlikely to involve the loss of applicit cent applicable on the set of applicit cent applicable on the set of applicit cent applicable on applicable on the set of applicit cent applicable. (3) (3) 5.1 Landscope destify (3) Development unlikely to involve the loss of applicit cent applicable on the set of	3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.1 Distance in the test is sectionary strong 0 Since is the test is sectionary strong 0 3.7 Distance to nearest GP surgery 0 Since is the test is sectionary strong Since is the test is the tes	3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
a) Costing or ending or ending or ending c 1: Backcress to Strategic Road Network Image: A cost of strategic Road Network Image: A cost of strategic Road Network SN specified Land C 1: Brownfield and Greenfield Land CO Mojority of the site is greenfield land that is nether within nor adjacent to a settlement. SN's greenfield site. 200m from an existing settlement (Chigwell). 4:2 Impact on agricultural land O Development of the site would not result in the loss of agricultural land. SN's greenfield site. 200m from an existing settlement (Chigwell). 4:3 Capacity to improve access to open space O Development of the site would not result in the loss of agricultural land. SN's greenfield site. 200m from an existing settlement (Chigwell). 5:1 Landscape sensitivity CH Streft settlement character schedulty - characteristic of the landscape are winnerable to change 6:2 Settlement character sensitivity CH Streft settlement character. Proposed residential development is located in an area of low density dispersed housing and could impact on estimated and and point lines are arriter on the axisting settlement. They will be difficult to overcome and affect at lange Proposed residential development is located in an area of low density dispersed housing and could impact on estimated area and rules to a sint area directed in limes and area of the sint settlement of area derived area and area of the sint settlement of area derived area and area and thie sin in SEE mode consultatinto area derived area an	3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.6 Access to strange Road NeWOR C Manual Control Manual Control Set SetSetSet Control Set SetSetSetSet Control Set SetSetSetSet Control Set SetSetSetSetSetSetSetSetSetSetSetSetSetS	3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
4.1 strokeniked and creenking Land (c) Predement of the site would not result in the loss of agricultural land. 4.2 Impact on agricultural land 0 Development of the site would not result in the loss of agricultural land. 4.3 Capacity to improve access to open space 0 Development unlikely to involve the loss of public open space. 5.1 Landscape sensitivity (c) Site fails within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change 5.2 Settlement character sensitivity (c) Development could derivat from the existing settlement character. 6.1 Topography constraints 0 No topography constraints are identified in the site. 6.2 Distance to gas and oil pipelines (c) Set ensitivity of site development. They will be difficult to overcome and affect a large Approximately 51% of south western portion of site in HSE middle consultation zone and around 1% is in immediation constraint. 6.2 Distance to gas and oil pipelines 0 Power lines do not pose a constraint to development. They will be difficult to overcome and affect a large Approximately 51% of south western portion of site in HSE middle consultation zone and around 1% is in immediation constraint. 6.2 Distance to power lines 0 Power lines do not pose a constraint to the site. The intensity of site development would not be constrained by the presence of protected trees either on and adjacent to the site, but the percentage	3.8 Access to Strategic Road Network		Not applicable.	
1.2. Implication agricultural and 0 Evelopment unlikely to involve the loss of public open space. 4.3. Capacity to improve access to open space 0 Development unlikely to involve the loss of public open space. 5.1. Landscape sensitivity (c) Site fails within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change. 5.2. Settlement character sensitivity (c) Development could detract from the existing settlement character. Proposed residential development is located in an area of low density dispersed housing and could impact on settlement character. 6.1. Topography constraints 0 No topography constraints are identified in the site. Proposed residential development is located in an area of low density dispersed housing and could impact on settlement character. 6.2.a. Distance to gas and oil pipelines (c) Gas or oil pipelines pose a major constraint to development. They will be difficult to overcome and affect a large limited potential for mitigation through site layout. HSE guidance is advise against development for affected area 6.3. Impact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or mouth of the site. Existing access from Green Lane. 8.4. Access to site 0 Access to the site can be created within landholding adjacent to the highway. Existing access from Green Lane. 8.5. Contamination c	4.1 Brownfield and Greenfield Land	()	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.	90% greenfield site, 200m from an existing settlement (Chigwell).
4.3 Lapacity to improve docess to open space 0 International internatinternatinternational international international inte	4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
5.1 Landscape sensitivity and unable to absorb development without significant character change. 5.2 Settlement character sensitivity (-) Development could detract from the existing settlement character. Proposed residential development is located in an area of low density dispersed housing and could impact on settlement character. 6.1 Topography constraints 0 No topography constraints are identified in the site. Approximately 51% of south western portion of site is in HSE middle consultation zone and around 1% is in inner 6.2a Distance to gas and oil pipelines (-) Gas or oil pipelines goes a major constraint to development. They will be difficult to overcome and affect a large Approximately 51% of south western portion of site is in HSE middle consultation zone and around 1% is in inner 6.2b Distance to gas and oil pipelines 0 Power lines do not pose a constraint to the site. Imited potential for mitigation through site layout. HSE guidance is advise against development for affected area 6.3 Impact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site, and adjacent to the site can be created within landholding adjacent to the highway. Existing access from Green Lane. 6.4 Access to site 0 No contamination issues identified on site to date. No potential contamination identified. 6.5 Contamination constraints 0 No contamination issue	4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
b.2. Settlement character sensitivity (+) interview of the site o	5.1 Landscape sensitivity	()		
0.1 Hopography Constraints 0 Additional status 0 Additional status Approximately 51% of south western portion of site is in HSE middle consultation zone and around 1% is in inner 6.2a Distance to gas and oil pipelines (··) Gas or oil pipelines pose a major constraint to development. They will be difficult to overcome and affect a large Approximately 51% of south western portion of site is in HSE middle consultation zone and around 1% is in inner 6.2b Distance to power lines 0 Power lines do not pose a constraint to the site. Imited potential for mitigation through site layout. HSE guidance is advise against development for affected area 6.3 Impact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. There are protected trees on and adjacent to the site, but the percentage of the site area affected is limited, and would not be a significant constraint. 6.4 Access to site 0 Access to the site can be created within landholding adjacent to the highway. Existing access from Green Lane. 6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified.	5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Proposed residential development is located in an area of low density dispersed housing and could impact on the settlement character.
6.28 Distance to gas and oil pipelines () part of the site. Limited potential for mitigation through site layout. HSE guidance is advise against development for affected area 6.2b Distance to power lines 0 Power lines do not pose a constraint to the site. Imited potential for mitigation through site layout. HSE guidance is advise against development for affected area 6.3 Impact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. There are protected trees on and adjacent to the site, but the percentage of the site area affected is limited, and would not be a significant constraint. 6.4 Access to site 0 Access to the site can be created within landholding adjacent to the highway. Existing access from Green Lane. 6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified.	6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.20 Distance to power lines 0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site, but the percentage of the site area affected is limited, and adjacent to the site. 6.3 Impact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site, but the percentage of the site area affected is limited, and would not be a significant constraint. 6.4 Access to site 0 Access to the site can be created within landholding adjacent to the highway. Existing access from Green Lane. 6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified.	6.2a Distance to gas and oil pipelines	()		Approximately 51% of south western portion of site is in HSE middle consultation zone and around 1% is in inner zone. Limited potential for mitigation through site layout. HSE guidance is advise against development for affected area.
6.3 impact on free Preservation Order (TPO) 0 adjacent to the site. would not be a significant constraint. 6.4 Access to site 0 Access to the site can be created within landholding adjacent to the highway. Existing access from Green Lane. 6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified.	6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
0.4 Access to site 0 6.5 Contamination constraints 0 0.0 No contamination issues identified on site to date. No potential contamination identified.	6.3 Impact on Tree Preservation Order (TPO)	0		There are protected trees on and adjacent to the site, but the percentage of the site area affected is limited, and they would not be a significant constraint.
0.5 Containing up of constraints 0 0.5 Containing up of constraints 0 0.6 Tuffic innerst Low level congestion expected at peak times within the vicinity of the site.	6.4 Access to site	0	Access to the site can be created within landholding adjacent to the highway.	Existing access from Green Lane.
6.6 Traffic impact (-) Low level congestion expected at peak times within the vicinity of the site.	6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.
B280	6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	B280

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SR-0990
Chigwell
1.74
Land at Chigwell Glebe between High Road and Vicarage Lane, Chigwell, Essex, IG7 6QB
Residential
Paddock
15 dwellings
Indicated in representation
No constraints identified.

Site selection None adjustment:

Community
feedback:Feedback was received on CHG-B which is within or near to this
site. Refer to Appendix B1.4 for further details.Dwellings:15

Hertford River Stat eshunt eshunt Greater London

11 0	t District Council
Job Title	
Epping Fores	t District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0990	Rev 1
ARU	P Epping Forest District Council
ANU	

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Index Index Index Index 1 Decrete the nearest table dealer Image: Note of the nearest table dealer Image: Note of the nearest table dealer 2 Decrete the nearest table dealer Image: Note of the nearest table dealer Image: Note of the nearest table dealer 2 Decrete the nearest table dealer Image: Note of the nearest table dealer Image: Note of the nearest table dealer 2 Decrete the nearest table dealer Image: Note of the nearest table dealer Image: Note of the nearest table dealer 2 Decrete the nearest table dealer Image: Note of the nearest table dealer Image: Note of the nearest table dealer 2 Decrete table dealer Image: Note of the nearest table dealer Image: Note of the nearest table dealer 2 Decrete table dealer Image: Note of table dealer Image: Note of table dealer 2 Decrete table dealer Image: Note of table dealer Image: Note of table dealer 2 Decrete table dealer Image: Note of table dealer Image: Note of table dealer 2 Decrete table dealer Image: Note of table dealer Image: Note of table dealer 2 Decrete table dealer Image: Note of table dealer Image: Note of table dealer 2 Decrete table dealer Image: Note of table dealer Image: Note of table dealer 2 Decrete table dealer Image: Note of table dealer Image: Note of table dealer 2 Dec	<u></u>			
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1 Part Norm2 NormNorm1 Carse Down2 NormNorm1	1.1 Impact on Internationally Protected Sites	0		
JunitedVV <td>1.2 Impact on Nationally Protected sites</td> <td>0</td> <td></td> <td></td>	1.2 Impact on Nationally Protected sites	0		
AutomationInternational problem international problem internati	1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
unique production uniqueVImage: de la factor de l		(-)		
Index of head with a start of the start o	1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
informationVControlRelationRelationRelation17 RationRelationRelationRelationRelation14 Instant and parageRelationRelationRelationRelation16 Instant and parageRelationRelationRelationRelation16 Instant and parageRelationRelationRelationRelation17 Instant and parageRelationRelationRelationRelation18 Instant and parageRelationRelationRelationRelation19 Instant	1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	
Charlan (ControlPDPDLa indication (Control integration (Contro	1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
InterfactorPart ofore largedore largedore larged10. Include conclusion20.Different accors also of probability of the Second of the Adors of the AdorsSecond of a conclusion11. and can accord of conclusion20.Different accors also of probability of the Second of the Adors of the AdorsSecond of conclusion12. Include the one second of conclusion20.Different accors also of probability of the Second of the Adors of the AdorsSecond of conclusion13. Charles of the second of conclusion20.Different accors also of probability of the Second of the AdorsSecond of Conclusion13. Charles of the second of conclusion20.Different accors also of probability of the Second of the AdorsSecond of Conclusion13. Charles of the second of Conclusion20.Different accors also of probability of the Second of ConclusionSecond of Conclusion13. Charles of the second of Conclusion of Adors of the Adors20.Different accors also of probability of the Second of Conclusion13. Charles of the second of Conclusion of Adors of the Adors20.Different accors also of probability of the Second of Conclusion13. Charles of the second of Conclusion of Adors of the Adors20.Different accors also of probability of the Second of Conclusion14. Charles of the Second of Conclusion of Adors of the Adors20.Different accors also of probability of the Second of Conclusion15. Charles of the Second of Conclusion of Adors of the Adors20.Different accors also of Conclusion of Adors15. Charles of the Second of Conclusion of Adors20.Different accors als	1.7 Flood risk	(++)	Site within Flood Zone 1.	
Harming with an additional states of the line of t	1.8a Impact on heritage assets	(-)		Within Chigwell Village Conservation Area. Any development to be sympathetic to Conservation Area in terms of density/layout/high quality design and materials/respecting historic context.
Initial controlInitial to engine or record.Initial control21 Losi of loging to encode.Set to engine on the week of loging and the set to ensign the s	1.8b Impact on archaeology	(-)		
A Lock of the nearest (all hubber of the nearest))))))))))	1.9 Impact of air quality	(-)		Parts of the site are close to the A113 and therefore mitigation measures are likely to be required.
3.1 Underfor there there in the finance is starting. 40 12 Define the sense this starting. 40 3.2 Define the sense this starting. 40 3.3 Define the sense this starting. 40 3.4 Define the sense this starting. 40 3.5 Define the sense this starting. 40 3.6 Define the sense this starting. 40 3.7 Define the sense this starting. 40 3.7 Define the sense this starting. 40 3.7 Define the sense this starting. 40 3.8 Define the sense this starting st	2.1 Level of harm to Green Belt	(-)		
2.1 channel (a) reserved on larger 0 Image: Channel (a) reserved on larger 3.1 Define (a) employment location 0 Set is battered to an employment solucation 4.1 Define (b) cold meeting 0 Set is battered to an employment solucation 3.1 Define (b) cold meeting 0 Set is battered to the name of define the	3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.3 distants due proprient locators 10 Interact on the stand due proprient locators 4.1 Distants due proprient locators 30.0 Sie batteren 1000n and 4000n from he nearest locatory school. Interact on the stand due proprient locators 5.1 Distants due proprient locators 30.0 Sie batteren 1000n and 4000n from he nearest (Paugery). Interact on the stand due proprient locators Interact on the stand due proprient locators 10.1 Distants due proprient locators 30.0 Sie batteren 1000n and 4000n from he nearest (Paugery). Interact on the stand due proprient locators Interact on the stand due proprient locators 11.1 Distants due proprient locators 30.0 Sie batteren 1000n and 4000n from he nearest (Paugery). Interact on the stand due proprient locators Interactors 12.1 Distants due proprient locators Not appendix. Not appendix. Interactors Interactors 13.1 Distants due proprient locators Descipement of the stand due treactor rotators Interactors Interactors Interactors 14.1 Distants due proprient locators Descipement of the stand due treactor rotators of the stand due treactor rotators of the stand due propriend due treactors Interactors 13.1 Distants due propriend due treactors Descipement due treactors assesshifts - character rotators Interactorotators astand due propriend due treactors	3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
Cale Market by Outer interests Col Control 3.5 Delands to beneed infertifyinnary school (e) Note has been information into the nearest infinityinnary school. Image: Control information informatino informatino information information information informatino i	3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.3 Section in intensity limit work 11 Intensity in the section i	3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3 a lighted to federate storogety should 0 Image: Comparison of the start storoget sto	3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.1 Ditation to Markets of subjery 0 Interaction of the subject o	3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.4 Access to strategic road retords Image: Contract Contract Strategic road retords Image: Contract Contract Strategic road retords 4.1 Brownfield and Greenfield Land (r) Milority of the site is greenfield land adjacent to a settlement. Image: Contract Strategic road retords	3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
A. I bitWrited and Greenheid Link C Proceeding and the set of agricultural land. 4.2 Impact on agricultural land 0 Development of the site would not result in the loss of agricultural land. 4.3 Capacity to improve access to open space 0 Development unlikely to involve the loss of agricultural land. 5.1 Landscape sensitivity 0 Set falls within an area of two landscape sensitivity - characteristics of the landscape are able to accommodel The relevant site character context is urban and development is unlikely to adversely affect the wider landscape 5.2 Settlement character sensitivity 0 Development vithout significant character. Greenfield set in area of high historic character. Development, particularly adjacent to High Street, could contribute to asterners character subject to sensitive design reflecting adjacent listed buildings and Conservation Area. 6.1 Topography constraints 0 Rever lines do not pose any constraint to the site. Immediate and conservation Area. 6.2a Distance to gas and oil pipelines 0 Rever lines do not pose a constraint to the site. Immediate and character subject to care in layout, but would likely have significant darease inpacts on subjection or adjacent to the site. 6.3 Impact on Tree Preservation Order (TPO) (+) The Infensity of site development would be constrained by the presence of protected trees of nor adjacent to the site. Including a notable tree in the verge to the	3.8 Access to Strategic Road Network		Not applicable.	
*** Impact of agriculturation 0 Impact of agriculturation Impact of agriculturation 4.3 Capacity to improve access to open space 0 Development unikely to involve the loss of public open space. Impact of the landscape are able to accommodel The relevant site character context is urban and development is unikely to adversely affect the wider landscape of character. 5.1 Landscape sensitivity 0 Development sinkley to involve the loss of public open space. Impact of the landscape are able to accommodel The relevant site character context is urban and development is unikely to adversely affect the wider landscape of character. 5.2 Settlement character sensitivity 0 Development is unikely to have an effect on settlement character. Geterment character subject to sensitive design reflecting adjacent to high Street could contribute to actement character subject to sensitive design reflecting adjacent to high Street could contribute to actement character subject to sensitive design reflecting adjacent to the site. 6.1 Topography constraints 0 Resonation to pose a constraint to the site. Impact the sensitive of the advect the set of the landscape of protected trees on or adjacent to he site, including a notaber tere in the verge to the east, could be incorporated into the site. 6.2 Distance to power lines 0 He intensity of site development would be constrained by the presence of protected trees on or adjacent to the site, including a notaber tere in the verge to the east, could be incorporated into the development subject to care in layout, but w	4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (Chigwell).
4.3 Capacity to improve access to open space 0 International constraints 0 Site fails within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate divelopment is unlikely to adversely affect the wider landscape 5.1 Landscape sensitivity 0 Development without significant character change. The relevant site character context is urban and development, particularly adjacent to High Street, could contribute to settlement character. 5.2 Settlement character sensitivity 0 Development is unlikely to have an effect on settlement character. Greenfield site in area of high historic character. Development, particularly adjacent to High Street, could contribute to settlement character subject to sensitive design reflecting adjacent listed buildings and Conservation Area. 6.1 Topography constraints 0 No topography constraints are identified in the site. Image: constraints of the intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site, including a notable tree in the werge to the east, could be incorporated into the development. 6.3 Impact on Tree Preservation Order (TPO) (r) The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site, including a notable tree in the werge to the east, could be incorporated into the development. 6.4 Access to site (r) Suite access to site already exists. Existing access from Vicarage Lane and Chigwell High Road. 6.5 Contamination	4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
0.1 Landscape sensitivity 0 development without significant character change. character. 5.2 Settlement character sensitivity 0 Development is unlikely to have an effect on settlement character. Geterfield site in areas of high historic character. Development, particularly adjacent to high Street, could contribute to settlement character subject to sensitive design reflecting adjacent listed buildings and Conservation Area. 6.1 Topography constraints 0 No topography constraints are identified in the site. Image: Conservation Conservation Area. 6.2a Distance to gas and oil pipelines 0 Rower lines do not pose a constraint to the site. Image: Conservation Conser	4.3 Capacity to improve access to open space	0		
3.2 Settlement Character subject to sensitive design reflecting adjacent listed buildings and Conservation Area. 6.1 Topography constraints 0 No topography constraints are identified in the site. 6.2a Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose an constraint to the site. 6.2b Distance to power lines 0 Power lines do not pose a constraint to the site. Image: Constraint on the site. 6.31 Inpact on Tree Preservation Order (TPO) (·) The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site, including a notable tree in the verge to the east, could be incorporated into the site. 6.4 Access to site (·) Suitable access to site already exists. Existing access from Vicarage Lane and Chigwell High Road. 6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified.	5.1 Landscape sensitivity	0		character.
6.1 ropography constraints 0 Constraints 0 Constraints 0 Constraints 0 Constraints 0 Constraints Constraints 0 Constraints Constraints 0 Constraints	5.2 Settlement character sensitivity	0		Greenfield site in area of high historic character. Development, particularly adjacent to High Street, could contribute to settlement character subject to sensitive design reflecting adjacent listed buildings and Conservation Area.
6.28 Distance to power lines 0 Power lines do not pose a constraint to the site. 6.2b Distance to power lines 0 Power lines do not pose a constraint to the site. 6.3 Impact on Tree Preservation Order (TPO) (·) The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site, including a notable tree in the verge to the east, could be incorporated into the development. 6.4 Access to site (·) Suitable access to site already exists. Existing access from Vicarage Lane and Chigwell High Road. 6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified.	6.1 Topography constraints	0		
6.2 Distance to power lines 0 Image: constrained to power lines 0 6.3 Impact on Tree Preservation Order (TPO) (·) The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site, including a notable tree in the verge to the east, could be incorporated into the development. 6.4 Access to site (+) Suitable access to site already exists. Existing access from Vicarage Lane and Chigwell High Road. 6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified.	6.2a Distance to gas and oil pipelines	0		
6.3 Initiact of Tree Preservation Order (TPO) (*) the site. the site. the development subject to care in layout, but would likely have significant adverse impacts on suitability for development. 6.4 Access to site (*) Suitable access to site already exists. Existing access from Vicarage Lane and Chigwell High Road. 6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified.	6.2b Distance to power lines	0		
6.4 Access to site (*) 6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified. 6.5 Traffic impact Site below site size threshold where it would be expected to significantly affect congestion.	6.3 Impact on Tree Preservation Order (TPO)	(-)	the site.	the development subject to care in layout, but would likely have significant adverse impacts on suitability for development.
6.5 Contamination constraints 0 6.6 Troffic impact S ite below site size threshold where it would be expected to significantly affect congestion.	6.4 Access to site	(+)		
6.6 Traffic impact Site below site size threshold where it would be expected to significantly affect congestion. B281	6.5 Contamination constraints	0		No potential contamination identified.
	6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.	B281

Site Reference:	SR-0998
Parish:	Chigwell
Size (ha):	0.08
Address:	Cornerways, Turpins Lane, Chigwell, Essex, IG8 8BA

Primary use:ResidentialSite notes:Single detached dwelling

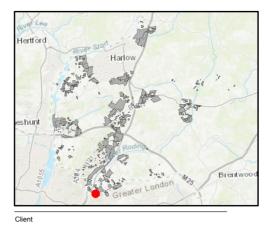
Baseline yield: 8 dwellings

Source for Indicated in planning application baseline yield:

Site No constraints identified. constraints:

Site selection None adjustment:

Community
feedback:The Council did not consult on a growth location which covers or is
near to this site.Dwellings:8



Epping Forest District Council		
Job Title		
Epping Forest	t District Local Plan	
Drawing Status	Date	
Issue	March 2018	
Drawing No	Issue	
SR-0998	Rev 1	
ARUI	www.eppingforestdc.gov.uk	
Sources: Esri, HERE, DeLom	i copyright and database right (2016) ne, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS Ordnance Survey Esri Japan METL Esri China (Hong Kong	

Source Evr., HETE: Disk and Sackase Provide Table Conc. Science Conc.



Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	No requirement to consult with Natural England for residential development.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is wholly within Deciduous Woodland and BAP priority habitat with no main feature buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation could be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(+)	Site is less than 1000km from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(+)	Majority of the site is greenfield land within a settlement.	70% greenfield site, within an existing settlement (Chigwell).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Proposed intensification development is of a significantly higher density than surrounding development and could impact on settlement character.
6.1 Topography constraints	()	Topographical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Existing access from Turpin's Lane.
6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.	B282

Site Reference:	SR-1009
Parish:	Chigwell
Size (ha):	0.16
Address:	130 Hainault Road, Chigwell, Essex, IG7 5DL

Primary use:ResidentialSite notes:Single detached dwelling

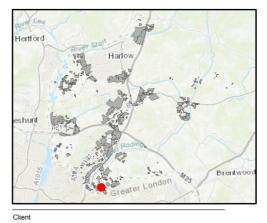
Baseline yield: 10 dwellings

Source for Indicated in pre-application request baseline yield:

Site No constraints identified. constraints:

Site selection None adjustment:

Community
feedback:The Council did not consult on a growth location which covers or is
near to this site.Dwellings:10



Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-1009	Rev 1
ARUI	Epping Forest District Council

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Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	No requirement to consult with Natural England for residential development.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is wholly within a BAP priority habitat with no main feature buffer zone. The site may indirectly affect the BAP priority habitat, but mitigation could be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are close to the A123 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(+)	Majority of the site is greenfield land within a settlement.	60% greenfield site, within an existing settlement (Chigwell).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Proposed intensification development is of a significantly higher density than surrounding development and could impact on settlement character.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Existing access from Hainault Road.
6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.	B283

Site Reference:	SR-1010
Parish:	Chigwell
Size (ha):	0.17
Address:	Amar Nivas, 146 Hainault Road, Chigwell, Essex, IG7 5DL
Primary use:	Residential
Site notes:	Single detached dwelling

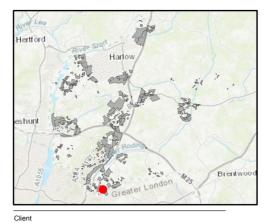
Baseline yield: 12 dwellings

Source for Indicated in pre-application request baseline yield:

Site No constraints identified.

Site selection None adjustment:

Community
feedback:The Council did not consult on a growth location which covers or is
near to this site.Dwellings:12



Job Title	
Epping Fores	t District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-1010	Rev 1
ARU	P Epping Forest District Council

Sources: Earl, HERE, DeLome, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBae, IGN, Kadaster NL, Ordnance Survey, Earl Japan, METI, Earl China (Hong Kong), swisstopo Mapminicita, © OpenStreeMap contributors, and the GIS User Community Source: Earl, DigitalCible, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRDI, ON, and the GIS User Community



Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	No requirement to consult with Natural England for residential development.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is wholly within a BAP priority habitat with no main feature buffer zone. The site may indirectly affect the BAP priority habitat, but mitigation could be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are close to the A123 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(+)	Majority of the site is greenfield land within a settlement.	60% greenfield site, within an existing settlement (Chigwell).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Proposed intensification development is of a significantly higher density than surrounding development and could impact on settlement character.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	Although protected trees are present on or adjacent to the site, it is likely that they could be incorporated into the proposed layout, subject to reasonable care, without adverse impact on the suitability of the site for development.
6.4 Access to site	(+)	Suitable access to site already exists.	Existing access from Hainault Road.
6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.	B284

Site Reference:	SR-1017
Parish:	Chigwell
Size (ha):	0.10
Address:	2A/2B Oak Lodge Avenue, Chigwell, Essex, IG7 5HZ

Primary use:ResidentialSite notes:Two single dwellings

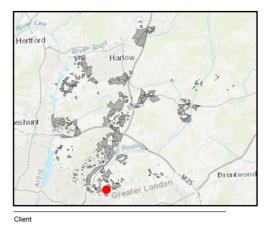
Baseline yield: 12 dwellings

Source for Indicated in pre-application request baseline yield:

Site No constraints identified. constraints:

Site selection None adjustment:

Community
feedback:The Council did not consult on a growth location which covers or is
near to this site.Dwellings:12

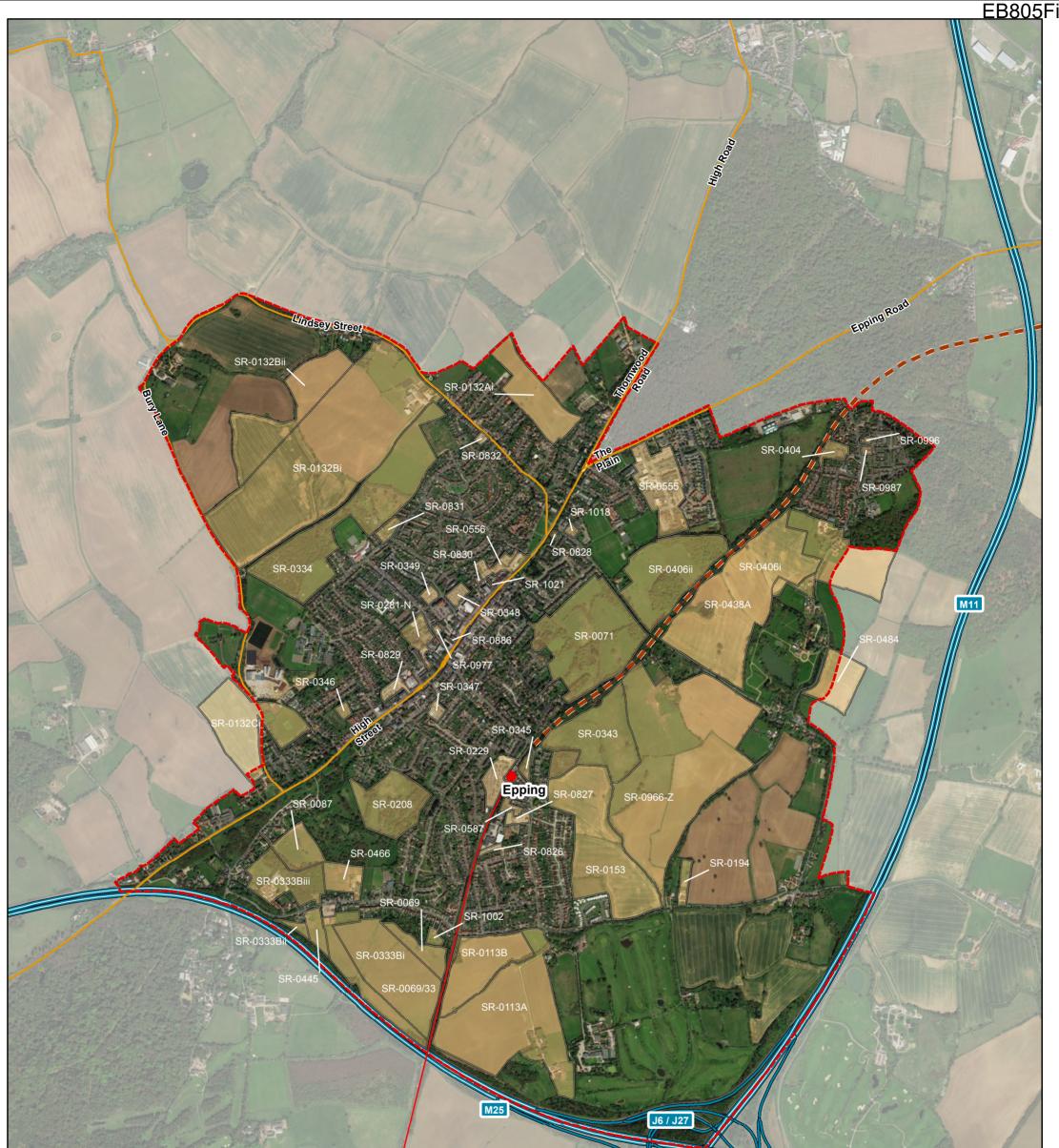


Epping Forest Dis	strict Council
Job Title	
Epping Forest Dis	strict Local Plan
Drawing Status	Date
lssue	March 2018
Drawing No	Issue
SR-1017	Rev 1
ARUP	Epping Forest District Council www.eppingforestde.gov.uk ant and database right (2016) map. increment P Corp., GBCO, USGS, FAO, NPS

Sources: Earl, HERE, DeLome, Intermap, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBae, IGN, Kadaster NL, Ordnance Survey, Earl Japan, METI, Earl China (Hong Kong), swisstopo Mapminicita, © OpenStreeMap contributors, and the GIS User Community Source: Earl, DiglialCitote, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRDI, ON, and the GIS User Community



1.8a Impact on heritage assets (+) 1.8b Impact on archaeology (+) 1.9 Impact of air quality 0 2.1 Level of harm to Green Belt (+)	 with ot with ot Based develo Site is No And Site is Site is Site hat Site hat Site is 	Iopment is unlikely to pose a risk to SSSIs. s not located within or adjacent to Ancient Woodland. ncient or Veteran trees are located within the site. s unlikely to impact on Epping Forest Buffer Land. ffect as features and species could be retained or due to distance of BAP priority habitats from site.	Qualitative Assessment No requirement to consult with Natural England for residential development. The site is wholly within a BAP priority habitat with no main feature buffer zone. The site may indirectly affect the BAP priority habitat, but mitigation could be implemented to address this.
1.2 Impact on Nationally Protected sites 0 1.3a Impact on Ancient Woodland 0 1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland 0 1.4 Impact on Epping Forest Buffer Land 0 1.5 Impact on BAP Priority Species or Habitats 0 1.6 Impact on Local Wildlife Sites 0 1.7 Flood risk (++ 1.8a Impact on heritage assets (+) 1.8b Impact on archaeology (+) 1.9 Impact of air quality 0 2.1 Level of harm to Green Belt (+)	 with ot with ot Based develo Site is No And Site is Site is Site hat Site hat Site is 	other sites). If d on the Impact Risk Zones there is no requirement to consult Natural England because the proposed lopment is unlikely to pose a risk to SSSIs. Is not located within or adjacent to Ancient Woodland. Incient or Veteran trees are located within the site. Is unlikely to impact on Epping Forest Buffer Land. Iffect as features and species could be retained or due to distance of BAP priority habitats from site. Inas no effect as features and species could be retained or due to distance of local wildlife sites from site. It is not likely to affect heritage assets due to their distance from the site. It is not likely to affect heritage assets due to their distance from the site. It is not likely to affect heritage assets due to their distance from the site. It is not likely to affect heritage assets due to their distance from the site. It is not likely to affect heritage assets due to their distance from the site. It is not likely to affect heritage assets due to their distance from the site. It is not likely to affect heritage assets due to their distance from the site. It is not likely to affect heritage assets due to their distance from the site. It is not likely to affect heritage assets due to their distance from the site. It is not likely to affect heritage assets due to their distance from the site. It is not likely to affect heritage assets due to their distance from the site. It is not likely to affect heritage assets due to their distance from the site. It is not likely to affect heritage assets due to their distance from the site. It is not likely to affect heritage assets due to their distance from the site. It is not likely to affect heritage assets due to their distance from the site. It is not likely to affect heritage assets due to the for the site. It is not likely to affect heritage assets due to the site. It is not likely to affect heritage assets due to the site. It is not likely to affect heritage assets due to the site. It is not prove the site site. It is not prove the site sit	The site is wholly within a BAP priority habitat with no main feature buffer zone. The site may indirectly affect the BAP
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Ancient Woodland 1.4 Impact on Epping Forest Buffer Land 0 1.5 Impact on BAP Priority Species or Habitats 0 1.6 Impact on Local Wildlife Sites 0 1.7 Flood risk (++ 1.8a Impact on heritage assets (+) 1.8b Impact on archaeology (+) 1.9 Impact of air quality 0 2.1 Level of harm to Green Belt (+)	0 Site is 0 Site is 0 Site hat 0 Site with (++) Site is (+) Site is 0 Site lie	s unlikely to impact on Epping Forest Buffer Land. ffect as features and species could be retained or due to distance of BAP priority habitats from site. has no effect as features and species could be retained or due to distance of local wildlife sites from site. within Flood Zone 1. is not likely to affect heritage assets due to their distance from the site.	
1.5 Impact on BAP Priority Species or Habitats 0 1.6 Impact on Local Wildlife Sites 0 1.7 Flood risk (++ 1.8a Impact on heritage assets (+) 1.8b Impact on archaeology (+) 1.9 Impact of air quality 0 2.1 Level of harm to Green Belt (+)	0 No effe 0 Site ha (++) Site wi (+) Site is (+) There 0 Site lie	ffect as features and species could be retained or due to distance of BAP priority habitats from site. has no effect as features and species could be retained or due to distance of local wildlife sites from site. within Flood Zone 1. s not likely to affect heritage assets due to their distance from the site.	
1.6 Impact on Local Wildlife Sites 0 1.7 Flood risk (++ 1.8a Impact on heritage assets (+) 1.8b Impact on archaeology (+) 1.9 Impact of air quality 0 2.1 Level of harm to Green Belt (+)	0 Site ha 0 Site wi (++) Site is (+) There 0 Site lie	has no effect as features and species could be retained or due to distance of local wildlife sites from site. within Flood Zone 1. s not likely to affect heritage assets due to their distance from the site.	
1.7 Flood risk (++ 1.8a Impact on heritage assets (+) 1.8b Impact on archaeology (+) 1.9 Impact of air quality 0 2.1 Level of harm to Green Belt (+)	(++) Site wi (+) Site is (+) There 0 Site lie	within Flood Zone 1. s not likely to affect heritage assets due to their distance from the site.	
1.8a Impact on heritage assets (+) 1.8b Impact on archaeology (+) 1.9 Impact of air quality 0 2.1 Level of harm to Green Belt (+)	(++) Site is (+) There 0 Site lie	s not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology (+) 1.9 Impact of air quality 0 2.1 Level of harm to Green Belt (+)	(+) There 0 Site lie		
1.9 Impact of air quality 0 2.1 Level of harm to Green Belt (+)	0 Site lie	e is a low likelihood that further archaeological assets would be discovered on the site.	
2.1 Level of harm to Green Belt (+)	0		
	011 - 1-	ies outside of areas identified as being at risk of poor air quality.	
3.1 Distance to the nearest rail/tube station (+)	(+) Site is	s not located in the Green Belt.	
	(+) Site is	s less than 1000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop (+)	(+) Site is	s within 400m of a bus stop.	
3.3 Distance to employment locations 0	0 Site is	s more than 1600m and less than 2400m from an employment site/location.	
3.4 Distance to local amenities 0	0 Site is	s between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school 0	0 Site is	s between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school 0	0 Site is	s between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery 0	0 Site is	s between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network	Not ap	applicable.	
4.1 Brownfield and Greenfield Land (++	(++) Majorit	rity of the site is previously developed land within or adjacent to a settlement.	90% brownfield site, within an existing settlement (Chigwell).
4.2 Impact on agricultural land 0	0 Develo	lopment of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space 0	0 Develo	lopment unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity 0		falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate lopment without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity (-)	(-) Develo	lopment could detract from the existing settlement character.	Proposed intensification development is of a significantly higher density than surrounding development and could impact on settlement character.
6.1 Topography constraints ()	() Topogr	graphical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines 0	0 Gas or	or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines 0	0 Power	er lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)		intensity of site development would not be constrained by the presence of protected trees either on or cent to the site.	
6.4 Access to site (+)	(+) Suitabl	ble access to site already exists.	Existing access from Oak Lodge Avenue.
6.5 Contamination constraints (-)	(-) Potent	ntial contamination on site, which could be mitigated.	Potential contamination (Horticultural Nursery). Potential adverse impact could be mitigated.
6.6 Traffic impact	Site be	below site size threshold where it would be expected to significantly affect congestion.	B285



	Coppice Row	Theydon Bois	
Report on Site Selection	Drawing No. EFDC-S2-001-Rev2	Content Residential Sites for Stage 2 and Stage 6.2	
ARUP	Date: March 2018	Assessment in Epping	Residential sites assessed at Stage 2 and Stage 6.2
Epping Forest District Council	Scale: 1:15,000 @A3	Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community. Contains Ordnance Survey & Royal Mail Data (c) Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016	Parish Boundary This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.

Site Reference:	SR-0069
Parish:	Epping
Size (ha):	1.92
Address:	Land at Ivy Chimneys Road, Epping

Primary use:ResidentialSite notes:Agricultural field

Baseline yield: 56 dwellings

Source for Assumption based on 30 dph baseline yield:

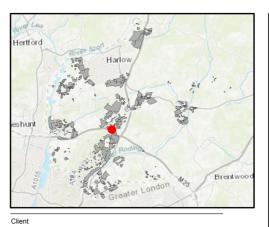
Site None constraints:

Site selection None adjustment:

Community Feedback feedback: Site. Refer

Feedback was received on EPP-F which is within or near to this site. Refer to Appendix B1.4 for further details. 56

Dwellings:



Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0069	Rev 2
ARUI	

© Contains US bata © L'own copyrigin and database right (2016) Sources: Est / HERE, DeLorme, Intermap, increment P Corp., CBBCO, USGS, FAO, NPS, NRCAN, GeoBase, ICN, Kadaster NL, Ordnance Survey, Est Japan, METT, Est China (Hong Korg), swisstopo, Mapmylindia, O poesitistentibase contributors, and the GIS User Community Source: Test, Digitalson (Here), Cale Control (Here), Cherror (Here), Cherror Rend CRI, GIA, and the GIS User Community



<u></u>			
Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Residential development between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure likely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is partially within Lowland Meadow and Deciduous Woodland buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer of Bell Common/Ivy Chimneys LWS. The site is unlikely to affect the features and species of this LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on setting of Conservation Area.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	100% greenfield site. Adjacent to an existing settlement (Epping).
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site is on the edge of the existing settlement. The proposals are for higher density development than the neighbouring developments. Therefore, development is likely to affect the character of the area.
6.1 Topography constraints	()	Topographical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	There is no existing access to the site. Access would be required through a third party land holding.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination on very small part of site (infilled pond). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B287
		•	© Arup

	5
Site Reference:	SR-0069/33
Parish:	Epping
Size (ha):	12.47
Address:	Land South of Epping
Primary use:	Residential
Site notes:	Open land.
Baseline yield:	376 dwellings
Source for	Assumption based on 30 dph
baseline yield:	
Site	Site capacity is reduced by about a third due to overhead electricity
constraints:	lines cutting through the site. Also site SR-0069 covers circa 20% of the site (56 dwellings) as such the yield is reduced to avoid
	double counting.
Site selection	Capacity reinstated for site selection assessment (56 dwellings) to
adjustment:	account for overlapping site.

Community feedback:	Feedback was received on EPP-F which is within or near to this site. Refer to Appendix B1.4 for further details.
<u>Dwellings:</u>	<u>250</u>

Hertford Hertford eshunt Greater London

Epping Forest	District Council
Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0069/33	Rev 2
ARUF	Epping Forest District Council

Sources: Esr. (HERE, DeLome, Lintermap, Increment P Corp., CBBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, Mapmyindia, OpenStreeMap contributors, and the GIS User Community Source: Esri, DigitalCible, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, GN, and the GIS User Community



International yrithmetical View Control of the field				
Diversion for and any factor for any sector for an	Criteria		Score	Qualitative Assessment
Virtual of Virtual State S	1.1 Impact on Internationally Protected Sites	()	Effects of allocating site for the proposed use likely to be significant.	Large housing site within 1km of Epping Forest Special Area of Conservation. Recreational pressure effect is possible and may require bespoke mitigation.
La net contentviviviviLa net contentViMarket solution and main solutionMarket solution and main solutionMarket solutionLa net contentViMarket solution and main solution and main solutionMarket solution and main solutionLa net contentViMarket solution and main solution and main solution and solution	1.2 Impact on Nationally Protected sites	(-)		
Mathematical Mathematical Mathematical Mathematical 	1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
Initial generation of the second se		0	No Ancient or Veteran trees are located within the site.	
1 a higher definition of the second	1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	Site is not touching Buffer Land.
in lunch Multi	1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	
United of an end of a set of a s	1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
Use instancesUseIncludingIncludingIncluding12 instanceSet is a mixed in stress which be the form which all for a stress for exploreIncluding13 instanceSet is a mixed in stress which be the form which all form and the stress is a mixed of an exploreIncluding14 instanceSet is a mixed of an exploreSet is a mixed of an exploreIncluding14 instanceSet is a mixed of a exploreSet is a mixed of a exploreIncluding14 instanceSet is a mixed of a exploreSet is a mixed of a exploreIncluding15 instanceSet is a mixed of a exploreSet is a mixed of a exploreIncluding16 instanceSet is a mixed of a exploreSet is a mixed of a exploreIncluding17 instanceSet is a mixed of a exploreSet is a mixed of a exploreIncluding18 instanceSet is a mixed of a exploreSet is a stressIncluding19 instanceSet is a mixed of a exploreSet is a stressIncluding19 instanceSet is a stressSet is a stress19 instanceSet is a stressSet	1.7 Flood risk	(++)	Site within Flood Zone 1.	
Latitude conservedPprocess as and of process or state of project18 mace of a reader10See See Sec Sec Sec Sec Sec Sec Sec Sec	1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on setting of Conservation Area.
Initial relation space of a state impace of anomalia in a network of the lask field of the data point of	1.8b Impact on archaeology	0		
A Lock of brind bound on the Mode Mode Mode 11 Diacos for an eased railbals stature 0 81 between 400m and 500m from the eased rail of Loc stature. Image: Comparison of the ease of the eas	1.9 Impact of air quality	(-)		Parts of the site are very close to the M25 and therefore mitigation measures are likely to be required.
1 Outline (in the matrix functional set) 00 2 Defaute (in matrix functional set) 00 Defaute (in matrix functional set) 00 3 Defaute (in matrix functional set) 00 Defaute (in matrix functional set) 00 3 Defaute (in matrix functional set) 00 Defaute (in matrix functional set) 00 3 Defaute (in matrix functional set) 00 Defaute (in matrix functional set) 00 3 Defaute (in matrix functional set) 00 Defaute (in matrix functional set) 00 3 Defaute (in matrix functional set) 00 Defaute (in matrix functional set) 00 3 Defaute (in matrix functional set) 00 Defaute (in matrix functional set) 00 Defaute (in matrix functional set) 3 Defaute (in matrix functional set) 00 Defaute (in matrix functional set) Defaute (in matrix functional set) Defaute (in matrix functional set) 3 Defaute (in matrix functional set) 00 Defaute (in matrix functional set) Defaute (in matrix functional set) 3 Defaute (in matrix functional set) 00 Defaute (in matrix functional set) Defaute (in matrix functional set) 3 Defaute (in matrix functional set) 00 Defaute (in matrix functional set) Defaute (in matrix functional set) </td <td>2.1 Level of harm to Green Belt</td> <td>()</td> <td></td> <td></td>	2.1 Level of harm to Green Belt	()		
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3.3 brance is attropped to locate and the set of the set	3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
A location to domination in the reserved inferrity in a section of the served inferrity in any school. Image: Constraint of the served inferrity in a section of the served inferrity in any school. 3.0 Distance to reserved inferrity in any school. Set is between 1000m and 4000m from the reserved inferrity in any school. Image: Constraint of the served inferrity in any school. 3.0 Distance to reserved inferrity in any school. Set is between 1000m and 4000m from the reserved inferrity without. Image: Constraint of the served inferrity in any school. 3.0 Distance to reserved inferrity in any school. Set is between 1000m and 4000m from the reserved IPP support. Image: Constraint of the served inferrity in any school. 3.1 Distance to reserved inferrity in any school. Set is between 1000m and 4000m from the reserved IPP support. Image: Constraint of the served inferrity in any school. 3.1 Distance to reserved information in any school. Set is between 1000m and 4000m from the reserved inferrity in any school. Image: Constraint on any school. Image: Constraint on any school. 4.1 Depended and Creented Land Get Pervelopment of the set word in order to the set of polic constraint on the variable agricultural land (grados 1-3). Image: Constraint on any school. Image: Constraint on any school. 5.1 Landscape sets to poly school. Set is the variable constraint on the variable constraint on the variable agricultural in any school. Image: Constraint on any sc	3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.	
3.5 Defance to nearest secondary strond 0 Indexed to nearest secondary strond 0 3.6 Defance to nearest secondary strond 0 Se is between 100m and 400m from the nearest secondary school. Indexed to nearest QP surgery 0 3.6 Defance to nearest QP surgery 0 Se is between 100m and 400m from the nearest QP surgery. Indexed to nearest QP surgery In	3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
a la diamate is intervention from the intervent of Pourgery 0 Image: Control of Pourgery 0 3.7 Diamons to rearest CP surgery 0 Site is between 1000m num 44000m from the nearest GP surgery. Image: Control of Pourgery Image: Control of Pourgery 3.8 Abcess to Strategic Road Network 1 Not applicable. Site is between 1000m and 4000m from the nearest GP surgery. Site is between 1000m and 4000m from the nearest GP surgery. 4.1 Brownfield and Greenfield Land 0/t Mointy of the alle is greenfield land adjacent to a settlement. Site is pourgery. 4.2 Ingract on agrow/ural land 0/t Development unlikely to involve the loss of public open space. Image: Control of Pourgery. 5.1 Landscape sensitively 0 Site alle within a rare of of thor landscape sensitively - characteristics of the landscape are able to accommode developments. The approach is the character of the development strateristics of the solaring settlement. The approach is the character of the analytic of the assisting settlement. The approach is the character of the analytic of the assisting settlement. The approach is the character of the assisting settlement and and addition andit additin addition and addition and addition and addi	3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.1 Detailed in Network 0 Internet of the state of subject 100 3.8 Access to Strategic Road Network 10 Not applicable. 100% greenfield and Greenfield Land 100% greenfield alle, adjacent to an existing settlement (Epping). 4.1 Brownfield and Greenfield Land 00 Development of the site speenfield and adjacent to a settlement. 100% greenfield site, adjacent to an existing settlement (Epping). 4.2 Impact on agricultural land 00 Development of the site would involve the loss of the sot and most versalle agricultural land (grades 1-3). Internet of the site would involve the loss of public open space. 6.1 Landscape sensitivity 00 Ste field writem an area of two landscape sensitivity - character change. Site is on the edge of the existing settlement. The proposals are for higher density development than the neighbouring development site without significant character change. 6.2 Settlement character sensitivity 00 Rotography constraints are identified in the site. Site is on the edge of the existing settlement. The proposals are for higher density development than the neighbouring development interferor, development a likely to affect the character of the area. 6.2 Destance to power lines 00 Rotography constraints are identified in the site. Access to site added by the BPA Qit pipelines. Miggation should be possible as only the site in additional development miggation. Approximately GW of the site in addecadde by the BPA Qit pipelines. Miggation should	3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.8 Access to strategic root remotes Image: Contract Con	3.7 Distance to nearest GP surgery	0		
4. Instructional and streaming Link (a) Performance in the streaming Link (b) 4.2 Impact on agricultural land (c) Development of the sile would involve the loss of the best and most versatile agricultural land (grades 1-5). Impact on agricultural land (c) 4.3 Capacity to improve access to open space 0. Development unlikely to involve the loss of the landscape are able to accommodate Impact on the existing settiment. The proposals are for higher density development without significant character change. 5.1 Landscape sensitivity 0. Development unlikely to involve the loss of the landscape are able to accommodate 6.2 Settement character sensitivity 0. Development unlikely to involve the site is addicted character. Site is on the edge of the existing settement. The proposals are for higher density development than the neighbouring developments. Therefore, development is likely to affect by the BPA OI pipeline. Mitigation should be possible as only the southern tip 6.1 Topography constraints 0. Rooming and inpolence. Overhead power line tom southern boundary of the site north-west to south-east. Constraint on development to infiguration. 6.2a Distance to goes and oil pipelines. For infiguration. Overhead power line tom southern boundary of the site north-west to south-east. Constraint on development could be affected by the presence of protected trees either on o 6.3 Impact on Tree Preservation Order (TPO) 0. The infiguration on	3.8 Access to Strategic Road Network		Not applicable.	
4.2 Impact on agricultural and (e) Information and one of the standard one of the sta	4.1 Brownfield and Greenfield Land	(-)		100% greenfield site, adjacent to an existing settlement (Epping).
4.3 Capacity is improve access to open space 0 International equation of the state state of the state of the state of the stat	4.2 Impact on agricultural land	()		
5.1 Landscape sensitivity 0 development without significant character change. 5.2 Settlement character sensitivity (c) Development could detract from the existing settlement character. Site is on the edge of the existing settlement. The proposals are for higher density development than the neighbouring developments. Therefore, development is likely to affect the character of the area. 6.1 Topography constraints 0 No topography constraints are identified in the site. Approximately 6% of the site is affected by the BPA Oil pipeline. Mitigation should be possible as only the southern tip of the site is affected. 6.2a Distance to gas and oil pipelines (c) Power lines may constrain part of the site but there is potential for mitigation. Overhead power line form southern boundary of the site north-west to south-east. Constraint on development could be mitigated through design and layout. 6.3 Inpact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. There is no existing access to the site. Access would be required through a third party land and agreement in place, or existing access to the site. Access would be required through a third party land holding. 6.5 Contamination constraints (c) Potential contamination on site, which could be mitigated. Potential contamination on site, which could be mitigated. 6.6 Contamination constraints (c) Potential contamination on site, which could be mitigated. </td <td>4.3 Capacity to improve access to open space</td> <td>0</td> <td></td> <td></td>	4.3 Capacity to improve access to open space	0		
3.2 Settlement Character of the sensitivity (-) Constraints (-) Constraints are identified in the site. 6.1 Topography constraints (-) O No topography constraints are identified in the site. Approximately 6% of the site is affected by the BPA OII pipeline. Mitigation should be possible as only the southern tip 6.2a Distance to gas and oil pipelines (-) Gas or oil pipelines may constrain part of the site but there is potential for mitigation. Approximately 6% of the site is affected. Approximately 6% of the site is affected. 6.2b Distance to power lines (-) Power lines may constrain part of the site but there is potential for mitigation. Overhead power line form southern boundary of the site north-west to south-east. Constraint on development could be mitigated through design and layout. 6.3 Inpact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. There is no existing access to the site. Access would be required through a third party land and agreement in place, or existing access to the site. Access would be required through a third party land holding. 6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination on very small part of site. Minimal adverse impact with opportunity to enhance.	5.1 Landscape sensitivity	0	development without significant character change.	
0.1 hpdglaphy duristating 0 Contracting Contracting <td>5.2 Settlement character sensitivity</td> <td>(-)</td> <td></td> <td>Site is on the edge of the existing settlement. The proposals are for higher density development than the neighbouring developments. Therefore, development is likely to affect the character of the area.</td>	5.2 Settlement character sensitivity	(-)		Site is on the edge of the existing settlement. The proposals are for higher density development than the neighbouring developments. Therefore, development is likely to affect the character of the area.
6.22 Distance to gas and oil pipelines(.)Power lines may constrain part of the site but there is potential for mitigation.Overhead power line form southern boundary of the site north-west to south-east. Constraint on development could be mitigated through design and layout.6.2.1 Inpact on Tree Preservation Order (TPO)0The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.The intensity of site development would not be constrained by the presence of protected trees either on or would require upgrade.The intensity of site development would not be constrained by the presence of protected trees either on or would require upgrade.The intensity of site development would not be constrained by the presence of protected trees either on or would require upgrade.The intensity of site development would not be constrained by the presence of protected trees either on or would require upgrade.The intensity of site development would not be constrained by the presence of protected trees either on or would require upgrade.The intensity of site development would not be constrained by the presence of protected trees either on or would require upgrade.The intensity of site development would not be constrained by the presence of protected trees either on or would require upgrade.The intensity of site development would not be constrained by the presence of protected trees either on or would require upgrade.The intensity of site development would not be constrained by the presence of protected trees either on or would require upgrade.The intensity of site development would not be constrained by the presence of protected trees either on or would require upgrade.The intensity of site development would not be constrained by the presence of prot	6.1 Topography constraints	0		
0.2.D Distance to power links (*) Image: constrained to power links imitigated through design and layout. 6.3 Impact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. Imitigated through design and layout. 6.4 Access to site (*) Potential for access to the site to be created through third party land and agreement in place, or existing access There is no existing access to the site. Access would be required through a third party land holding. 6.5 Contamination constraints (*) Potential contamination on site, which could be mitigated. Potential contamination on very small part of site. Minimal adverse impact with opportunity to enhance. 6.4 Tree impact (*) Area around the site expected to be uncongested at peak time. Entertian contamination on very small part of site. Minimal adverse impact with opportunity to enhance.	6.2a Distance to gas and oil pipelines	(-)		of the site is affected.
6.3 Impact of The Preservation Order (TPO) 0 adjacent to the site. 6.4 Access to site (-) Potential for access to the site to be created through third party land and agreement in place, or existing access There is no existing access to the site. Access would be required through a third party land holding. 6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination on very small part of site. Minimal adverse impact with opportunity to enhance. 6.4 Terms Area around the site expected to be uncongested at peak time. Entertial contamination on very small part of site. Minimal adverse impact with opportunity to enhance.	6.2b Distance to power lines	(-)		
6.4 Access to site (*) would require upgrade. 6.5 Contamination constraints (*) Potential contamination on site, which could be mitigated. 0.4 Terffic incent Area around the site expected to be uncongested at peak time. End to the site expected to be uncongested at peak time.	6.3 Impact on Tree Preservation Order (TPO)	0	adjacent to the site.	
Area around the site expected to be uncongested at peak time.	6.4 Access to site	(-)	would require upgrade.	
6.6 Traffic impact 0 Area around the site expected to be uncongested at peak time. B288	6.5 Contamination constraints	(-)		Potential contamination on very small part of site. Minimal adverse impact with opportunity to enhance.
	6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B288

Site Reference:	SR-0071
Parish:	Epping
Size (ha):	14.43
Address:	Land at Standards Hill, Epping

Primary use:ResidentialSite notes:Agricultural/vacant fields

Baseline yield: Approx. 100-300 dwellings

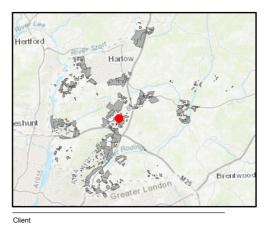
Source for Indicated in Call for Sites (equivalent to 7-21 dph) baseline yield:

Site None constraints:

Site selection None adjustment:

Community
feedback:Feedback was
site. Refer to ADwellings:300

Feedback was received on EPP-A which is within or near to this site. Refer to Appendix B1.4 for further details. **300**



Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0071	Rev 2
ARUI	Epping Forest District Council

Sources Earl, HEFE, DeLormoury agin and usacease process of Sectory GEECO USOS, FAO, NPS, NRCAN, Societas Edit, HEFE, DeLormoury and Hemper, Increment Poorb, GEECO, USOS, FAO, NPS, NRCAN, Societas Edit, Vickaterin NL, Increment, Jacobie Jacobie, Metri, Earl China (Hong Kong), swisstopo Mapringinal, & OpenSittin Map patititikulos, and the GIS User Community Source: Earl, DigitalGobe, GeoSynthiatar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Residential development partially located between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure likely.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (all planning applications, except householder), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	()	Features and species in the site unlikely to be retained and effects cannot be mitigated.	The site encompasses areas of Deciduous Woodland and BAP priority habitat with no main feature, and is partially within a Wood Pasture and Parkland habitat. It is likely to directly affect the whole BAP priority habitats, which may not be mitigable.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on settings of Registered Parks and Gardens, Conservation Area, Grade II* Listed Building.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (Epping).
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	(+)	Development could provide an opportunity to improve links to adjacent existing public open space or provide access to open space which is currently private.	No public open space is located in the site area. Development will not involve the loss of public open space. An existing site masterplan identifies opportunities to provide new public open spaces in the development proposal.
5.1 Landscape sensitivity	()	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.	
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site is on the edge of the existing settlement. This area is of high character sensitivity and development could detrimentally impact the open and semi-rural character of the area.
6.1 Topography constraints	()	Topographical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.	The protected trees on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development
6.4 Access to site	(+)	Suitable access to site already exists.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination on small part of site (infilled ponds). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B289
		l	© Arup

Site Reference:	SR-0087
Parish:	Epping
Size (ha):	2.80
Address:	Pound Field, Bell Common, Epping, Essex

Primary use:ResidentialSite notes:Horse paddocks

Baseline yield: 84 dwellings

Source for Assumption based on 30 dph baseline yield:

Site None constraints:

Site selection None adjustment:

Community feedback:	The Council did not consult on a growth location which covers or is near to this site.
Dwellings:	<u>84</u>

Hertford Harlow Harlow

Epping Forest D	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0087	Rev 2

Sources: Earl, HERE: DeLorme, Intermap, Increment P Corp., EC CC, USCS, FAO, NPS, NRCAN, Geobae, IGN, Kadasen NL, Ordnance Survey, Earl Japan, METT, Earl China (Hong Kong), swisstopo, Mapmyridia, Gopastiterethype contributors, and the GIS User Community Source: Earl, DigitalGibbe, Geoby, Earlhatar Geographics, CNES/Airbus DS, USDA, USDS, AaroGRDI, ON, and the GIS User Community



<u>Dweinings.</u> <u>64</u>	······································			
Criteria		Score	Qualitative Assessment	
1.1 Impact on Internationally Protected Sites	()	Effects of allocating site for the proposed use likely to be significant.	Site partially located within 400m of Epping Forest Special Area of Conservation. Risk of urbanisation (e.g. from fly tipping, fires, invasive species etc.).	
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (all planning applications, except householder), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.		
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.		
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.		
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	The site is partially within a Deciduous Woodland habitat, and adjacent to another. It is within three buffer zones. The site may directly affect the Deciduous Woodland habitat, but mitigation can be implemented to address this.	
1.6 Impact on Local Wildlife Sites	()	Features and species in the site unlikely to be retained and effects cannot be mitigated.	The whole site encompasses a portion of Bell Common/Ivy Chimneys LWS. The site may directly affect some of the features and species of this LWS. Within this portion the features and species of the LWS are unlikely to be retained in their entirety.	
1.7 Flood risk	(++)	Site within Flood Zone 1.		
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated.	Potential detrimental impact on setting of Bell Common Conservation Area - open, green setting important element. Potential development to south of site.	
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.		
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.		
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.		
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.		
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.		
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.		
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.		
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.		
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.		
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.		
3.8 Access to Strategic Road Network		Not applicable.		
4.1 Brownfield and Greenfield Land	()	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.	100% greenfield site not within or adjacent to an existing settlement.	
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).		
4.3 Capacity to improve access to open space	(+)	Development could provide an opportunity to improve links to adjacent existing public open space or provide access to open space which is currently private.	A negligible part of the site contains public open space. Site adjacent to existing public open space and could provide opportunities to improve access to Epping Forest.	
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.		
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	The proposals are for higher density development than the neighbouring developments. Therefore, development is likely to affect the character of the area.	
6.1 Topography constraints	()	Topographical constraints in the site may preclude development.		
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.		
6.2b Distance to power lines	(-)	Power lines may constrain part of the site but there is potential for mitigation.	Overhead power line buffer covers a major part of the south and west of the site. Constraint on development could be mitigated through design and layout.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.		
6.4 Access to site	(+)	Suitable access to site already exists.		
6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.	
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	B290	
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	•		
Site Reference: SR-0113A			
Parish:	Epping		
Size (ha):	26.08		
Address:	Land South of Brook Road, Epping		
Primary use:	Residential		
Site notes:	Agricultural fields		
Baseline yield:	150 - 200 dwellings		
Source for	Identified by developer		
baseline yield:			
-			
Site constraints:	Circa 1/3 of the site is covered by SR-0113. As such the yield is reduced proportionally to avoid double counting.		
conotraintor			
Site selection	Full capacity reinstated for site selection assessment (overlapping		
adjustment:	site).		
Community	Feedback was received on EPP-G which is within or near to this		
feedback:	site. Refer to Appendix B1.4 for further details.		

Dwellings: 200

Hertford Hertford Hardow Ha

Epping Forest District Council Job Title Epping Forest District Local Plan Drawing Status Issue March 2018 Drawing No SR-0113A Rev 2 ARUP Epping Forest District Council www.sppingforestdc.gov.uk

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Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Residential development between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure likely.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (over 100 residential dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is partially within BAP priority habitat with no main feature and Deciduous Woodland buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer for Blunts Farm LWS. The site is unlikely to affect the features and species of this LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated.	Unlikely to impact on setting of Conservation Area. Settings of Listed Buildings to be considered. Possible mitigation through locating development away from Listed Buildings and through high quality design/materials.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are very close to the M25 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	Majority of the site is in a high sensitivity Green Belt parcel maintaining the historic setting of Epping and if released may harm the purposes of the wider Green Belt. A small area of lower sensitivity in the north is severed from the wider Green Belt.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	90% greenfield site, adjacent to an existing settlement (Epping).
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	A negligible part of the site contains public open space. The proposals could be configured to avoid loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site is on the edge of the existing settlement. It could comprise an extension of the settlement limits in an area of high character sensitivity.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	(-)	Gas or oil pipelines may constrain part of the site but there is potential for mitigation.	Approximately 6% of the site is affected by the BPA Oil Pipeline. Mitigation may be possible due to location of the pipeline in the south-western corner of the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	Overhead power line buffer touches the southern edge of the site alongside the M25 motorway, however area subject to constraint is not proposed for development.
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.	The protected trees on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development
6.4 Access to site	(+)	Suitable access to site already exists.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Farm, Made Ground and infilled ponds). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B291

Site Reference: SR-0113B				
Parish:	Epping			
Size (ha):	6.78			
Address:	Land to the South of Brook Road, Epping			

Primary use:ResidentialSite notes:Open land.

Baseline yield: 200 dwellings

Source for Indicated in Call for Sites (equivalent to 26 dph) baseline yield:

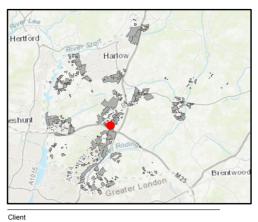
Site None constraints:

Site selection None adjustment:

Community feedback:

Feedback was received on EPP-G which is within or near to this site. Refer to Appendix B1.4 for further details. **200**

Dwellings:



Epping Forest District Council				
Epping Forest District Local Plan				
Date				
March 2018				
Issue				
Rev 2				
Convict and database right (2016)				

Sources: Earl, HERE, DeLorme, Internap, Increment P Corp., GEDCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Earl Japan, METI, Ear China (Hong Kong), swisstop Mapmyindia, © OpenStreetMap contributors, and the GIS User Community Source: Esri, Digital Globe, GeoErg, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Residential development between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure likely.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (over 100 residential dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is partially within a BAP priority habitat with no main feature buffer zone. The site may indirectly affect the BAP priority habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated.	Unlikely to impact setting of Conservation Area. Settings of Listed Buildings to be considered. Possible mitigation through locating development away from Listed Buildings and high quality design/materials.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are very close to the M25 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	Nearly the entirety of the site is located within a low sensitivity Green Belt parcel which makes limited contribution to Green Belt purposes. If the site was released it would have limited harm to the purposes of the wider Green Belt.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (Epping).
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	A negligible part of the site contains public open space. The proposals could be configured to avoid loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site is on the edge of the existing settlement. It could comprise an extension of the settlement limits in an area of high character sensitivity.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	A negligible part of the site is affected by the BPA oil pipeline. It is not considered to a constraint to development.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	(-)	the site.	The protected trees on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development
6.4 Access to site	(+)	Suitable access to site already exists.	Access from Brook Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Electric Sub Station / Infilled Pond). Potential adverse impact that could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	B292

5		
: SR-0132Ai		
Epping		
5.93		
Land north-east of Woodbury Down, Epping		
Residential		
Large swathe of land between Epping and Harlow. Could support a new settlement development or smaller development plots adjacent to existing settlements (e.g. urban extensions to Epping).		
174 dwellings at 30 dph net.		
Assumption based on promoter material.		
None		
Site capacity based on promoter material.		

Community	Fe
feedback:	sit
Dwellings:	<u>17</u>

Feedback was received on EPP-C which is within or near to this site. Refer to Appendix B1.4 for further details. <u>174</u>

Client

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0132Ai	Rev 2
ARUI	Epping Forest District Council

Sources: Esri, HERE, DeLorne, Infermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Goobase, IGN, Kardater NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swissiopo, Mapnynfula, © OpenStreeMap contributors, and the GIS User Community Source: Esri, OpenIsticIohor, George, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Residential and employment development partially located between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure and air quality likely.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (all planning applications, except householder), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	The site is partly within the 250m buffer for Epping-Wintry Ancient Woodland. The site is unlikely to directly affect the Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is partially within the Deciduous Woodland and Wood Pasture and Parkland buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer of Wintry Wood, Lindsey Street LWS. The site is unlikely to affect the features and species of this LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated.	Site on edge of Epping settlement and not far from Epping Conservation Area boundary. Sensitive development including high quality design, appropriate layout, good landscaping, etc. could mitigate impact.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	All of the site is located within a high sensitivity parcel, which makes a relatively strong contribution to maintaining the historic setting of Epping. If the site was released it may harm the purposes of the wider Green Belt.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (Epping).
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	A negligible part of the site contains public open space. The proposals could be configured to avoid loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Site would comprise modest urban extension which would not detrimentally impact the character of the settlement.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Access from Woodberry Down and Frampton Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Farm / Sewage Works / Sewage Sludge / Infilled Ponds / Military Uses / Bomb Craters). Potential adverse impact that could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	B293
		1	© Aru

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Site Reference:	SR-0132Bi
Parish:	Epping
Size (ha):	36.04
Address:	Land north-east of Bury Lane and south-west of Lindsey Street (B181), Epping
Primary use:	Residential
Site notes:	Large swathe of land between Epping and Harlow. Could support a new settlement development or smaller development plots adjacent to existing settlements (e.g. urban extensions to Epping).
Baseline yield:	720 dwellings at 30 dph net.
Source for baseline yield:	Assumption based on promoter material.
Site constraints:	None
Site selection adjustment:	Site capacity based on promoter material.

Community	Fee
feedback:	site
Dwallinga	70/

Feedback was received on EPP-D which is within or near to this site. Refer to Appendix B1.4 for further details. <u>720</u>

Dwellings: 7

Hertford Hertford eshunt Greater London

District Council
District Local Plan
Date
March 2018
Issue
Rev 2
Epping Forest District Council

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Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Residential and employment development partially located between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure and air quality likely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	The site proposes a development type that is not considered a risk to SSSI features.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	The site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.	There is 1 Ancient tree directly affected by the site. The tree is located in the centre of the site and may be affected by development. Impacts may be mitigated by considered masterplanning or translocation.
1.4 Impact on Epping Forest Buffer Land	(-)	The effects of the site on Epping Forest Buffer Land can be mitigated.	A small part of the site directly abuts Buffer Land to the south. The site links the Buffer Land to the wider countryside beyond. There is potential for the impacts to be mitigated through sympathetic masterplanning of the westernmost part of the site.
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	The site is adjacent to and partially within a BAP priority habitat with no main features, and is partially within two buffer zones. The site may directly affect the BAP priority habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	The site encompasses a small portion of Swaines Green LWS. The site may directly affect some of the features and species of the Swaines Green LWS. These features and species may not be retained in their entirety, but effects can be mitigated.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(-)	Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.	Potential substantial harm caused to Epping Conservation Area and Listed Buildings by interrupting long views over open landscape between Epping and Epping Upland - relationship both visual and historic. Possible development to east of site.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	Nearly the entire site is located within a high sensitivity parcel, which makes a relatively strong contribution to maintaining the historic setting of Epping. If the site was released it may harm the purposes of the wider Green Belt.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	95% greenfield site, adjacent to an existing settlement (Epping).
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	(+)	Development could provide an opportunity to improve links to adjacent existing public open space or provide access to open space which is currently private.	A negligible part of the site contains public open space. Site adjacent to existing public open space and could provide opportunities to improve access to Epping Forest Buffer Land.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site is on Epping Ridge, and would be highly visible, and could impact views of historic Epping, such as church spire. Promoter material proposes soft landscaping to minimise the visual impact on nearby residential areas.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Access from Lindsey Street and Bury Lane.
6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	B294
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	-	2 V
Site Reference:	SR-0132Bii	Hertford
Parish:	Epping	
Size (ha):	8.72	
Address:	Land north-east of Bury Lane and south-west of Lindsey Street (B181), Epping	
Primary use:	Residential	eshunt
Site notes:	Large swathe of land between Epping and Harlow. Could support a new settlement development or smaller development plots adjacent to existing settlements (e.g. urban extensions to Epping).	41055
Baseline yield:	Capacity not indicated by promoter, and has been estimated.	
Source for	Assumption based on 30 dph.	Client
baseline yield:		Epping
		Job Title
		Epping
Site	None	Drawing S
constraints:		Issue
		Drawing N
Site selection	None	SR-01
adjustment:		AF
Community	Feedback was received on EPP-D which is within or near to this	© Contains C Sources: Esr

Community
feedback:Feedback w
site. Refer to
445Dwellings:445

Feedback was received on EPP-D which is within or near to this site. Refer to Appendix B1.4 for further details. <u>445</u>

Hertford Reshunt eshunt Greater London

Epping Forest District Local Plan Drawing Status Issue Date March 2018 Date	
Issue March 2018	
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Drawing No Issue	
SR-0132Bii Rev 2	

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Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Residential development partially located between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure and air quality likely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	The site proposes a development type that is not considered a risk to SSSI features.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	The site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is not within any BAP priority habitats or buffer zones. It is unlikely that there will be indirect effects on the BAP priority habitats.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(-)	Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.	Potential substantial harm to Epping Conservation Area and Listed Buildings by interrupting long views over open landscape between Epping and Epping Upland - relationship both visual and historic. Possible development to east of site.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	All of the site is located within a high sensitivity parcel, which makes a relatively strong contribution to maintaining the historic setting of Epping. If the site was released it may harm the purposes of the wider Green Belt.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	()	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.	100% greenfield site, not within or adjacent to an existing settlement.
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	A negligible part of the site contains public open space. The proposals could be configured to avoid loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site is on Epping Ridge, and would be highly visible, and could impact views of historic Epping, such as church spire. Promoter material proposes soft landscaping to minimise the visual impact on nearby residential areas.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	Access does not currently exist, however could be provided through development of site SR-0132Bi.
6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	B295
		1	© Arup

	-
Site Reference:	SR-0132Ci
Parish:	Epping
Size (ha):	8.92
Address:	Epping Sports Club, Lower Bury Lane
Primary use:	Residential
Site notes:	Land to the West of Bury Lane, and Epping Sports Club - promoter indicated potential relocation.
Deceline violati	CE duallings, including the relegation of Engine Sports Club
Baseline yield:	65 dwellings, including the relocation of Epping Sports Club.
Source for	Assumption based on promoter material.
baseline yield:	
Site	None
constraints:	
Site selection adjustment:	Site capacity based on promoter material.
aajuotinent.	

Community feedback:	The Council did not consult on a growth location which covers or is near to this site.
Dwellinas:	65

Lea Hertford Brent

Client	
Epping Forest	District Council
Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0132Ci	Rev 2
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SGS, FAO, NPS, NR hina (Hong Kong), sw METI, Esri Ch ser Community CNES/Airbus DS, USDA, USGS



<u></u>	_		
Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Residential development between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure likely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	The site proposes a development type that is not considered a risk to SSSI features.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	The site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.	There are 4 Ancient trees directly affected by the site. The trees are located on the southern edge and may be affected by development. Impacts may be mitigated by considered masterplanning or translocation.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is partially within Deciduous Woodland and BAP priority habitat with no main feature buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer for Bell Common/Ivy Chimneys LWS. The site is unlikely to affect the features and species of this LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated.	Potential impact on settings of GII Apple Tree Cottage and Creeds Farm in Bell Common Conservation Area. Potential impact on long views from Copped Hall estate (CA) on western side of site. Possible mitigation if only east of site developed.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	Part of the site is in a very low sensitivity Green Belt parcel, which is largely enclosed by development and separated from the wider Green Belt by planted buffers. As it is proposed to relocate recreation uses to the higher sensitivity part of the site
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(+)	Site is less than 1000km from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	95% greenfield site, adjacent to an existing settlement (Epping).
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	A negligible part of the site contains Epping Forest, but the proposals could be configured to avoid loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	Site shares characteristics with the adjacent zone of moderate sensitivity. The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on adjacent landscape character area.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Promoter proposes relocation of Epping Sports Club including cricket, bowls and tennis courts. The proposals are for higher density development than the neighbouring developments. Therefore, development is likely to affect the character of the area.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	There are protected trees on and adjacent to the site, but the percentage of the site area affected is limited, and they would not be a significant constraint.
6.4 Access to site	(+)	Suitable access to site already exists.	Existing multiple points of access from Lower Bury Lane.
6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B296
		l	arup ()

Site Reference:	SR-0153
Parish:	Epping
Size (ha):	14.75
Address:	Land north of Stewards Green Road, Epping

Primary use:ResidentialSite notes:Agricultural fields

Baseline yield: 400 dwellings

Source for Indicated in Call for Sites baseline yield:

Site None constraints:

Site selection None adjustment:

Community F feedback: s

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

Dwellings:

Client

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0153	Rev 2
sr-0153 ARUI	

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Criteria		Score	Qualitative Assessment	
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Residential development between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure likely.	
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (over 100 residential dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.		
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.		
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.		
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is partially within a Deciduous Woodland and BAP priority habitat with no main feature buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.	
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer of Steward's Green Lane LWS. The site is unlikely to affect the features and species of this LWS.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	Majority of the site is in Flood Zone 1. Higher Flood Risk Zone 2 , totalling less than 1%, is located on the southern site boundary and can be avoided through site layout.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on settings of Conservation Area or Registered Parks and Gardens.	
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.		
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.		
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	Almost all of the site is located in a medium sensitivity Green Belt parcel; planted buffers along the eastern edge limit intervisibility with the countryside. If the site was released it would have limited harm to purposes of the wider Green Belt.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.		
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.		
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.		
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.		
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.		
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.		
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.		
3.8 Access to Strategic Road Network		Not applicable.		
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (Epping).	
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).		
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	No public open space is located in the site area. Development will not involve the loss of public open space. Preliminary masterplan proposes no new public open space.	
5.1 Landscape sensitivity	()	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.		
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Site is on the edge of the existing settlement. Proposed density reflects the character of the area. Therefore, development is not likely to have an impact on the housing character of the area.	
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.		
6.2a Distance to gas and oil pipelines	(-)	Gas or oil pipelines may constrain part of the site but there is potential for mitigation.	Gas distribution pipeline (intermediate pressure) running adjacent to the north western side of site. Potential for mitigation due to size of site, through site layout.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.		
6.3 Impact on Tree Preservation Order (TPO)	(-)	the site.	the layout, but would be likely to have a significant adverse impact on the suitability of the site for development	
6.4 Access to site	(+)	Suitable access to site already exists.	Existing point of access from Stewards Green Road.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Infilled Ponds). Potential adverse impact that could be mitigated.	
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B297	
			• © Arup	

Site Reference:	SR-0194
Parish:	Epping
Size (ha):	0.78
Address:	Littlefields, 60 Stewards Green Road, Epping, Essex

 Primary use:
 Residential

 Site notes:
 Existing dwelling house and garden

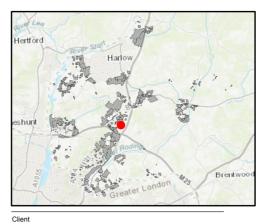
Baseline yield: 20 dwellings

Source for Indicated in Call for Sites (equivalent to 26 dph) baseline yield:

Site None constraints:

Site selection None adjustment:

Community
feedback:Feedback was received on EPP-H which is within or near to this
site. Refer to Appendix B1.4 for further details.Dwellings:20



Epping Forest Dis	
Drawing Status	
	Date
Issue	March 2018
Drawing No	Issue
SR-0194	Rev 2

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Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Residential development between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure likely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer of Steward's Green Lane LWS. The site is unlikely to affect the features and species of this LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	Majority of the site is in Flood Zone 1. Higher Flood Risk Zones 2 and 3a, totalling less than 1%, are located on the southern site boundary and can be avoided through site layout.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on settings of Registered Park and Garden or Conservation Area.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	()	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.	60% greenfield site not within or adjacent to an existing settlement.
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	()	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.	
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site is far away from existing settlements with scattered housing around it. Therefore, development is likely to affect the predominantly rural character of the area.
6.1 Topography constraints	()	Topographical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.	Access may be affected by the presence of a protected tree.
6.4 Access to site	(+)	Suitable access to site already exists.	
6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.	B298

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Site Reference:	
Parish:	Epping
Size (ha):	5.93
Address:	Theydon Place, Epping
Primary use:	Residential
Site notes:	Fallow fields and paddocks
Baseline yield:	100 dwellings
Source for baseline yield:	Indicated in Call for Sites
Site constraints:	Masterplan identifies Local Wildlife Site as open space surrounding development - recent application identified 60 dwellings as housing.
Site selection adjustment:	None
Community feedback:	Feedback was received on EPP-E which is within or near to this site. Refer to Appendix B1.4 for further details.
Dwellings:	<u>60</u>

e Lea Hertford Brenty 1. S. 10 Client

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0208	Rev 2

E. Schumer Stranger, and Waterseter Hight (2010) REF, DeLorme, Intermap, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, adaster NL, Ordnance Survey, Earl Japan, METI, Esri China (Hong Kong), swisstop penStreeMap contributors, and the IGS User Community talGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, ind the GIS User Community ce: Esri, Dig



Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Residential development between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure likely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed	
	0	development is unlikely to pose a risk to SSSIs. Site is not located within or adjacent to Ancient Woodland.	
1.3a Impact on Ancient Woodland		No Ancient or Veteran trees are located within the site.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0		
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	The site encompasses a Deciduous Woodland habitat, and is adjacent to a Lowland Meadow habitat, and is in the relevant buffer zones. The site is likely to directly impact the Deciduous Woodland, but this may be mitigable.
1.6 Impact on Local Wildlife Sites	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	The site encompasses a portion of the Bell Common/Ivy Chimneys LWS. The site may directly affect some of the features and species of the Bell Common/Ivy Chimneys LWS. These features and species may not be retained in their entirety, but effects can be mi
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	No known historical or visual links to Conservation Areas.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (Epping).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	(+)	Development could provide an opportunity to improve links to adjacent existing public open space or provide access to open space which is currently private.	A negligible part of the site contains public open space. Development will not involve the loss of public open space. Preliminary layouts propose the addition of new public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and proposed development set out in masterplan unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	()	Development is likely to substantially harm the existing settlement character.	The site is in Bell Common and currently an area of green space with mature vegetation/trees. This area is of very high character sensitivity and the development could significantly alter the character of the settlement around this site.
6.1 Topography constraints	()	Topographical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.	The protected trees on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development
6.4 Access to site	(+)	Suitable access to site already exists.	Access from Theydon Place.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Infilled pit / pond). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B299

	-
Site Reference:	SR-0229
Parish:	Epping
Size (ha):	1.60
Address:	Epping London Underground Car Park and land adjacent to station, off Station Road, CM16 4
Primary use:	Residential
Site notes:	Car park and builder's yard
Baseline yield:	220 dwellings
Source for baseline yield:	Indicated in Call for Sites (equivalent to 137 dph)

Site constraints: None

Site selection None adjustment:

Community feedback:	The Council did not consult on a growth location which covers or is near to this site.
Dwellings:	220

Lea Hertford Brent Client

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0229	Rev 2
ARUI	Epping Forest District Council

il uk NPS, NRCAN Kong), swissto Source: Esri, Di S, USDA, USGS



1.2 Impact on Nationally Protected sites 1.3a Impact on Ancient Woodland 1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland 1.4 Impact on Epping Forest Buffer Land 1.5 Impact on BAP Priority Species or Habitats 1.6 Impact on Local Wildlife Sites 1.7 Flood risk 1.8a Impact on heritage assets 1.8b Impact on archaeology		Score Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects. Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs. Site is not located within or adjacent to Ancient Woodland. No Ancient or Veteran trees are located within the site. Site is unlikely to impact on Epping Forest Buffer Land. No effect as features and species could be retained or due to distance of BAP priority habitats from site. Site has no effect as features and species could be retained or due to distance of local wildlife sites from site. Site within Flood Zone 1. Site is located within the setting of a heritage asset and effects can be mitigated.	Qualitative Assessment Residential development between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure likely. The site proposes a development type that is not considered a risk to SSSI features. The site proposes a development type that is not considered a risk to SSSI features. The site is within a Deciduous Woodland buffer zone. The site may indirectly affect the BAP priority habitat, but mitigation can be implemented to address this. The site is within the 250m buffer for Bell Common/lvy Chimneys LWS. The site is unlikely to affect the features and species of this LWS. Epping Station Locally Listed Building so setting should be considered. Mitigation through high quality
1.2 Impact on Nationally Protected sites 1.3a Impact on Ancient Woodland 1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland 1.4 Impact on Epping Forest Buffer Land 1.5 Impact on BAP Priority Species or Habitats 1.6 Impact on Local Wildlife Sites 1.7 Flood risk 1.8a Impact on heritage assets 1.8b Impact on archaeology	(-) 0 0 0 0 0 (++) 0 (+)	combination effects. Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs. Site is not located within or adjacent to Ancient Woodland. No Ancient or Veteran trees are located within the site. Site is unlikely to impact on Epping Forest Buffer Land. No effect as features and species could be retained or due to distance of BAP priority habitats from site. Site has no effect as features and species could be retained or due to distance of local wildlife sites from site. Site within Flood Zone 1. Site is located within the setting of a heritage asset and effects can be mitigated.	effects from recreational pressure likely. The site proposes a development type that is not considered a risk to SSSI features. The site is within a Deciduous Woodland buffer zone. The site may indirectly affect the BAP priority habitat, but mitigation can be implemented to address this. The site is within the 250m buffer for Bell Common/Ivy Chimneys LWS. The site is unlikely to affect the features and species of this LWS.
1.3a Impact on Ancient Woodland 1 1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland 1 1.4 Impact on Epping Forest Buffer Land 1 1.5 Impact on BAP Priority Species or Habitats 1 1.6 Impact on Local Wildlife Sites 1 1.7 Flood risk 1 1.8a Impact on heritage assets 1 1.8b Impact on archaeology 1	0 0 0 0 (++) (+)	development is unlikely to pose a risk to SSSIs. Site is not located within or adjacent to Ancient Woodland. No Ancient or Veteran trees are located within the site. Site is unlikely to impact on Epping Forest Buffer Land. No effect as features and species could be retained or due to distance of BAP priority habitats from site. Site has no effect as features and species could be retained or due to distance of local wildlife sites from site. Site within Flood Zone 1. Site is located within the setting of a heritage asset and effects can be mitigated.	The site is within a Deciduous Woodland buffer zone. The site may indirectly affect the BAP priority habitat, but mitigation can be implemented to address this. The site is within the 250m buffer for Bell Common/Ivy Chimneys LWS. The site is unlikely to affect the features and species of this LWS.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland 1.4 Impact on Epping Forest Buffer Land 1.5 Impact on BAP Priority Species or Habitats 1.6 Impact on Local Wildlife Sites 1.7 Flood risk 1.8a Impact on heritage assets 1.8b Impact on archaeology	0 0 0 (++) 0 (+)	No Ancient or Veteran trees are located within the site. Site is unlikely to impact on Epping Forest Buffer Land. No effect as features and species could be retained or due to distance of BAP priority habitats from site. Site has no effect as features and species could be retained or due to distance of local wildlife sites from site. Site within Flood Zone 1. Site is located within the setting of a heritage asset and effects can be mitigated.	mitigation can be implemented to address this. The site is within the 250m buffer for Bell Common/Ivy Chimneys LWS. The site is unlikely to affect the features and species of this LWS.
Ancient Woodland 1.4 Impact on Epping Forest Buffer Land 1.5 Impact on BAP Priority Species or Habitats 1.6 Impact on Local Wildlife Sites 1.7 Flood risk 1.8a Impact on heritage assets 1.8b Impact on archaeology	0 0 (++) 0 (+)	Site is unlikely to impact on Epping Forest Buffer Land. No effect as features and species could be retained or due to distance of BAP priority habitats from site. Site has no effect as features and species could be retained or due to distance of local wildlife sites from site. Site within Flood Zone 1. Site is located within the setting of a heritage asset and effects can be mitigated.	mitigation can be implemented to address this. The site is within the 250m buffer for Bell Common/Ivy Chimneys LWS. The site is unlikely to affect the features and species of this LWS.
1.5 Impact on BAP Priority Species or Habitats 1.6 Impact on Local Wildlife Sites 1.7 Flood risk 1.8a Impact on heritage assets 1.8b Impact on archaeology	0 0 (++) 0 (+)	No effect as features and species could be retained or due to distance of BAP priority habitats from site. Site has no effect as features and species could be retained or due to distance of local wildlife sites from site. Site within Flood Zone 1. Site is located within the setting of a heritage asset and effects can be mitigated.	mitigation can be implemented to address this. The site is within the 250m buffer for Bell Common/Ivy Chimneys LWS. The site is unlikely to affect the features and species of this LWS.
1.6 Impact on Local Wildlife Sites 1.7 Flood risk 1.8a Impact on heritage assets 1.8b Impact on archaeology	0 (++) 0 (+)	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site. Site within Flood Zone 1. Site is located within the setting of a heritage asset and effects can be mitigated.	mitigation can be implemented to address this. The site is within the 250m buffer for Bell Common/Ivy Chimneys LWS. The site is unlikely to affect the features and species of this LWS.
1.7 Flood risk (1.8a Impact on heritage assets (1.8b Impact on archaeology ((++) 0 (+)	Site within Flood Zone 1. Site is located within the setting of a heritage asset and effects can be mitigated.	species of this LWS.
1.8a Impact on heritage assets 1.8b Impact on archaeology	0 (+)	Site is located within the setting of a heritage asset and effects can be mitigated.	Epping Station Locally Listed Building so setting should be considered. Mitigation through high quality
1.8b Impact on archaeology	(+)		Epping Station Locally Listed Building so setting should be considered. Mitigation through high quality
			design/materials.
1.9 Impact of air quality	0	There is a low likelihood that further archaeological assets would be discovered on the site.	
		Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land ((++)	Majority of the site is previously developed land within or adjacent to a settlement.	100% brownfield site, within an existing settlement (Epping).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.	Site is a car park and identified as a potential regeneration area. Redevelopment could enhance the character of the area subject to sensitive design reflecting the historic character of the town.
6.1 Topography constraints	()	Topographical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	There are protected trees on and adjacent to the site, but the percentage of the site area affected is limited, and they would not be a significant constraint.
6.4 Access to site	(+)	Suitable access to site already exists.	Access off Station Approach Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Railway Station, Goods and Coal Yard). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B300

	-
Site Reference:	SR-0281-N
Parish:	Epping
Size (ha):	1.49
Address:	St Johns Road Area, Epping Town Centre
Primary use:	Residential
Site notes:	Mixed-use area comprises education and community facilities;
	religious, retail, residential and government uses
Baseline yield:	35 dwellings
Source for	Indicated in development brief
baseline yield:	
•	
Site constraints:	No constraints identified.
Site selection	None

Site selection No adjustment:

Community feedback:	The Council did not consult on a growth location which covers or is near to this site.
Dwellinas:	35

Client

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0281-N	Rev 1
ARUI	C Epping Forest District Council

Sources: E-4, HEFE, Detamotory regime to deadate provide the Core of the Core



Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Residential development between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure likely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(++)	Opportunity for the site to enhance the significance of the heritage asset / further reveal its significance / enhance the setting.	Opportunity to enhance CA, settings of LBs, and condition of LLBs. LLBs currently in poor condition and in need of sensitive re-use. Sympathetic scheme of conversion with appropriate new development (high quality design/materials etc.) could enhance.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	The site is located within Epping Air Quality Management Area and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(+)	Site is less than 1000km from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.	80% brownfield site, within an existing settlement (Epping).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.	Development Brief identifies the site as major opportunity, and that any development will be expected to reflect the historic character of the surrounding area.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	There are protected trees on and adjacent to the site, but the percentage of the site area affected is limited and they would not be a significant constraint.
6.4 Access to site	(+)	Suitable access to site already exists.	Existing access from High Street and St Johns Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Infilled Gravel Pit / Depot / Builders Yard). Potential adverse impact could be mitigated.
6.6 Traffic impact	()	Moderate peak time congestion expected within the vicinity of the site.	B301

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

 Dwellings:
 332

Hertford Hertford Harlow Harlow Brentwood Greater London

Client Epping Forest District Council Job Title Epping Forest District Local Plan Drawing Status Date Issue Date March 2018 Drawing No SR-0333Bi Rev 2 Contains OS data © Crown copyright and database for (2016) Surges: Earl, HERE, DeLorme. Intermap. Increase of Pla (2016) Surges: Earl, HERE, DeLorme. Intermap. Increase of Pla (2016) Surges: Earl, HERE, DeLorme. Intermap. Increase of Pla (2016) Surges: Earl, HERE, DeLorme. Intermap. Increase of Pla (2016) Surges: Earl, HERE, DeLorme. Intermap. Increase of Pla (2016) Surges: Earl, HERE, DeLorme. Intermap. Increase of Pla (2016) Surges: Earl, HERE, DeLorme. Intermap. Increase of Pla (2016) Surges: Earl, HERE, DeLorme. Intermap. Increase of Pla (2016) Surges: Earl, HERE, DeLorme. Intermap. Increase of Pla (2016) Surges: Earl, HERE, DeLorme. Intermap. Increase of Pla (2016) Surges: Earl, HERE, DeLorme. Intermap. Increase of Pla (2016) Surges: Earl, HERE, DeLorme. Intermap. Increase of Pla (2016) Surges: Earl, HERE, DeLorme. Intermap. Increase of Pla (2016) Surges: Earl, HERE, DeLorme. Intermap. Increase of Pla (2016) Surges: Earl, HERE, DeLorme. Intermap. Increase of Pla (2016) Surges: Earl, HERE, DeLorme. Intermap. Intermap. Increase of Pla (2016) Surges: Earl, HERE, DeLorme. Intermap. Inter

© Contains OS data © Crown copyright and database right (2016) Sources: Est. HFEE: DeLome. Intermap. increment P Corp. GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, Mapmiynida, © OpenStreetMap contributors, and the GIS User Community Source: Esri, DigitalGibde, GeoEye, Earthstar Geographics, CNES/Alrbus DS, USDA, USGS, AeroGRDI, GN, and the GIS User Community



Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	()	Effects of allocating site for the proposed use likely to be significant.	Large housing site within 1km of Epping Forest Special Area of Conservation. Recreational pressure effect is possible and may require bespoke mitigation.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	The site proposes a development type that is not considered a risk to SSSI features.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	This site is adjacent to an area of Deciduous Woodland, and within four buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer for Bell Common/Ivy Chimneys LWS. The site is unlikely to affect the features and species of this LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on setting of Conservation Area.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are very close to the M25 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (Epping).
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	No public open space is located in the site area. Development will not involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site is on the edge of the existing settlement and the proposals are for higher density development than the neighbouring developments. Therefore, development is likely to affect the predominantly rural character of the area.
6.1 Topography constraints	()	Topographical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines	(-)	Gas or oil pipelines may constrain part of the site but there is potential for mitigation.	Approximately 10% of the site is affected by the BPA Oil pipeline. Mitigation should be possible as only the southern part of the site is affected.
6.2b Distance to power lines	(-)	Power lines may constrain part of the site but there is potential for mitigation.	Overhead power line runs through the centre of the site north-west to south-east. Proposal envisages only area to the north of the power line for development. However constraint would require mitigation.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	Access would need to be provided through site SR-0069.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Infilled Ponds / Infilled Pits). Potential adverse impact that could be mitigated.
		Low level congestion expected at peak times within the vicinity of the site.	B302

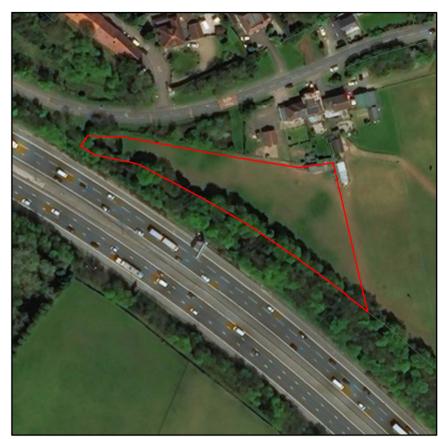
	2
Site Reference:	SR-0333Bii
Parish:	Epping
Size (ha):	0.44
Address:	Epping, south-west area
Primary use:	Residential
Site notes:	Broad area south-west of Epping between settlement, M25 and
	railway line
Baseline yield:	693 dwellings
Basenne yiera.	
Source for	Assumption based on 30 dph
baseline yield:	
Site	Overhead power lines reduce capacity by 1/4. Circa 10% of the site
constraints:	is covered by 95% of SR-0466 (44 dwellings) and 95% of SR-0445 (27 dwellings). SR-0069/33 covers circa 50% of the site (194
	dwellings). Yields omitted to avoid double counting.
Oite estestion	Multi nareal site, which has been anlitent Canasity been re
Site selection adjustment:	Multi-parcel site, which has been split out. Capacity been re- assessed for each parcel based on 30dph.
Community	Feedback was received on EPP-F which is within or near to this

Community
feedback:Feedback was received on EPP-F which is within or near to this
site. Refer to Appendix B1.4 for further details.Dwellings:13

Hertford Harlow eshunt Solution Brentwood

District Council
District Local Plan
Date
March 2018
Issue
Rev 2
Epping Forest District Council

Sources: Esri, HERE: DaLorme, Internag, Increment P Corp., GEBCO, USOS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo MapmyIndia, é OpenSiteetMap contributors, and the GIS User Community Source: Esri, DiglialGible, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRD, ION, and the GIS User Community



Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	()	Effects of allocating site for the proposed use likely to be significant.	Site located within 400m of Epping Forest Special Area of Conservation. Risk of urbanisation (e.g. from fly tipping, fires, invasive species etc.) and runoff.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (all planning applications, except householder), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	The site is partly within the 250m buffer for Epping-Ambresbury Ancient Woodland. The site is unlikely to directly affect the Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is adjacent to an area of Deciduous Woodland, and within four buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer for Bell Common/Ivy Chimneys LWS. The site is unlikely to affect the features and species of this LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on setting of Conservation Area.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	()	Site lies within an area which has been identified as being at risk of poor air quality, and it is unlikely that the risk could be mitigated.	The site is very close to the M25 and it would be difficult to mitigate air quality impacts.
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	95% greenfield site, adjacent to an existing settlement (Epping).
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	No public open space is located in the site area. Development will not involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site is in Bell Common. The proposed density reflects the character of the area but sensitive design of the development could be required as this area is of very high character sensitivity.
6.1 Topography constraints	()	Topographical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	Only very small portion of the site falls within overhead power line buffer, and no does not pose any constraint on development.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Access from car park off Ivy Chimneys Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Stable). Potential adverse impact that could be mitigated.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.	B303

Site Reference: Parish: Size (ha): Address:	SR-0333Biii Epping 4.76 Epping, south-west area
Primary use: Site notes:	Residential Broad area south-west of Epping between settlement, M25 and railway line
Baseline yield: Source for baseline yield:	693 dwellings Assumption based on 30 dph
Site constraints:	Overhead power lines reduce capacity by 1/4. Circa 10% of the site is covered by 95% of SR-0466 (44 dwellings) and 95% of SR-0445 (27 dwellings). SR-0069/33 covers circa 50% of the site (194 dwellings). Yields omitted to avoid double counting.
Site selection adjustment:	Multi-parcel site, which has been split out. Capacity been re- assessed for each parcel based on 30dph. Overhead power lines reduce capacity by 25%.
Community feedback:	The Council did not consult on a growth location which covers or is near to this site.

Community feedback:	The Council did not consult on a growth location which covers or is near to this site.
Dwellings:	<u>107</u>

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Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	()	Effects of allocating site for the proposed use likely to be significant.	Site located within 400m of Epping Forest Special Area of Conservation. Risk of urbanisation (e.g. from fly tipping, fires, invasive species etc.) and runoff.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (all planning applications, except householder), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	The site is partly within the 250m buffer for Epping-Ambresbury Ancient Woodland. The site is unlikely to directly affect the Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	()	Features and species in the site unlikely to be retained and effects cannot be mitigated.	The site encompasses almost a whole area of Deciduous Woodland and an area of Lowland Meadow. The site is likely to directly affect the BAP priority habitats. There are likely to be effects that may not be mitigable.
1.6 Impact on Local Wildlife Sites	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	The site encompasses a portion of the Bell Common/Ivy Chimneys LWS. The site may directly affect some of the features and species of the LWS. These features and species may not be retained in their entirety, but effects can be mitigated.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated.	Potential detrimental impact on setting of Bell Common Conservation Area - open, green setting important element. Impact on setting of Grade II Listed Building. Possible development to south/east of site.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are very close to the M25 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	60% greenfield site, adjacent to an existing settlement (Epping).
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	A negligible part of the site contains public open space. The proposals could be configured to avoid loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	Site shares characteristics with the adjacent areas of high and moderate sensitivity. The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on adjacent landscape character area.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site is on the edge of the existing settlement. The proposals are for higher density development than the neighbouring developments. Therefore, development is likely to affect the character of the area.
6.1 Topography constraints	()	Topographical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	()	Power lines pose a major constraint to development. They will be difficult to overcome and affect a large part of the site.	Overhead power line runs through the centre of the site, and almost entire site is within buffer. Development would likely be highly constrained by clearance distances and access requirements.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Access from Ivy Chimneys Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Builders Yard / Industrial). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B304

Site Reference:	SR-0334
Parish:	Epping
Size (ha):	16.44
Address:	Epping, north-west area
Primary use:	Residential
Site notes:	Broad area north-west of Epping
Baseline yield:	500 dwellings
Source for	Assumption based on 30 dph
baseline yield:	
Site	TPOs/LWS cover half of site and would reduce capacity accordingly.
constraints:	accordingly.
Site selection	None
adjustment:	

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

Dwellings: 250

Client

Epping Forest D	istrict Local Plan
Drawing Status	Date
lssue	March 2018
Drawing No	Issue
SR-0334	Rev 2

Sources: Earl, HEFE, DeLorme, Internary, Increment P.Corp, GEBCO, USOS, FAO, NPS, NRCAN, Geolasa, EGN, Kadatater NL, Orthanco Survey, Earl Japan, MET, Lari China (Hong Kong), swisstopo MapmyIndia, & OpenStneetMap contributors, and the GIS User Community Source: Earl, Upitalicitohe, Geolye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



<u>Dweilings:</u> 250		хелоски, как, ана не ото свег community	
Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Residential development partially located between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure likely.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (over 100 residential dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.	There are 3 Ancient trees directly affected by the site. The trees are located in the west of the site and may be affected by development. Impacts may be mitigated by considered masterplanning or translocation.
1.4 Impact on Epping Forest Buffer Land	(-)	The effects of the site on Epping Forest Buffer Land can be mitigated.	Around 40% of the site is within Epping Forest Buffer Land. However, the revised yield accounts for this constraint, and there is the potential to mitigate impacts through the sensitive masterplanning of the remaining part of the site.
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	The site encompasses a Deciduous Woodland BAP priority habitat and is adjacent to a BAP priority habitat with no main features. The site is likely to directly affect the whole of the habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	The site encompasses the majority of Swaines Green LWS. The site may directly affect all of the features and species of the Swaines Green LWS. These features and species may not be retained in their entirety, but effects can be mitigated.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated.	Possible impact on views from Epping Upland/Green over to Epping. Important historical links and important views. Possible mitigation through density/heights/design/location of development but further assessment would be required.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	The majority of the site is located within low/very low sensitivity Green Belt parcels. Retention of the existing dense tree buffer along the site's northern edge would limit harm to the purposes of the wider Green Belt.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(+)	Site is less than 1000km from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (Epping).
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	()	Development may involve the loss of public open space with no opportunities for on-site off-setting or mitigation.	The public open space is entirely located in the site area. Whilst the capacity has been reduced to 50% of the site area, this would result in loss of public open space, with few opportunities for site re-orientation or re-provision.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	The key characteristics of the wider landscape character zone extend across the whole site. The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on the wider landscape character.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site on the edge of the settlement. The number of houses is at a higher density than the neighbouring development. Sensitive design and layout of development is likely to be required.
6.1 Topography constraints	()	Topographical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	()	The site has severely limited feasibility for development as a result of the extensive presence of protected trees, either on or adjacent to the site.	The extent of the protected tree cover on or adjacent to the site would be likely to have a significant adverse impact on the suitability of the site for development
6.4 Access to site	(+)	Suitable access to site already exists.	Access points off of Lower Swains and Coronation Hill.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination over parts of site (Smallholding / infilled brick pits). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B305
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Site Reference:	SR-0343
Parish:	Epping
Size (ha):	8.29
Address:	Land east of Garnon Cottage, Bower Hill, Epping

Primary use:ResidentialSite notes:Agricultural field

Baseline yield: 249 dwellings

Source for Assumption based on 30 dph baseline yield:

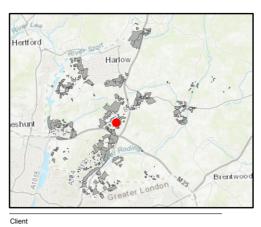
Site None constraints:

Site selection None adjustment:

Community Fe feedback: site

Feedback was received on EPP-H which is within or near to this site. Refer to Appendix B1.4 for further details. <u>249</u>

Dwellings:



Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0343	Rev 2
ARU	Epping Forest District Council
	www.eppingforestdc.gov.uk

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Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Residential development between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure likely.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (over 100 residential dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is adjacent to an area of Deciduous Woodland, and within three buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on settings of Conservation Area or Registered Park and Garden.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (Epping).
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	()	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.	
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	The scale of the proposed development and the extent of the site, is likely to have a negative affect on the rural character of the area. Development may contribute to urban sprawl.
6.1 Topography constraints	()	Topographical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	There are protected trees on and adjacent to the site, but the percentage of the site area affected is limited, and they would not be a significant constraint.
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	Road access from Bower Hill would be difficult to achieve due to existing properties and ownership; access from Coopersale Street would need to be provided.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination over very small parts of site (Infilled Ponds). Potential adverse impact that could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	B306
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Site Reference:	SR-0345
Parish:	Epping
Size (ha):	0.40
Address:	Coniston Court, Bower Hill, Epping, CM16 7BH

 Primary use:
 Residential

 Site notes:
 Existing residential development

Baseline yield: 20 dwellings

Source for Assumption based on 50 dph baseline yield:

Site None constraints:

Site selection None adjustment:

Community
feedback:The Council did not consult on a growth location which covers or is
near to this site.Dwellings:20

Hertford Bestund Brentwood Client

Epping Forest Di	istrict Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0345	Rev 2

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Index and the set of the set	1.1 Impact on Internationally Protected Sites	(-)		
anima (working)VVV	1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
Additional of a constraint of	1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
interpretational and spectra set of the		0	No Ancient or Veteran trees are located within the site.	
Data de maine maine active de maine active de la maine active de l	1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
ControlControlControl12 FaceRefRefRefRef12 FaceRefRefRefRef13 manRefRefRefRef14 manRefRefRefRef15 manRefRefRefRef15 manRefRefRefRef15 manRefRefRefRef16 manRefRefRefRef17 manRefRefRefRef18 manRefRefRefRef19 manRefRefRefRef10 manRef	1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is within Deciduous Woodland and BAP priority habitat with no main feature buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
Linkada <t< td=""><td>1.6 Impact on Local Wildlife Sites</td><td>0</td><td>Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.</td><td></td></t<>	1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
Link index ind	1.7 Flood risk	(++)	Site within Flood Zone 1.	
Lat in standard (1)Image: Constraint of the stand is a standard is start at an a private start of prior stratelyImage: Constraint of the stand is a standard is start at an a private start of prior strately11 Interes the neerst start at a start of the start at a s	1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to adversely impact setting of locally listed Epping Station.
Instruction quark 1 and the quark of the second and the Green Ref.Instruction of the quark of	1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.	
A low of the second relation A D 11 Decise in the reserved real key second APP 12 Defines the reserved real key second APP 13 Defines the reserved real key second APP 14 Defines the reserved real key second APP 15 Defines the reserved real key second APP 16 Defines the reserved real key second APP 16 Defines the reserved real key second APP 17 Defines the reserved real key second APP 18 Defines the reserved real key second APP 19 Defines the reserved real key second APP 10 Defines the reserved real key second real key	1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
1 Indexed or determined with integration of an endower of bits in the second of the	2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
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3.3 bit land is a legispinal to local marries (r) In the function of the maxes is a conduct with th	3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
A relation to do a material C International International 3.5 Distance to reverse learning synchol C So is as the 1000m from the nearest intering may school. International 3.6 Distance to reverse learning synchol C So is as the 1000m from the nearest intering may school. International 3.7 Distance to reverse learning synchol C So is as the 1000m from the nearest is docurdaty school. International 3.6 Distance to reverse learning synchol C So is as the 1000m from the nearest is docurdaty school. International 3.7 Distance to reverse QP support C So is as the 1000m from the nearest QP support. International 3.6 Distance to reverse QP support C So is also inform the nearest QP support. International 4.1 Soundardial and Generical Land C Periodeneit of the site school and docurd reverse Internation of algoen to a selfement. IDP broanfield at all, within an advectorement is anisoly to aborts provest proves	3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.3 Defaulted to finder through happends (1) Index control to the set of the set o	3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
a b duratine to the material sectorary bodies • <td< td=""><td>3.5 Distance to nearest infant/primary school</td><td>(+)</td><td>Site is less than 1000m from the nearest infant/primary school.</td><td></td></td<>	3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.7 Usakine is heariest of support (1) Intervent of the operation of the set of the operation of the set of the operation of the set of the set of the operation of the set of the set of the operation of the set of the set of the operation of the set of the s	3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.3 Access to strategic road related. Image: Control of the step service of protocols developed and white of a gaterial can again of the step service of protocols development. Step service of the step service of protocols development (Epping). 4.1 Brownfield and Greenfield Land Image: Control of the step would not result in the loss of gaticultural land. Step service of protocols development unities to involve the loss of gaticultural land. Step service of protocols development unities to involve the loss of gaticultural land. Step service of protocols development unities to involve the loss of gaticultural land. Step service of protocols development unities to involve the loss of gaticultural land. Step service of protocols development unities to involve the loss of gaticultural land. Step service of protocols development unities to involve the loss of gaticultural land. Step service of protocols development unities to involve the loss of gaticultural land. Step service of protocols development unities to involve the loss of gaticultural land. Step service of protocols development unities to involve the loss of gaticultural land. Step service of protocols development unities to involve the loss of gaticultural land. Step service of protocols development unities to involve the loss of gaticultural land. Step service of protocols development unities to involve the loss of gaticultural land. Step service of protocols development unities to involve the loss of gaticultural land. Step service of protocols development unities to involve the loss of gaticultural land. Step service of protocols development unities to involve the loss of gaticultural land. Step service of pro	3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
4. Is bowning and Greenies Lind 1 Production of the site would not result in the loss of agricultural land. 4.2 Impact on agricultural land 0 Development unlikely to involve the loss of agricultural land. 4.3 Capacity to improve access to open space 0 Development unlikely to involve the loss of public open space. 5.1 Landscape sensitivity 0 Ste fails within an area of low landscape ensitivity - characteristics of the landscape are able to accommodel The relevant site character context is urban and development is unlikely to adversely affect the wider landscape 5.2 Settlement character sensitivity 0 Development unlikely to have an effect on settlement character. Low density development is proposed which reflects the character of the area. Therefore, development is not likely to adversely affect the wider landscape 6.1 Topography constraints 0 Beso onli pipelines do not pose any constraint to the site. Low density development is proposed which reflects the character of the area. 6.2 Distance to gover lines 0 Rever lines do not pose a constraint to the site. Import on edited adverse in pact on the suitability of the site for evelopment is unlikely to have a significant character of protected trees either on or adjacent to the site could be incorporated in the suitability of the site for evelopment is unlikely to have a significant character of the site. 6.2 Distance to power lines 0 Rever lines do not pose a constraint to the site. Import pr	3.8 Access to Strategic Road Network		Not applicable.	
4.2 Inpact of signature011114.3 Capacity to improve access to open space00Development unlikely to involve the loss of public open space.15.1 Landscape sensitivity0Site fails within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate character.The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.5.2 Settlement character sensitivity0Development is unlikely to have an effect on settlement character.Low demity development is proposed with reflects the character of the area.6.1 Topography constraints0Rover inset do not pose and constraints in the site may preclude development.Low demity development is proposed with reflects the character of the area.6.2 Distance to gas and ol pipelines0Ges or oil pipelines do not pose a constraint to the site.Immediate and adverse impact on the character of the set on adjacent to the set ecudid be intopropried into the development troud be constrained by the presence of protected trees either on or adjacent to the set on adjacent to the set out be as agnificant adverse impact on the suitability of the set of development.6.4 Access to site(e)Potential constraints on on site, which could be mitigated.6.4 Access to site already exists.Immediate all exists of adverse impact on the suitability of the set for development.6.4 Access to site already exists.Potential contamination on site, which could be mitigated.6.4 Access to site already exists.Potential contamination on site, which could be mitigated.6.5 Contamination constraints(e)	4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.	100% brownfield site, within an existing settlement (Epping).
4.3 Capacity to improve access to open space 0 International endergine of the intervent of the int	4.2 Impact on agricultural land	0		
0.1 Landscape sensitivity 0 development without significant character change. character. 5.2 Settlement character sensitivity 0 Development is unlikely to have an effect on settlement character. Cow density development is proposed which reflects the character of the area. Therefore, development is not likely to have an impact on the character of the area. 6.1 Topography constraints (-) Topographical constraints in the site may preclude development. Cow density development is not likely to have an impact on the character of the area. 6.2 a Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose any constraint to the site. Cow density development is not likely to have an eigence of protected trees either on or adjacent to the site could be incorporated into the development proposed, subject to care in the site and properties or site and evelopment would be constrained by the presence of protected trees either on or adjacent to the site could be incorporated into the suitability of the site for development in the site for development the suitability of the site for development in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development. 6.4 Access to site (-) Suitable access to site already exists. Potential contamination on site, which could be mitigated. 6.5 Contamination constraints (-) Site below site size threshold where it would be expected to significantly affect congestio	4.3 Capacity to improve access to open space	0		
3.2 Settlement character sensitivity 0 Intervalue of the character of the area. 6.1 Topography constraints (5.1 Landscape sensitivity	0		
0.1 Holdgraphy Constraints CM End of the function of the state of the stat	5.2 Settlement character sensitivity	0		Low density development is proposed which reflects the character of the area. Therefore, development is not likely to have an impact on the character of the area.
6.2 Distance to power lines 0 Power lines do not pose a constraint to the site. 6.2 D Distance to power lines 0 Power lines do not pose a constraint to the site. 6.3 Impact on Tree Preservation Order (TPO) (·) The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development 6.4 Access to site (·) Suitable access to site already exists. The potential contamination on site, which could be mitigated. 6.5 Contamination constraints (·) Site below site size threshold where it would be expected to significantly affect congestion. Potential contamination over part of site (Railway Embankment). Potential adverse impact that could be mitigated.	6.1 Topography constraints	()	Topographical constraints in the site may preclude development.	
6.2 Distance to power lines 0 Image: Comparison of the site of power lines 0 6.3 Impact on Tree Preservation Order (TPO) (·) The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site could be incorporated into the development proposed, subject to care in the site. 6.4 Access to site (·) Suitable access to site already exists. The protected trees on or adjacent to the site (Railway Embankment). Potential adverse impact that could be mitigated. 6.5 Contamination constraints (·) Site below site size threshold where it would be expected to significantly affect congestion. Potential contamination over part of site (Railway Embankment). Potential adverse impact that could be mitigated.	6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.3 Impact on the Preservation Order (FPO) (*) the site. the site. the layout, but would be likely to have a significant adverse impact on the suitability of the site for development 6.4 Access to site (*) Suitable access to site already exists. (*) 6.5 Contamination constraints (*) Potential contamination on site, which could be mitigated. Potential contamination over part of site (Railway Embankment). Potential adverse impact that could be mitigated. 6.5 Traffic impact Site below site size threshold where it would be expected to significantly affect congestion. Extended to significantly affect congestion.	6.2b Distance to power lines	0		
6.4 Access to site (*) 6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination over part of site (Railway Embankment). Potential adverse impact that could be mitigated. 6.5 Contamination constraints (-) Site below site size threshold where it would be expected to significantly affect congestion.	6.3 Impact on Tree Preservation Order (TPO)	(-)	the site.	The protected trees on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development
6.5 Contamination constraints () 6.6 Traffic impact Site below site size threshold where it would be expected to significantly affect congestion.	6.4 Access to site	(+)		
	6.5 Contamination constraints	(-)		Potential contamination over part of site (Railway Embankment). Potential adverse impact that could be mitigated.
	6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.	B307

Site Reference:	SR-0346
Parish:	Epping
Size (ha):	0.33
Address:	Tower Road Allotments (east)

Primary use: Residential Site notes: Allotment site

Baseline yield: 10 dwellings

Source for baseline yield: Assumption based on 30 dph

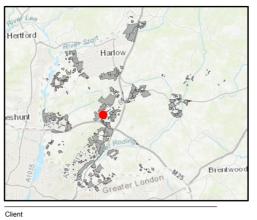
Site constraints: None

Site selection None adjustment:

Community eedback:	The Council did not consult on a growth location which covers or is near to this site.
<u>Dwellings:</u>	<u>10</u>

Dwellings:

(



Job Title		
Epping Fores	t District Local Plan	
Drawing Status	Date	
Issue	March 2018	
Drawing No	Issue	
SR-0346	Rev 2	

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1.2 Impact on Nationally Protected sites 0 1.3a Impact on Ancient Woodland 0 1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland 0 1.4 Impact on Epping Forest Buffer Land 0	(-) 0 0 0	Score Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects. Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs. Site is not located within or adjacent to Ancient Woodland. No Ancient or Veteran trees are located within the site.	Qualitative Assessment Residential development between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure likely.
1.2 Impact on Nationally Protected sites 0 1.3a Impact on Ancient Woodland 0 1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland 0 1.4 Impact on Epping Forest Buffer Land 0	(-) 0 0 0	combination effects. Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs. Site is not located within or adjacent to Ancient Woodland.	effects from recreational pressure likely.
1.3a Impact on Ancient Woodland 0 1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland 0 1.4 Impact on Epping Forest Buffer Land 0	0 0 0	development is unlikely to pose a risk to SSSIs.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland C 1.4 Impact on Epping Forest Buffer Land C	0		
Ancient Woodland 1.4 Impact on Epping Forest Buffer Land 0	0	No Ancient or Veteran trees are located within the site.	1
	0		
1.5 Impact on BAP Priority Species or Habitats	0	Site is unlikely to impact on Epping Forest Buffer Land.	Site is not touching Buffer Land.
	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is wholly within a Deciduous Woodland buffer zone, and adjacent to a Lowland Meadow buffer zone. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer for Bell Common/Ivy Chimneys LWS. The site is unlikely to affect the features and species of this LWS.
1.7 Flood risk (+	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets (+	(+)	Site is not likely to affect heritage assets due to their distance from the site.	No known historical or visual links to historic town centre or Bell Common Conservation Area.
1.8b Impact on archaeology (+	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt (+	(+)	Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop (+	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations (+	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities (+	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school (+	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school (+	(+)	Site is less than 1000km from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land (+	(+)	Majority of the site is greenfield land within a settlement.	100% greenfield site, within an existing settlement (Epping).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space (-	()	Development may involve the loss of public open space with no opportunities for on-site off-setting or mitigation.	The public open space is entirely located in the site area. Development would result in loss of public open space (allotments covers 96% of the site), with few opportunities for site re-orientation or re-provision.
5.1 Landscape sensitivity C		Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Site is an existing allotment enclosed by detached houses. The proposed density reflects the character of the area. Therefore, development is not likely to have an impact on the character of the area.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO) (-		The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.	The protected trees on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development
6.4 Access to site (-		Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	Both access points (Tower Road and Lower Bury Road) are between buildings and may not have sufficient width. This could be overcome either by creating a new access by incorporating another property or by a one way system or similar.
6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.	B308

Site Reference: SR-0347		
ports Centre, Nicholl Road		

 Primary use:
 Residential

 Site notes:
 Existing sports centre building and car park

Baseline yield: 35 dwellings

Source for Assumption based on 80 dph and ground floor leisure (e.g. gym) baseline yield:

Site	None
constraints:	

Site selection None adjustment:

Community feedback:	Feedback was received on EPP-2 which is within or near to this site. Refer to Appendix B1.4 for further details.
Dwellings:	<u>35</u>

Client

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0347	Rev 2
ARUI	D Epping Forest District Council

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UniversityUniversityUniversityUniversityUniversityUniversityUniversitySecond Second Secon	Criteria		Score	Qualitative Assessment
NumberImage: Note: Section of the section	1.1 Impact on Internationally Protected Sites	(-)		Residential development between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure likely.
Index numberNNNMarked address add	1.2 Impact on Nationally Protected sites	0		
Advances DescriptionPImage DescriptionP14 regra right free free free free free free free fre	1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
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Landace from the fact of a constraint of a con	1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
Unified of other landVInterfact of other landInterfact of other land17 Red of and of the land of the land of the land of the land of other land of other land of other land of the land of the land of the land of other land of the land	1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	
InitiationImage: Image: Im	1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
14 index index decision16 in16 in	1.7 Flood risk	(++)	Site within Flood Zone 1.	
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1 in tractandami (1 in the intervent structure (1 in the intervent structure (1 in the intervent structure 	1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.	
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a location for the field in a microse stature (H) See when the set of t	2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
32 denote the entert is story 10 Intervalue and enterprised below 33 below to enterprised below 60 Bits with 1855 of an enterprised bitbooth. 34 Delone to be enterprised bitbooth 60 Bits with 1855 of an enterprised bitbooth. 35 Delone to be enterprised bitbooth 60 Bits with 1855 of an enterprised bitbooth. 36 Delone to be enterprised bitbooth 60 Bits with 1855 of an enterprised bitbooth. 37 Delone to be enterprised bitbooth 60 Bitbooth Bitbooth 38 Delone to be enterprised bitbooth 60 Bitbooth Bitbooth 39 Delone to be enterprised bitbooth 60 Bitbooth Bitbooth 30 Delone to be enterprised bitbooth 60 Bitbooth Bitbooth 31 Delone to be enterprised bitbooth 60 Bitbooth Bitbooth 31 Delone to be enterprised bitbooth 60 Bitbooth Bitbooth 31 Delone to be enterprised bitbooth 60 Bitbooth Bitbooth 31 Delone to be enterprised bitbooth 60 Bitbooth Bitbooth 32 Delone to be enterprised bitbooth 60 Bitbooth Bitbooth 33 Delone to be enterprised bitbooth 60 Bitbooth Bitbooth 34 Delone to be enterprised bitbooth 60 Bitbooth Bitbooth	3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.	
3.1 Submit to tappy print studies (1) 3.6 Defines to local amerities (i) Note that the tappy print studies (ii) 3.1 Defines to local amerities (iii) Site is than 1000m from the nearest taxet print yuchool. Image: Control of the tappy print studies 3.1 Defines to nearest filter/yimmy studies (iii) Site is than 1000m from the nearest taxet print yuchool. Image: Control of the tappy print studies Image: Control of the tappy print yuchool. 3.1 Defines to nearest filter/yimmy studies (iii) Site is than 1000m from the nearest taxet print yuchool. Image: Control of the tappy print yuchool. 3.1 Defines to nearest filter/yimmy studies (iii) Site is than 1000m from the nearest taxet print yuchool. Image: Control of the tappy print yuchool. 3.1 Defines to nearest filter/yimmy studies (iii) Site is than 1000m from the nearest taxet print yuchool. Image: Control of the tappy print yuchool. 3.1 Defines to nearest filter/yimmy studies (iii) Site is than 1000m from the nearest taxet print yuchool. Image: Control of the tappy print yuchool. 4.1 Defines to nearest filter yuchool. Image: Control of tappy print yuchool. Image: Control of tappy print yuchool. Image: Control of tappy print yuchool. 4.1 Defines to nearest filter yuchool. Image: Control of tappy print yuchool. Image: Control	3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
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As & Ditabase to Heaters ascordary school (*) Image: Constraints as ascordary school (*) 3.7 Ditabase to nearest QP sugary (*) Set is last that in toom from the nearest QP sugary image: Constraints QP sugary (*) 3.8 Access to Strategic Road Network Image: Constraints QP sugary (*) Not applicable. Differentiation of adjacent to a settlement. Differentiation of the settlement (Epsing). 4.1 Brownfield and Greenfield Land (*) Majority of the site is previously deretoped and within or adjacent to a settlement. Differentiation of the settlement (Epsing). 4.2 Impact on agricultural land 0 Deretopment unities/16 mode to a gricultural land. Image: Constraints and divertopment is unities/16 worken the loss of public open space. 5.1 Landscape senaltivity 0 Set fails within a mere of Own landscape senaltivity - characterize on the set is a potential regioneration area. Redevelopment of a unidoce senaltivity - characterize on the set is a potential regioneration area. Redevelopment of a unidoce senaltivity - characterize on the set is a potential regioneration area. Redevelopment of existing leasure use could enhance the character 6.1 Exoportion to power lines 0 Deretopment may improve softward to the site. Improve softward of the site on top pose accestant to the site on top pose accesta	3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
a) I detailed interface of supply (v) Interface of the supply (v) 3.8 Access to Strategic Road Network (v) Not applicable. Definition 4.1 Brownfield and Greenfield Land (v) Monthly of the site is previously developed land within or adjacent to a settlement. Difficience 4.2 Impact on agricultural land (v) Development of the site would not result in the loss of agricultural land. Interface of the site would not result in the loss of agricultural land. 4.1 Capacity to improve access to open space. Development unlikely to involve the loss of public open space. The result of the analysis of the worker of the site would not result in the loss of agricultural land. The result of the analysis of the analysis of the worker of the analysis of the analysis of the analysis of the analysis of the worker of the worker of the worker of the analysis of	3.6 Distance to nearest secondary school	(+)	Site is less than 1000km from the nearest secondary school.	
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6.1 rotodiplicity constraints (*) Interact of the state of th	5.2 Settlement character sensitivity	(+)		Site is identified as a potential regeneration area. Redevelopment of existing leisure use could enhance the character of the area subject to sensitive design reflecting the historic character of the town.
6.24 Distance to gas and oil pipelines 0 Power lines do not pose a constraint to the site. 6.2 Distance to power lines 0 Power lines do not pose a constraint to the site. 6.3 Impact on Tree Preservation Order (TPO) (·) The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site could be incorporated into the development proposed, subject to care in the site. 6.4 Access to site (·) Suitable access to site already exists. 6.5 Contamination constraints (·) Potential contamination on site, which could be mitigated. 6.4 Trefficienced (·) Moderate peak time congestion expected within the vicinity of the site.	6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2 bislance to power lines 0 The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development 6.3 Impact on Tree Preservation Order (TPO) (·) The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development 6.4 Access to site (·) Suitable access to site already exists. Potential contamination on site, which could be mitigated. 6.5 Contamination constraints (·) Potential contamination on site, which could be mitigated. Potential contamination over small part of site (Infilled Pond). Potential adverse impact that could be mitigated. 6.5 Extertine impact (Moderate peak time congestion expected within the vicinity of the site. Extertine impact	6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.3 impact on Iree Preservation Order (IPO) (*) the site. the layout, but would be likely to have a significant adverse impact on the suitability of the site for development 6.4 Access to site (*) Suitable access to site already exists. (*) 6.5 Contamination constraints (*) Potential contamination on site, which could be mitigated. Potential contamination over small part of site (Infilled Pond). Potential adverse impact that could be mitigated. 6.5 Traffic impact (*) Moderate peak time congestion expected within the vicinity of the site. Entertion	6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. 6.5 Traffic impact (-) Moderate peak time congestion expected within the vicinity of the site.	6.3 Impact on Tree Preservation Order (TPO)	(-)		The protected trees on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development
6.5 Contamination constraints (-) 6.6 Traffic impact Moderate peak time congestion expected within the vicinity of the site.	6.4 Access to site	(+)	Suitable access to site already exists.	
	6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination over small part of site (Infilled Pond). Potential adverse impact that could be mitigated.
	6.6 Traffic impact	()	Moderate peak time congestion expected within the vicinity of the site.	B309

Site Reference:	SR-0348
Parish:	Epping
Size (ha):	0.56
Address:	Cottis Lane Car Park
Primary use:	Residential
Site notes:	Pay and Display car park

Baseline yield: 45 dwellings

Source for Assumption based on 80 dph and ground floor retail baseline yield:

Site Upper floors could be residential or office uses constraints:

Site selection None adjustment:

Community feedback:	The Council did not consult on a growth location which covers or is near to this site.
Dwellings:	<u>45</u>

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Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0348	Rev 2
ARUI	D Epping Forest District Council
	www.eppingforestdc.gov.uk

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Criteria		Score	Qualitative Assessment	
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Residential development between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure likely.	
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	The proposed development does not exceed Impact Risk Zone consultation thresholds and is unlikely to result in any adverse effects.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.		
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.		
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.		
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	Site is partially within the buffer zone for Wood Pasture and Parkland. The site may indirectly affect the habitat, but mitigation can be implemented to address this.	
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.		
1.7 Flood risk	(++)	Site within Flood Zone 1.		
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated.	Potential impact on setting of Grade II Listed Building and Conservation Area could be mitigated through high quality design/materials. Heights and density to be considered.	
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.		
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.		
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.		
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.		
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.		
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.		
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.		
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.		
3.6 Distance to nearest secondary school	(+)	Site is less than 1000km from the nearest secondary school.		
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.		
3.8 Access to Strategic Road Network		Not applicable.		
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.	100% brownfield site, within an existing settlement (Epping).	
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.		
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.		
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.	
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.	Car park site within settlement area, identified as potential regeneration area. Redevelopment provides an opportunity for intensification / enhancement of character, subject to sensitive design reflecting the historic character of conservation area.	
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.		
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.		
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.		
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	There are protected trees on and adjacent to the site, but the percentage of the site area affected is limited, and they would not be a significant constraint.	
6.4 Access to site	(+)	Suitable access to site already exists.	Existing car park access is suitable.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Ironworks). Potential adverse impact that could be mitigated.	
6.6 Traffic impact	()	Moderate peak time congestion expected within the vicinity of the site.	B310	
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Site Reference:	SR-0349
Parish:	Epping
Size (ha):	0.42
Address:	Bakers Lane Car Park
Primary use:	Residential
Site notes:	Pay and Display car park

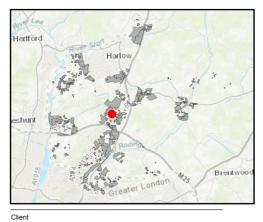
Baseline yield: 34 dwellings

Source for Assumption based on 80 dph and ground floor retail baseline yield:

Site Upper floors could be residential or office uses constraints:

Site selection None adjustment:

Community
feedback:The Council did not consult on a growth location which covers or is
near to this site.Dwellings:34



	Job Title	
Issue March 2018	Epping Forest	District Local Plan
	Drawing Status	Date
Drawing No Issue	Issue	March 2018
SD 0240 Box 2	Drawing No	Issue
SR-0349 Rev 2	SR-0349	Rev 2
	ARUI	Epping Forest District Counci

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Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Residential development between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure likely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	The proposed development does not exceed Impact Risk Zone consultation thresholds and is unlikely to result in any adverse effects.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated.	Potential impact on setting of Grade II Listed Building and Conservation Area could be mitigated through high quality design/materials.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(+)	Site is less than 1000km from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.	100% brownfield site, within an existing settlement (Epping).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.	Car park site within settlement area, identified as potential regeneration area. Redevelopment provides an opportunity for intensification / enhancement of character, subject to sensitive design reflecting the historic character of conservation area.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Existing car park access is suitable.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Ironworks). Potential adverse impact that could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	B311
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Site Reference:	SR-0404
Parish:	Epping
Size (ha):	0.79
Address:	Institute Road Allotments, Coopersale

Primary use: Residential Site notes:

Baseline yield: 24 dwellings

Source for Assumption based on 30 dph baseline yield:

Site None constraints:

Site selection None adjustment:

Community feedback:	The Council did not consult on a growth location which covers or is near to this site.
Dwellings:	<u>24</u>

Hertford Harlow Brentwood Client

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0404	Rev 2
ARUI	Epping Forest District Council
	www.eppingforestdc.gov.uk

Sources: Est, HFRE: DeLorme, Intermap, increment Poorp, GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community Source: Esri, DigitalGlobe, GeoSye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (all planning applications, except householder), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	The site is almost wholly within the 250m buffer for Epping-Wintry Ancient Woodland. The site is unlikely to directly affect the Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is wholly within the Deciduous Woodland and Wood Pasture and Parkland buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on settings of Registered Parks and Gardens or Conservation Area.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	0	Site is within Green Belt, but the level of harm caused by release of the land for development would be none.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(+)	Majority of the site is greenfield land within a settlement.	75% greenfield site, within an existing settlement (Coopersale).
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	()	Development may involve the loss of public open space with no opportunities for on-site off-setting or mitigation.	The allotments are entirely located in the site area and equate to c.80% of the site area. The proposals would involve significant loss of public open space with few opportunities for site re-orientation or re-provision.
5.1 Landscape sensitivity	()	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.	
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Site is an existing allotment enclosed by the railway line to the west and detached houses. The proposed density reflects the character of the area. Therefore, development is not likely to have an impact on the housing character of the area.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	Significant issues with access via residential driveway. However access could be possible subject to creation of new access road and agreements with third parties.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination over small parts of site (Electricity Substation / infilled pond). Potential adverse impact that could be mitigated.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.	B312

	•
Site Reference:	SR-0406i
Parish:	Epping
Size (ha):	28.44
Address:	Land South of Coopersale, east and west of Houblons Hill
Primary use:	Residential
Site notes:	
Baseline yield:	1 235 dwellings
Dasenne yielu.	1,200 Gwellings
Source for	Assumption based on 30 dph
baseline yield:	
Site	Circa 50% of the site is covered by SR-0438 (19.83ha) and as such
constraints:	is omitted from the yield.
Site selection adjustment:	Full capacity reinstated for site selection assessment (overlapping site). Multi-parcel site, which has been split out based on baseline
uujustinent.	yield proportionally split between sites based on site size.
Community	The Council did not concult on a growth location which course as in
feedback:	The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 911

Harlow Harlow Herburnt Beshunt Greater London Brentwo Client Epping Forest District Council Job Title

Hertford

Job Title Epping Forest District Local Plan Drawing Status Issue March 2018 Drawing No SR-0406i Rev 2 ARUP Epping Forest District Council www.sppingformstdc.gov.uk

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Criteria		Score	Qualitative Assessment	
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).		
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (all planning applications, except householder), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.	
1.3a Impact on Ancient Woodland	(-)	Site is adjacent to or contains Ancient Woodland but possible effects can be mitigated.	The site is adjacent to the Epping-Wintry Ancient Woodland. The site may directly affect a portion of the Ancient Woodland, but impacts may be mitigated against through considered masterplanning or compensation Woodland planting.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.		
1.4 Impact on Epping Forest Buffer Land	(-)	The effects of the site on Epping Forest Buffer Land can be mitigated.	Although the site does not directly abut Epping Forest Buffer Land, it provides a connection to the wider countryside and provides setting for the Buffer Land. Mitigation may be possible through sympathetic masterplanning.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is adjacent to an area of Deciduous Woodland and Wood Pasture and Parkland, and in three buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.	
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer of Ash Wood/High Wood, Standard's Hill LWS; Gernon Bushes, West LWS; Redyn's Wood LWS and Steward's Green Lane LWS. The site is unlikely to affect the features and species of these LWS.	
1.7 Flood risk	(++)	Site within Flood Zone 1.		
1.8a Impact on heritage assets	(-)	Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.	Adjacent to RPG. Possible detrimental impact on setting but further assessment required. Settings of Grade II Listed Buildings to be considered - mitigate through locating development away from Listed Buildings and high quality design/materials.	
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.		
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.		
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.		
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.		
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.		
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.		
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.		
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.		
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.		
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.		
3.8 Access to Strategic Road Network		Not applicable.		
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	90% greenfield site, adjacent to an existing settlement (Coopersale).	
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).		
4.3 Capacity to improve access to open space	(+)	Development could provide an opportunity to improve links to adjacent existing public open space or provide access to open space which is currently private.	Site adjacent to existing public open space and could provide opportunities to improve access to woodland and semi- natural public open space to the east of the site.	
5.1 Landscape sensitivity	()	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.		
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Large site to the southern edge of Coopersale comprised mainly of arable farmland could detrimentally impact the dispersed, low density character of the area.	
6.1 Topography constraints	()	Topographical constraints in the site may preclude development.		
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.		
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.		
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	There are protected trees on and adjacent to the site, but the percentage of the site area affected is limited, and they would not be a significant constraint.	
6.4 Access to site	(+)	Suitable access to site already exists.	Access from Coopersale Street and Houblons Hill.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Farm / Graveyard / Infilled Pond). Potential adverse impact that could be mitigated.	
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B313	
		1	unA ©	

Site Reference:	SR-0406ii
Parish:	Epping
Size (ha):	10.11
Address:	Land South of Coopersale, east and west of Houblons Hill
Primary use: Site notes:	Residential
Baseline yield:	1,235 dwellings
Source for baseline yield:	Assumption based on 30 dph
Site constraints:	Circa 50% of the site is covered by SR-0438 (19.83ha) and as such is omitted from the yield.
Site selection adjustment:	Full capacity reinstated for site selection assessment (overlapping site). Multi-parcel site, which has been split out based on baseline yield proportionally split between sites based on site size.
Community feedback:	Feedback was received on EPP-B which is within or near to this site. Refer to Appendix B1.4 for further details.

Dwellings: 323

Harlow Harlow

Epping Forest District Local Plan

Hertford

Drawing Status	Date
lssue	March 2018
Drawing No	Issue
SR-0406ii	Rev 2
ARUP	Epping Forest District Council

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Criteria 1.1 Impact on Internationally Protected Sites 1.2 Impact on Nationally Protected sites		Score	Qualitative Assessment
1.2 Impact on Nationally Protected sites		Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (all planning applications, except householder), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	Although site abuts Buffer Land to the north-east, there is little relationship in character/typology terms or visually. The site has a closer relationship with Epping settlement edge, thus impacts unlikely.
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	The site encompasses one area of Deciduous Woodland and covers the majority of another; and is within three buffer zones. The site is likely to have a direct impact on the BAP priority habitats, but this may be mitigable.
1.6 Impact on Local Wildlife Sites	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	The site encompasses the Ash Wood/High Wood, Standards Hill LWS. The site is likely to directly affect the Local Wildlife Site, but mitigation in the form of considered masterplanning could be implemented.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on settings of Registered Park and Garden and Conservation Area.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (Epping).
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	No public open space is located in the site area. Development will not involve the loss of public open space.
5.1 Landscape sensitivity	()	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.	
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site is on the edge of the existing settlement and within a low density settlement. Proposed development is at a higher density than the neighbouring ones and is likely to affect the predominantly rural character of the area.
6.1 Topography constraints	()	Topographical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.	The protected trees on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development
6.4 Access to site	(+)	Suitable access to site already exists.	Access from Standards Hill.
6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B314

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Site Reference:	SR-0438A	Hertford	stort -
Parish:	Epping	you you	Harlo
Size (ha):	19.72	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	to and
Address:	Land adjoining Standards Hill and Houblows Hill, Coopersale, Essex, CM16 7QL		
Primary use:	Residential	eshunt	S.S.
Site notes:	Agricultural land including pond.	A10.55	
Baseline yield:	Up to 630 dwellings or 39,660sqm of employment.		Gree Gree
Source for baseline yield:	50:50 employment and housing. Housing indicated in Call for Sites (equivalent to 64 dph) and for employment based on 0.4 plot ratio.	Client Epping Forest	District
		Job Title	
		Epping Forest	District
Site	Four Tree Preservation Orders on site may reduce site capacity marginally.	Drawing Status	Date
constraints:	marginally.	Issue	Mar
		Drawing No	Issue
Site selection	None	SR-0438A	Rev
adjustment:		ARUI)
Community feedback:	The Council did not consult on a growth location which covers or is near to this site.	© Contains OS data © Crown Sources: Esri, HERE, DeLorm GeoBase, IGN, Kadaster NL, (MapmyIndia, © OpenStreetMa	e, Intermap, incre Ordnance Survey,
Dwellings:	618	Source: Esri, DigitalGlobe, Ge AeroGRID, IGN, and the GIS L	oEye, Earthstar G

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Date
March 2018
Issue
Rev 2
Rev 2



Dwellings: 618		MapmyIndia, © OpenStreetMap contributors, and the GIS User Community Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community	
Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	The site proposes a development type that is not considered a risk to SSSI features.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	The site is partly within the 250m buffer for Epping-Wintry Ancient Woodland. The site is unlikely to directly affect Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	(-)	The effects of the site on Epping Forest Buffer Land can be mitigated.	Although site does not directly abut Buffer Land, it maintains rural setting of Coopersale to the north, as well as physical connection to the wider countryside. Impact could be mitigated through sympathetic masterplanning.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is adjacent to a Wood Pasture and Parkland habitat and a BAP priority habitat with no main features. It within four buffer zones. The site may indirectly affect the habitats, but mitigation can be implemented to address the state of the state
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer of Ash Wood/High Wood, Standard's Hill LWS. The site is unlikely to affect th features and species of this LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(-)	Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.	Adjacent to RPG. Possible detrimental impact on setting - further assessment required. Settings of GII LBs to b considered - mitigate through locating development away from LBs and high quality design/materials.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.	
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	()	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.	100% greenfield site, 200m from an existing settlement (Coopersale).
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	()	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.	
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Large site to the southern edge of Coopersale comprising mainly arable farmland. Development could detriment impact the dispersed, low density character of the area.
6.1 Topography constraints	()	Topographical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	There are protected trees on and adjacent to the site, but the percentage of the site area affected is limited, and t would not be a significant constraint.
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	Access from Standards Hill and Houblons Hill, however appears to be via the existing dwelling.
6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B315

		1
Site Reference:	SR-0445	1
Parish:	Epping	
Size (ha):	1.20	
Address:	Greenacres, Ivy Chimneys Road, Epping, Essex, CM16 4EL	
Primary use:	Residential	e
Site notes:	Includes a dwelling but mainly grazing land.	-
		0
B		4
Baseline yield:	36 dweilings	
Source for	Assumption based on 30 dph	C
baseline yield:		E
		J
		E
Site constraints:	Circa 25% reduction as overhead electricity lines run through site.	C
constraints.		\$
		C
Site selection		S
adjustment:		

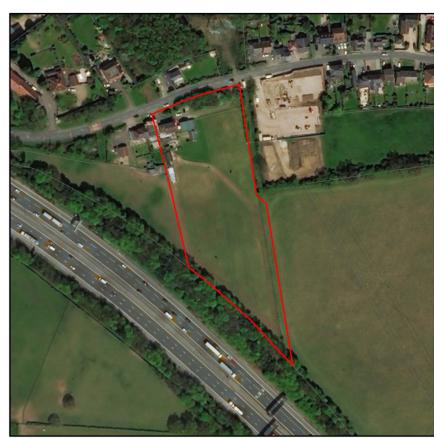
Site adj

Community feedback: Feedback was received on EPP-F which is within or near to this site. Refer to Appendix B1.4 for further details. Dwellings: <u>27</u>

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Job Title	
Epping Fores	t District Local Plan
Drawing Status	Date
lssue	March 2018
Drawing No	Issue
SR-0445	Rev 2
ARU	P Epping Fores

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Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Residential development between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure likely.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (all planning applications, except householder), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is adjacent to an area of Deciduous Woodland, and within three buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer for Bell Common/Ivy Chimneys LWS. The site is unlikely to affect the features and species of this LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on setting of Conservation Area.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are very close to the M25 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	95% greenfield site, adjacent to an existing settlement (Epping).
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	The proposed density reflects the character of the area but sensitive design of the development would likely be required as this area is of very high character sensitivity.
6.1 Topography constraints	()	Topographical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	(-)	Power lines may constrain part of the site but there is potential for mitigation.	Overhead power line buffer covers the majority of the site, and could pose constraint on development, particularly the portion of the site fronting Ivy Chimneys Road, and the north-east corner. Layout and design could mitigate constraint.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	0	Access to the site can be created within landholding adjacent to the highway.	Existing access from Ivy Chimneys Road. Agreement would need to be secured to continue to supply access through third party land.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination on very small part of site. Minimal adverse impact with opportunity to enhance.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B316
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Site Reference: Parish: Size (ha): Address:	SR-0466 Epping 1.96 Broadbanks, 23 Ivy Chimneys Road, Epping, Essex, CM16 4EL
Primary use: Site notes:	Residential Residential dwelling, stables and ménage.
Baseline yield:	59 dwellings
Source for baseline yield:	Assumption based on 30 dph
Site constraints:	Circa 25% reduction in capacity as overhead electricity lines on site.
Site selection adjustment:	None

Community feedback:	The Council did not consult on a growth location which covers or is near to this site.
Dwellings:	<u>44</u>

Client

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0466	Rev 2
ARUI	1
	. District Counc

Sources: Earl, HEFE, DeLorme, Intermap, Increment P.Corp, GEBCO, USGS, FAO, NPS, NRCAN, GenBase, IGN, Kadaterin KJ, Orinnance Survey, Earl Jagan, MET, Lari China (Hong Kong), swissiopo, MapmyIndia, & OpenStreeMap contributors, and the GIS User Community Source: Earl, Igilialidobe, Geolye, Earlthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Residential development between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure likely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	The site proposes a development type that is not considered a risk to SSSI features.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	Although the site is in close proximity to Buffer Land, it is severed from these by England's Lane and has limited visual/physical linkage.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is adjacent to a Deciduous Woodland habitat, and within three buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is adjacent to Bell Common/Ivy Chimneys LWS. The site is unlikely to affect the features and species of this LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	No impact on heritage assets due to distance.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	60% greenfield site, adjacent to an existing settlement (Epping).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	(+)	Development could provide an opportunity to improve links to adjacent existing public open space or provide access to open space which is currently private.	A negligible part of the site contains public open space. Site adjacent to existing public open space and could provide opportunities to improve access to Epping Forest Buffer Land.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	Site shares characteristics with the adjacent zone of moderate sensitivity. The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on adjacent landscape character area.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Site is currently horse paddocks that are naturally screened on two sides. The proposed density reflects the character of the area. Therefore, development is not likely to have an impact on the housing character of the area.
6.1 Topography constraints	()	Topographical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	(-)	Power lines may constrain part of the site but there is potential for mitigation.	Overhead power line buffer covers a major part of the south and west of the site. Constraint on development could be mitigated through design and layout.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Access off Ivy Chimneys Road.
6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B317

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Site Reference:	SR-0484
Parish:	Epping
Size (ha):	3.64
Address:	Land to the east of Houblons Hill, Coopersale, Essex, CM16 7QL
Primary use:	Residential
Site notes:	Agricultural land
Peopline vield	100 dwellings
Baseline yield:	109 dwellings
Source for	Assumption based on 30 dph for housing
baseline yield:	
Site	None
constraints:	
Site selection	None
adjustment:	

Community	Т
feedback:	n

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

Dwellings: 109

Hertford Harlow Harlow

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0484	Rev 2

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Dweinings. 104			
Criteria	Score		Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	The site proposes a development type that is not considered a risk to SSSI features.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	The site is partly within the 250m buffer for Ancient Woodland. The site is unlikely to directly affect the Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.	There is 1 Ancient tree directly affected by the site. The tree is located in the south-east of the site and may be affected by development. Impacts may be mitigated by considered masterplanning or translocation.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is within Deciduous Woodland and Wood Pasture and Parkland buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer of Redyn's Wood LWS and Steward's Green Lane LWS. The site is unlikely to affect the features and species of these LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(-)	Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.	Adjacent to Registered Park and Garden so possible detrimental impact on setting, particularly as long views of countryside over Registered Park and Garden important.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	()	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.	100% greenfield site, 600m from an existing settlement (Coopersale).
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	()	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.	
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site is within a very low density settlement. It is also within an area of high character sensitivity, and development could detrimentally impact the dispersed, low density rural character of the area.
6.1 Topography constraints	()	Topographical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	There are protected trees on and adjacent to the site, but the percentage of the site area affected is limited, and they would not be a significant constraint.
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	Accessed via another site to the south off Houblons Hill.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination on very small part of site. Minimal adverse impact with opportunity to enhance.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B318
		I	l @Arup

	5	1 Page
Site Reference:	SR-0555	н
Parish:	Epping	1
Size (ha):	5.64	1
Address:	St Margaret's Hospital Site	. 15
Primary use:	Residential	es
Site notes:	St Margaret's hospital complex, including several hospital buildings and associated parking.	7
		Y
Baseline yield:	169 dwellings	1
Baseline yielu.	i os uwennings	Clie
Source for	Assumption based on 30 dph	E
baseline yield:		Jol
		E
Site	A marginal decrease to take account of the Listed Building on site.	
constraints:		ls
		_
0:4	News	Dra SF
Site selection adjustment:	None	51
aujustment.		
		-

Community feedback:	The Council did not consult on a growth location which covers or is near to this site.
Dwellings:	<u>165</u>

Hertford Hertford eshunt Brentwood Greater London

Job Title	
Epping Forest	t District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0555	Rev 2
ADII	Epping Forest
ARUI	Epping Forest District Council

Sources: Earl, HEFRE, Dalcome, Internap, Increment P.Corp, GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ornianco Survey, Earl Japan, MET, Earl China (Hong Kong), swisstopo, MapmyIndia, © OpenStreeMap contributors, and the GIS User Community Source: Earl, DigitalCilobe, GeoGreye, Earltstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination	
	Ŭ	with other sites).	Due to the development type (all planning applications, except householder), development of the site is likely to pose a
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	possible.
1.3a Impact on Ancient Woodland	(-)	Site is adjacent to or contains Ancient Woodland but possible effects can be mitigated.	The site is adjacent to the Epping-Wintry Ancient Woodland. The site may indirectly affect a portion of the Ancient Woodland, but impacts may be mitigated against through considered masterplanning or compensation Woodland planting.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.	There is 1 Ancient tree directly affected by the site. The tree is located in the north-east of the site and may be affected by development. Impacts may be mitigated by considered masterplanning or translocation.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is adjacent to areas of Deciduous Woodland, and within 3 buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer of Ash Wood/High Wood, Standard's Hill LWS. The site is unlikely to affect the features and species of this LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated.	Unlikely to impact on settings of Registered Park and Garden or Conservation Area. Impact on setting of Listed Building to be considered and possible mitigation through location of development and high quality design/materials.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.	95% brownfield site, within an existing settlement (Epping).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	(+)	Development could provide an opportunity to improve links to adjacent existing public open space or provide access to open space which is currently private.	Site adjacent to existing public open space and could provide opportunities to improve access to woodland and semi- natural public open space to the east of the site.
5.1 Landscape sensitivity	()	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.	
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Low density development is proposed which reflects the character of the area. Therefore, development is not likely to have an impact on the character of the area.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.	The protected trees on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development
6.4 Access to site	(+)	Suitable access to site already exists.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential for contamination across all of site (Hospital/incinerator/ponds). Potential adverse impact, but could be mitigated.
6.6 Traffic impact	()	Moderate peak time congestion expected within the vicinity of the site.	B319
	-	•	© Arup

Site Reference:	SR-0556
Parish:	Epping
Size (ha):	1.26
Address:	Civic Offices, High Street, Epping.

Primary use: Residential EFDC Council offices, including car parking. Site notes:

Baseline yield: 38 dwellings

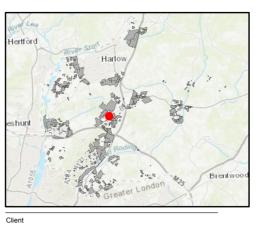
Source for baseline yield: Assumption based on 30 dph

Site constraints: None

Site selection None adjustment:

Community feedback:	The Council did not consult on a growth location which covers or is near to this site.
Dwellings:	<u>38</u>

Dwellings:



Epping Forest District Council		
Job Title		
Epping Forest Di	strict Local Plan	
Drawing Status	Date	
lssue	March 2018	
Drawing No	Issue	
SR-0556	Rev 2	
ARUP	Epping Forest District Council	
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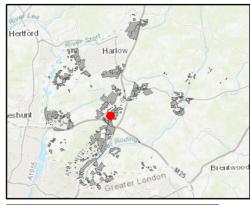


Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Residential development between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure likely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	The site proposes a development type that is not considered a risk to SSSI features.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is wholly within a Wood Pasture and Parkland buffer and partially within a BAP priority habitat with no main feature buffer zone. The site may indirectly affect the BAP priority habitats, but mitigation can address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(-)	Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.	Yellow stock brick building fronting High Street should be retained (contribution to Conservation Area). Possible opportunity to enhance Conservation Area through high quality design/materials. Green strip set-back along High Road should be retained.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.	100% brownfield site, within an existing settlement (Epping).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	A negligible part of the site contains public open space. The proposals could be configured to avoid loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.	Site is located within the settlement and provides an opportunity for intensification. Therefore, redevelopment could enhance the character of the area, subject to sensitive design for areas overlapping the conservation area.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Builders Yard / Infilled Pond / Electricity Sub Stations). Potential adverse impact that could be mitigated.
6.6 Traffic impact	()	Moderate peak time congestion expected within the vicinity of the site.	B320
			© Arup

		Balan
Site Reference:	SR-0587	Hertford
Parish:	Epping	
Size (ha):	0.40	a series
Address:	Epping Sanitary Steam and Laundry co. Ltd, 17 Bower Vale, Epping , Essex, CM16 7AS	
Primary use:	Residential	eshunt
Site notes:	Four blocks of existing flats and associated landscaping and access.	
		A1055
Baseline yield:	25 dwellings	
Source for	Indicated in Settlement Capacity Analysis (equivalent to 49 dph)	Client
baseline yield:		Epping Fore
		Job Title
		Epping Fore
Site constraints:	None	Drawing Status
constraints:		Issue
		Drawing No
Site selection	None	SR-0587
adjustment:		ARII



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



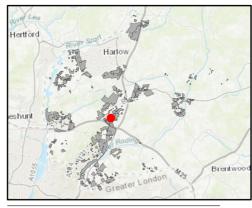
Job Title	
Epping Forest Dis	trict Local Plan
Drawing Status	Date
lssue	March 2018
Drawing No	Issue
SR-0587	Rev 2

Sources: Earl, HERE, DeLorme, Internae, Increment P Corp., GEDO, USGS, FAO, NPS, NRCAN, Geoßase, IGN, Kadaster NN, Ordnance Survey, Earl Japan, METI, Earl China (Hong Kong), swisslop Mapmylridia, CopentitienteMap contributions, and the IGS User Community Hong Kong), swisslop Approximation of the Community Geographics, CNES/Arous DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Residential development between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure likely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is within a Deciduous Woodland buffer zone. The site may indirectly affect the BAP priority habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on setting of locally listed Epping Station. Historic industrial site - archaeological implications.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.	100% brownfield site, within an existing settlement (Epping).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.	Site is located within the settlement area and provides an opportunity for intensification. Therefore, redevelopment could enhance the character of the area.
6.1 Topography constraints	()	Topographical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Laundry / Garage). Potential adverse impact that could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	B321
			Carup ©

One Ountai		Rive
Site Reference:	SR-0826	Hertfo
Parish:	Epping	5
Size (ha):	0.30	1
Address:	Garage site north of Charles Street, Epping, Essex	-
Primary use: Site notes:	Residential	reshun
		4
Baseline yield:	14 dwellings	
Source for baseline yield:	Indicated in Request for Pre-Application Planning Advice form (dwellings equivalent to 33 dph)	Client Eppi
		Job Titl Eppi
Site constraints:	The pre-application request relates to the conversion of the Listed Building, as such no alterations need to be made to the density of the site to take account of the Grade II Listed Grange Hall on site.	Drawin
Site selection adjustment:	None	Drawing SR-0
Community feedback:	The Council did not consult on a growth location which covers or is near to this site.	© Contair Sources: GeoBase MapmyIn
Dwellings:	<u>14</u>	Source: E AeroGRI



Epping Forest District Council		
Job Title		
Epping Forest	t District Local Plan	
Drawing Status	Date	
Issue	March 2018	
Drawing No	Issue	
SR-0826	Rev 2	
ARUI	P Epping Forest District Council www.eppingforestdc.gov.uk	
Sources: Esri, HERE, DeLom GeoBase, IGN, Kadaster NL,	n copyright and database right (2016) ne, Intermap, increment P Corp., GEBCO, USGS, FAO, NP Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong	

Sourcas: Earl, HERE, Del Jorme, Infermap, Increment P.Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, LGN, Kataster NL, Ordnance Survey, Earl Jupan, METI, Earl China (Hong Kong), swisstop: MapmyIndia, © OpenStreeMap contributors, and the GIS User Community, Source: Earl, BiglialGioteen (Ace, GooEye, Earltstaf Geographics, CNES/Altous DS, USDA, USGS, AeroGRID, 16N, and the GIS User Community



Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Residential development between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure likely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.	100% brownfield site, within an existing settlement (Epping).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.	Site is located within the settlement area and provides an opportunity for intensification. Therefore, redevelopment subject to sensitive design could enhance the character of the area.
6.1 Topography constraints	()	Topographical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Garages / Gas Works). Potential adverse impact that could be mitigated.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.	B322

Site Reference:	SR-0827
Parish:	Epping
Size (ha):	0.46
Address:	Industrial site north of Bower Terrace, Epping, Essex

Primary use:ResidentialSite notes:None

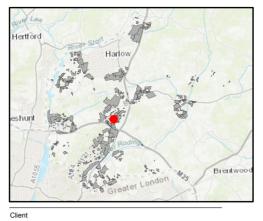
Baseline yield: 8 dwellings

Source for Assumption based on 30 dph. baseline yield:

Site None constraints:

Site selection None adjustment:

Community
feedback:Feedback was received on EPP-4 which is within or near to this
site. Refer to Appendix B1.4 for further details.Dwellings:8



Epping Forest District Council	
t District Local Plan	
Date	
March 2018	
Issue	
Rev 2	
P Epping Forest District Council	

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 Sources: Earl, HER, DeLorme, Intermap, Increment P Corp. GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Earl Japan, METT, Earl China (Hong Kong), swisstopc Mamprindia, CoperStreeMap contributions, and the GIS User Community Source: Earl, Biglialcicke, GeoEye, Earltstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRD, GM, and the GIS User Community

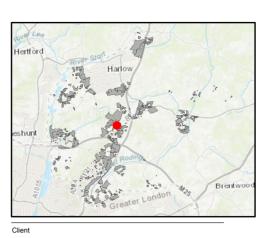


Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Residential development between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure likely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	No likely impact on Conservation Area.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.	100% brownfield site, within an existing settlement (Epping).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.	Site is located within the settlement area and provides an opportunity for intensification. Therefore, redevelopment could enhance the character of the area.
6.1 Topography constraints	()	Topographical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Gasworks / Industrial / Works). Potential adverse impact that could be mitigated.
		Site below site size threshold where it would be expected to significantly affect congestion.	

Sile Suitability Assessment		
Site Reference: Parish: Size (ha): Address:	SR-0828 Epping 0.09 Green space south-west of Stonards Hill, Epping, Essex	
Primary use: Site notes:	Residential Green amenity space, covered with mature trees.	
Baseline yield:	14 dwellings	
Source for baseline yield:	Indicated in Settlement Capacity Analysis (equivalent to 158 dph)	
Site constraints:	The site is in the Epping Forest Conservation Area but sensitive design could mitigate any negative impacts.	
Site selection adjustment:	None	
Community feedback:	The Council did not consult on a growth location which covers or is near to this site.	



this site <u>14</u>



Epping Forest District Council		
Job Title		
Epping Forest Dis	strict Local Plan	
Drawing Status	Date	
Issue	March 2018	
Drawing No	Issue	
SR-0828	Rev 2	
ARUP	Epping Forest District Council	
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database ngm (2016) icrement P Corp., GEBCO, USGS, FAO, NPS, NRCAN-vey, Esri Japan, METI, Esri China (Hong Kong), swisste , and the GIS User Community ar Geographics, CNES/Airbus DS, USDA, USGS, Iby Earth



Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (all planning applications, except householder), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	The site is wholly within a Wood Pasture and Parkland BAP priority habitat, and within 3 buffers. The site is likely to affect a small area of the BAP priority habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(-)	Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.	Well screened site on edge of Conservation Area. Mitigation through screening and high quality design/materials.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(+)	Majority of the site is greenfield land within a settlement.	100% greenfield site, within an existing settlement (Epping).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.	Site is located within the settlement area and provides an opportunity for intensification. Therefore, redevelopment could enhance the character of the area, subject to sensitive design reflective the overlapping Conservation Area.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Existing access from Theydon Grove.
6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.	B324

one outdointy Assessment	
Site Reference:	SR-0829
Parish:	Epping
Size (ha):	0.63
Address:	Tesco Car Park, High Street, Epping, Essex
Primary use:	Residential
Site notes:	Well used car parking associated with Tesco.
Baseline yield:	96 dwellings
Source for	Indicated in Settlement Capacity Analysis (equivalent to 153 dph)
baseline yield:	
Site	A small area of blanket Tree Preservation Order coverage touches
constraints:	the north of the site. However sensitive design could mitigate
	impacts to these trees.
.	News
Site selection adjustment:	None
,	
0	-

Community	
feedback:	
Dwellings:	9

The Council did not consult on a growth location which covers or is near to this site. <u>96</u>

Hertford Bren Client

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0829	Rev 2
ARUI	Epping Forest District Council

NPS, NR the GIS ommunity S/Airbus DS, USDA, USGS



Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Residential development between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure likely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer for Bell Common/Ivy Chimneys LWS. The site is unlikely to affect the features and species of this LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	No known historic or visual link to historic town centre.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(+)	Site is less than 1000km from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.	100% brownfield site, within an existing settlement (Epping).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.	Site is a car park, within the settlement. It is identified as a potential regeneration area and provides an opportunity for intensification. Therefore, redevelopment subject to sensitive design could enhance the character of the area.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	(-)	the site.	The protected trees on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development
6.4 Access to site	(+)	Suitable access to site already exists.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Depot / Electric Substation). Potential adverse impact that could be mitigated.
6.6 Traffic impact	()	Moderate peak time congestion expected within the vicinity of the site.	B325
			• © Arup

Site Reference:	SR-0830
Parish:	Epping
Size (ha):	0.07
Address:	Site east of Buttercross Lane, Epping, Essex
Primary use:	Residential
Site notes:	Single dwelling house.
Baseline yield:	11 dwellings
Dasenne yielu.	
Source for baseline yield:	Indicated in Settlement Capacity Analysis
basenne yielu.	
Site	The site is in the Epping Forest Conservation Area and there is one
constraints:	Tree Preservation Order tree to the south of the site, but sensitive design could mitigate any negative impacts.
	acoign oodie magate any negative impacto.
Site selection	None
adjustment:	
•	
Community	The Council did not consult on a growth location which covers or is
feedback:	near to this site.
Dwellings:	<u>11</u>

elles Hertford Brent Client

Epping Forest District Council		
istrict Local Plan		
Date		
March 2018		
Issue		
Rev 2		
Epping Forest District Council		

and the GIS User Community lser Community , CNES/Airbus DS, USDA, USGS



Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Residential development between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure likely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is within a BAP priority habitat buffer zone. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(-)	Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.	Mitigation through high quality design/materials.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.	100% brownfield site, within an existing settlement (Epping).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	A negligible part of the site contains public open space. The proposals could be configured to avoid loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site is located within the settlement. However, the proposals are for higher density development than the neighbouring developments. Therefore, development is likely to affect the character of the area.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	(-)	the site.	The protected trees on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development
6.4 Access to site	(+)	Suitable access to site already exists.	
6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.	B326

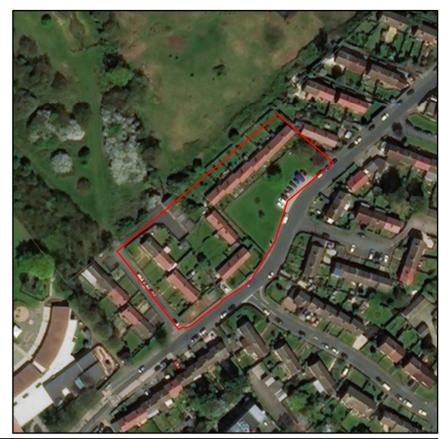
Site Reference:	SR-0831
Parish:	Epping
Size (ha):	0.57
Address:	Garage site, housing and green at Coronation Hill, Epping, Essex
Primary use:	Residential
Site notes:	A number of residential dwellings, garages and associated landscaping and car parking bays.
Baseline yield:	28 dwellings
-	
Source for baseline yield:	Indicated in Settlement Capacity Analysis (equivalent to 49 dph)
Site	Circa 10% of the site is covered by SR-0648. As such the yield is
constraints:	reduced to avoid double counting.
Site selection	Full capacity reinstated for site selection assessment (overlapping
adjustment:	site).

Community feedback:	The Council did not consult on a growth location which covers or near to this site.
Dwellings:	<u>28</u>

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Epping Forest	District Council
Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0831	Rev 2
ARUI	Epping Forest District Council
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Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Residential development between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure likely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	Although the site abuts Buffer Land to the north, it is previously developed land enveloped on three sides by existing development. The intensification of development on the site is unlikely to impact the Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is wholly within Deciduous Woodland and BAP priority habitat with no main feature buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer of Swaines Green LWS. The site is unlikely to affect the features and species of this LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated.	Possible impact on views between Epping Upland/Green and Epping. Important historical links. Setting of Grade II* Listed Building to be considered.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(+)	Site is less than 1000km from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.	100% brownfield site, within an existing settlement (Epping).
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	(-)	Development may involve the loss of public open space but there are opportunities for on-site off-setting or mitigation.	Although managed public open space located with the site, opportunities for re-configuration may enable the proposals to be delivered without loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	Site shares characteristics with the adjacent zone of moderate sensitivity. The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on adjacent landscape character area.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	The proposals are for higher density development than the neighbouring developments. Therefore, development is likely to affect the character of the area.
6.1 Topography constraints	()	Topographical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Infilled Pond). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B327
		I	© Arup

32
ervice Centre, Lindsey Street, Epping, Essex

Primary use:ResidentialSite notes:Car service centre/garage (in use)

Baseline yield: 9 dwellings

Source for Indicated in Settlement Capacity Analysis (equivalent to 47 dph) baseline yield:



Site selection None adjustment:

Community feedback:	The Council did not consult on a growth location which covers or is near to this site.
Dwellings:	9

Client

Job Title Epping Forest District Local Plan Drawing Status Issue Drawing No Issue Issue	strict Council
Drawing Status Date Issue March 2018 Drawing No. Issue	
Issue March 2018	strict Local Plan
Drawing No Issue	Date
Drawing No Issue	March 2018
	Issue
SR-0832 Rev 2	Rev 2
0	

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Criteria 1.1 Impact on Internationally Protected Sites 1.2 Impact on Nationally Protected sites 1.3a Impact on Ancient Woodland 1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland 1.4 Impact on Epping Forest Buffer Land	0 (-) 0	Score Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites). Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Qualitative Assessment Due to the development type (all planning applications, except householder), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be
1.2 Impact on Nationally Protected sites 1.3a Impact on Ancient Woodland 1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-) 0	with other sites). Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be	Due to the development type (all planning applications, except householder), development of the site is likely to pose a
1.3a Impact on Ancient Woodland 1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland			nsk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.4 Impact on Epping Forest Buffer Land		No Ancient or Veteran trees are located within the site.	
	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on setting of Conservation Area.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.	100% brownfield site, within an existing settlement (Epping).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.	Site is located on a existing industrial development, a car service centre and garage. Re-development could enhance the character of the area.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Works). Potential adverse impact that could be mitigated.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.	B328

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Site Reference:	SR-0886	
Parish:	Epping	
Size (ha):	0.01	
Address:	169 High Street, Epping, Essex, CM16 4BL	
Primary use:	Residential	
Site notes:	One commercial dwelling (Forest Carpet Centre) and land/yard to rear	
Baseline yield:	7 flats and 136 sqm of commercial floor space	
Sauraa far	Indicated in Dequest for Drs. Application Planning Advise form	
Source for baseline yield:	Indicated in Request for Pre-Application Planning Advice form (dwellings equivalent to 100 dph)	
-		
Site constraints:	The site is within the Epping Conservation Area and adjacent to St John the Baptist Church, which is a Grade II Listed Building.	
constraints.	However sensitive design could mitigate any negative impacts.	
Site selection adjustment:	None	
aujustillent.		
Community	The Council did not consult on a growth location which covers or is	
feedback:	near to this site.	

Dwellings:

<u>6</u>

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Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0886	Rev 2
	Epping Forest
ARUI	Epping Forest District Council

Sources: Earl, HERE, DeLorme, Intermap, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Earl Japan, METI, Earl China (Hong Kong), swisstopo Mapmi/ntia, © OpenStreetMap contributors, and the GIS User Community Source: Earl, DigitalGible, GeoEye, Earl Istar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRDI, ON, and the GIS User Community



Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Potential for recreational pressure effects in combination on Epping Forest Special Area of Conservation.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(++)	Opportunity for the site to enhance the significance of the heritage asset / further reveal its significance / enhance the setting.	Within Epping CA and adjacent to GII* listed church. Sensitive layout/design to reflect context, historic layout, setting of church. Potential to enhance CA by removing poorly designed '50s/'60s building.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(+)	Site is less than 1000km from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.	100% brownfield site, within an existing settlement (Epping).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	No public open space is located in the site area. Development will not involve the loss of public open space. Preliminary masterplan proposes no new public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.	Site is located within the settlement area and provides an opportunity for intensification. Therefore, redevelopment could enhance the character of the area, subject to sensitive design reflecting the sites location in a conservation area.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Graveyard / Asbestos). Potential adverse impact that could be mitigated.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.	B329
			© Arup

Site Reference:	SR-0966-Z
Parish:	Epping
Size (ha):	56.79
Address:	Land North of Stewards Green Road and east of Epping, Essex, CM16 7AT
Primary use:	Residential
Site notes:	Agricultural land

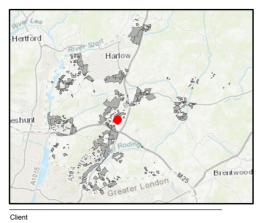
Baseline yield: 600 dwellings

Source for Indicated in representation baseline yield:

Site No constraints identified. constraints:

Site selection None adjustment:

Community
feedback:Feedback was received on EPP-H which is within or near to this
site. Refer to Appendix B1.4 for further details.Dwellings:600



Epping Forest District Council		
Job Title		
Epping Forest Dis	trict Local Plan	
Drawing Status	Date	
Issue	Date March 2018	
Drawing No	Issue	
SR-0966-Z	Rev 1	
ARUP	the ad database right (2016) nap, increment P Corp., GEBCO, USGS, FAO, NPS	

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Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Very large site circa 1.5km from Epping Forest Special Area of Conservation. Potential for recreational pressure effects in combination with other housing sites within 2km of Epping Forest Special Area of Conservation.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (over 100 residential dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is partially within three BAP priority habitat buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation could be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is adjacent to the Steward's Green Lane LWS, and within the 250m buffer zone. The site may indirectly affect the Local Wildlife Site, but mitigation can be implemented to address this.
1.7 Flood risk	(++)	Site within Flood Zone 1.	Majority of the site is in Flood Zone 1. Higher Flood Risk Zones 2 and 3a covering less than 1% are located along the southern site boundary and can be avoided through site layout.
1.8a Impact on heritage assets	(-)	Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.	Site adjacent to CA and RPG to north-east - development adjacent to these would cause harm. Scale of development erodes setting of historic town (Epping). Mitigation by developing west of site so not sprawling into open land or settings of RGP/CA.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	While part of the site contains a medium sensitivity Green Belt parcel, maintaining the setting and special character of Epping, the majority is of a low sensitivity. If released it would have limited harm to purposes of the wider Green Belt.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	95% greenfield site, adjacent to an existing settlement (Epping).
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	(+)	Development could provide an opportunity to improve links to adjacent existing public open space or provide access to open space which is currently private.	A negligible part of the site contains open space. The proposals could be configured to avoid loss of open space. An existing site masterplan identifies opportunities to provide a new country park in the development proposal.
5.1 Landscape sensitivity	()	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.	
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	The scale of the proposed development and the extent of the site, is likely to have a negative affect on the rural character of the area. Development may contribute to urban sprawl.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	There are protected trees on and/or adjacent to the site, but the percentage of the site area affected is limited, and so subject to care in the layout they would not be a significant constraint.
6.4 Access to site	(+)	Suitable access to site already exists.	Existing multiple points of access from Standards Hill and from Stewards Green Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Farmyard / Infilled Pond). Potential adverse impact could be mitigated.
6.6 Traffic impact	()	Moderate peak time congestion expected within the vicinity of the site.	B330
			© Arup

Site Reference:	SR-0977
Parish:	Epping
Size (ha):	0.13
Address:	Epping Library, St John's Road, Epping, CM16 5DN

Primary use:ResidentialSite notes:Existing library and register office building.

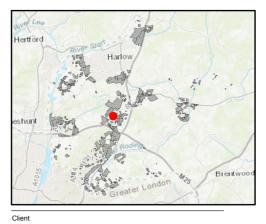
Baseline yield: 11 dwellings

Source for Assumption based on 50 dph baseline yield:

Site No constraints identified. constraints:

Site selection None adjustment:

Community
feedback:The Council did not consult on a growth location which covers or is
near to this site.Dwellings:11



Epping Forest District Council		
Job Title		
Epping Forest Di	strict Local Plan	
Drawing Status	Date	
Issue	March 2018	
Drawing No	Issue	
SR-0977	Rev 1	
ARUP	Epping Forest District Council	
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Criteria 1.1 Impact on Internationally Protected Sites 1.2 Impact on Nationally Protected sites 1.3a Impact on Ancient Woodland 1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-) 0	Score Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Qualitative Assessment Residential development located between 400m and 2km from Epping Forest Special Area of Conservation. In- combination effects from recreational pressure likely.
1.2 Impact on Nationally Protected sites 1.3a Impact on Ancient Woodland 1.3b Impact on Ancient/Veteran Trees outside of			
1.3a Impact on Ancient Woodland 1.3b Impact on Ancient/Veteran Trees outside of	0		
1.3b Impact on Ancient/Veteran Trees outside of		Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(-)	Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.	Within Epping CA and adjacent to GII* listed church, GII LB and LLB. Could be mitigated through sensitive layout/design and consideration of scale/height to reflect context, setting of church and other LBs.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(+)	Site is less than 1000km from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.	100% brownfield site, within an existing settlement (Epping).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Site identified as a potential regeneration area in Development Brief. Proposed redevelopment of a scale/density that is unlikely to impact settlement character, subject to sensitive design due to Conservation Area and setting of GII listed church.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Existing access from St John's Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Historic Chapels / Made Ground / Car Park). Potential adverse impact could be mitigated.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.	B331

	,
Site Reference:	SR-0987
Parish:	Epping
Size (ha):	0.16
Address:	Ground Floor, 28-31 Parklands and Upper Floors 32-39 Parklands, Coopersale, Epping, Essex, CM16 7RE
Primary use:	Residential
Site notes:	Retail uses and residential dwellings
Baseline yield:	20 dwellings
Source for baseline yield:	Indicated in Call for Sites 2016-2017
Site constraints:	No constraints identified.
Site selection adjustment:	None

Community
feedback:The Council did not consult on a growth location which covers or is
near to this site.Dwellings:20

Hertford Reshum Brentwood

Epping Fores	t District Council
Job Title	
Epping Fores	t District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0987	Rev 1
ARU	P Epping Forest District Council
ΑΚΟΙ	District Council

Sources: Earl, HERE, DeLormer, Intermap, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnanos Survey, Earl Japan, METI, Earl China (Hong Kong), swisstopc Mapmi/Idla, © OpenStreeMap contributors, and the GIS User Community Source: Earl, DigitalGibbe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AnorGhD, IoN, and the GIS User Community



Oracle JUISTIC Boundary Sector Constrained sector 1 Standard Sector 3/2 Sector Sec				
InductionImage: A standard of the sta	Criteria	Score		Qualitative Assessment
Index decide with the specified of the page of sector of the specified of t	1.1 Impact on Internationally Protected Sites	0		
In the standardImage: Standard S	1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk
AddensionNoNo14 mean regionNoNoNoNoNo14 mean regionNoNoNoNoNoNo14 mean regionNoNoNoNoNoNo14 mean regionNoNoNoNoNoNo15 mean regionNoNoNoNoNoNo16 mean regionNoNoNoNoNoNo16 mean regionNoNoNoNoNoNo16 mean regionNoNoNoNoNoNo16 mean regionNoNoNoNoNoNo16 mean regionNoNoNoNoNoNo16 mean regionNoNoNoNoNoNo17 mean regionNoNoNoNoNoNo18 mean regionNoNoNoNoNoNo19 mean regionNoNoNoNoNoNo10 mean regionNo <t< td=""><td>1.3a Impact on Ancient Woodland</td><td>0</td><td>Site is not located within or adjacent to Ancient Woodland.</td><td>The site is located at the edge of the 250m buffer for the Epping-Wintry Ancient Woodland. The site is therefore</td></t<>	1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	The site is located at the edge of the 250m buffer for the Epping-Wintry Ancient Woodland. The site is therefore
An interaction for a strain of a strai		0	No Ancient or Veteran trees are located within the site.	
Induction of the controlIndex to the control of the cont	1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	Site is not touching Buffer Land.
Initiation of the second sec	1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	
LinkandNumberNumber1 king and strange standing with any strange stands and stands with any strange	1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
An interview intervi	1.7 Flood risk	(++)	Site within Flood Zone 1.	
LandingIPIPIP19 mod of wath10En solver of the origination of para a larger of the origination of para a largerEndeddeddeddeddeddeddeddeddeddeddeddedded	1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on setting of Registered Park and Garden due to distance and built-up area in between.
14 Interaction10Interaction1113 Interaction10InteractionInteraction14 Interaction10InteractionInteraction15 Interaction10InteractionInteraction16 Interaction10InteractionInteraction17 Interaction10InteractionInteraction18 Interaction10InteractionInteraction19 Interaction10InteractionInteraction10 Interaction10InteractionInteraction18 Interaction10InteractionInteraction19 Interaction10InteractionInteraction10 Interaction10InteractionInteraction10 Interaction10InteractionInteraction11 Interaction10InteractionInteraction12 Interaction10InteractionInteraction13 Interaction10InteractionInteraction14 Interaction10InteractionInteraction15 Interaction10InteractionInteraction16 Interaction10InteractionInteraction17 Interaction10InteractionInteraction18 Interaction10InteractionInteraction19 Interaction10InteractionInteraction10 Interaction10InteractionInteraction11 Interaction10InteractionInteraction12 Interaction10Interaction </td <td>1.8b Impact on archaeology</td> <td>(+)</td> <td>There is a low likelihood that further archaeological assets would be discovered on the site.</td> <td></td>	1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.	
A Letter and Work Holl CH CH 1 Reading the material rank holds CH Reading the material rank holds Reading the material rank holds 21 Detere by energing the signed to the signed to the signed to the signed to the material rank holds Reading the material rank holds Reading the material rank holds 23 Detere by energing the signed to the signed to the signed to the signed to the material rank holds Reading the material rank holds Reading the material rank holds 24 Detere by energing the signed to the signed to the material rank holds Reading the material rank holds Reading the material rank holds 25 Detere by energing the signed to the signed to the material rank holds Reading the material rank holds Reading the material rank holds 26 Detere by energing the signed to the signed to the signed to the material rank holds Reading the material rank holds Reading the material rank holds 27 Detere by energing the signed to the signed t	1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
1.1 Define for the weet has sing: CP Read and the second has a single of the second has single of the second h	2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
A Linking For end of day 10 10 Information of an analysis of the section of an analysis of the section of an analysis of the section of the sectin of the section of the section of the section of the sect	3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.3 Marking of entrypeop (1) 0 3.4 Default of thy logit of the logit of entrypeop (1) 0 3.4 Default of thy logit of the logit of entrypeop (1) 0 3.5 Default of the logit of entrypeop (1) 0 3.6 Default of the logit of entrypeop (1) 0 3.6 Default of the logit of entrypeop (1) 0 3.7 Default of the logit of entrypeop (1) 0 3.6 Default of the logit of entrypeop (1) 0 3.6 Default of the logit of entrypeop (1) 0 3.6 Default of the logit of entrypeop (1) 0 3.6 Default of the logit of entrypeop (1) 0 3.6 Default of the logit of entrypeop (1) 0 3.6 Default of the logit of entrypeop (1) 0 3.6 Default of the logit of entrypeop (1) 0 3.6 Default of the logit of entrypeop (1) 0 3.6 Default of the logit of entrypeop (1) 0 3.6 Default of the logit of entrypeop (1) 0 3.6 Default of the logit of entrypeop (1) 0 3.6 Default of the logit of entrypeop (1) 0 3.6 Default of the logit of entrypeop (1) 0 3.6 Default of the logit of entrypeop (1) 0 3.6 Default of the logit of entrypeop (1) 0 3.6 Default of the logit of entrypeop (1) 0 3.6 Default of the logit of entrypeop (1)	3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
A Detailed to during interview 0 Interviewe i	3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.	
au classifier division 10 Image: Classifier division 10 36 Datance to nearest secondary school 0 3c is is determined from the nearest secondary school. Image: Classifier division Image: Classifier	3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
a duration is interast secondary lational 0 Informational secondary lational 10 1.7 Durationals to resented CP surgery 0.0 Set is between 1000m and 4000m from the nearest GP surgery Informational secondary lational Informational secondary latio	3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.1 Detailed inferences of subject 0 Internet of an optimization of the subject	3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.3 Access to statigic root nervox Image: Constraints of the static percent of the sta	3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
- In Borninetic Labor Line - End-and-and-and-and-and-and-and-and-and-a	3.8 Access to Strategic Road Network		Not applicable.	
4.2 Inpact of a granduluta initial011<	4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.	100% brownfield site, within an existing settlement (Coopersale).
4.3 Capacity in improve access to open space 0 The net of the index cape sensitivity - characteristics of the landscape sensitivity - characteristics of the landscape are able to accommodel The relevant site character context is urban and development is unlikely to adversely affect the wider landscape 5.1 Landscape sensitivity 0 Site fails within an area of low landscape sensitivity - characteristics of the landscape are able to accommodel The relevant site character context is urban and development is unlikely to adversely affect the wider landscape 5.2 Settlement character sensitivity (e) Development could detract from the existing settlement character. Proposed intensition of the site is of a significantly higher density than neiphocung development and could detracter. Impact may be mitigated by lower density. 6.1 Topography constraints 0 No topography constraints are identified in the site. Image: constraints in the site character. Impact on settlement character. 6.2 Distance to gas and oil pipelines 0 Resort on the site. Image: constraint on the site. 6.3 Impact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on the site. Existing access from Parklands. 6.4 Access to site (m) <td< td=""><td>4.2 Impact on agricultural land</td><td>0</td><td>Development of the site would not result in the loss of agricultural land.</td><td></td></td<>	4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
S. TLandscape sensitivity 0 development without significant character change. character. 5.2 Settlement character sensitivity (c) Development could detract from the existing settlement character. Proposed intensification of the site is of a significantly higher density than neighbouring development and could detract from the existing settlement character. 6.1 Topography constraints 0 No topography constraints are identified in the site. Image: Comparity constraints are identified in the site. 6.2 a Distance to gas and oil pipelines 0 Rever proposed and pipelines 0 Power lines do not pose a constraint to the site. Image: Comparity on straints are identified in the site. 6.3 Distance to gas and oil pipelines 0 Power lines do not pose a constraint to the site. Image: Comparity on straints are identified in the site. 6.3 Imgact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. Existing access from Parklands. 6.4 Access to site (m) Suitable access to site alreedy exists. Existing access from Parklands. 6.5 Contamination constraints (m) Site below site size threshold where it would be expected to significantly affect congestion. Image: Contamination (Made Ground). Potential adverse impact could be mitigated.	4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
3.2 Settlement Character Impact on settlement character. Impact may be mitigated by lower density. detrimentally impact on settlement character. Impact may be mitigated by lower density. 6.1 Topography constraints 0 No topography constraints are identified in the site. settlement character. Impact may be mitigated by lower density. 6.2 Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose and constraint to the site. settlement character. Impact may be mitigated by lower density. 6.2 Distance to gower lines 0 Gas on ot pose a constraint to the site. settlement character. Impact may be mitigated by lower density. 6.3 Impact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or settlement character. Impact may be mitigated by lower density. 6.4 Access to site (+) Suitable access to site already exists. Existing access from Parklands. 6.5 Contamination constraints (+) Ste below site size threshold where it would be expected to significantly affect congestion. Potential contamination (Made Ground). Potential adverse impact could be mitigated.	5.1 Landscape sensitivity	0		
6.1 rigbig apply constraints 0 Constraints 0 Constraints 0 Constraints Constraints 0 Constraints Constraints </td <td>5.2 Settlement character sensitivity</td> <td>(-)</td> <td>Development could detract from the existing settlement character.</td> <td>Proposed intensification of the site is of a significantly higher density than neighbouring development and could detrimentally impact on settlement character. Impact may be mitigated by lower density.</td>	5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Proposed intensification of the site is of a significantly higher density than neighbouring development and could detrimentally impact on settlement character. Impact may be mitigated by lower density.
6.2a Distance to gas and oil pipelines 0 Fund and the pipelines 0 6.2b Distance to power lines 0 Power lines do not pose a constraint to the site. 1 6.3 Inpact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. Existing access from Parklands. 6.4 Access to site (+) Suitable access to site already exists. Existing access from Parklands. 6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination (Made Ground). Potential adverse impact could be mitigated.	6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2 Distance to power lines 0 Image: Constrained to power lines 0 6.3 Impact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. Existing access from Parklands. 6.4 Access to site (+) Suitable access to site already exists. Existing access from Parklands. 6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination (Made Ground). Potential adverse impact could be mitigated.	6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.3 Impact on nee Preservation Order (FPO) 0 adjacent to the site. 6.4 Access to site (+) Suitable access to site already exists. 6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. 6.4 Traffic invest Site below site size threshold where it would be expected to significantly affect congestion. Potential contamination (Made Ground). Potential adverse impact could be mitigated.	6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.4 Access to site (*) 6.5 Contamination constraints (·) Potential contamination on site, which could be mitigated. Potential contamination (Made Ground). Potential adverse impact could be mitigated. 6.5 Contamination Site below site size threshold where it would be expected to significantly affect congestion.	6.3 Impact on Tree Preservation Order (TPO)	0		
0.5 Containing on Strains (-) Site below site size threshold where it would be expected to significantly affect congestion.	6.4 Access to site	(+)	Suitable access to site already exists.	
6.6 Traffic impact Site below site size threshold where it would be expected to significantly affect congestion. B332	6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Made Ground). Potential adverse impact could be mitigated.
	6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.	B332

Site Reference: Parish: Size (ha): Address:	SR-0996 Epping 0.14 Newstead, 19 Coopersale Common, Coopersale, Epping, Essex, CM16 7QS
Primary use:	Residential
Site notes:	Single detached dwelling

Baseline yield: 8 dwellings

Source for Indicated in planning application baseline yield:

Site No constraints identified.

Site selection None adjustment:

Community
feedback:The Council did not consult on a growth location which covers or is
near to this site.Dwellings:8

Hertford Breading eshunt Brentwood

Job Title	
Epping Fores	t District Local Plan
Drawing Status	Date
lssue	March 2018
Drawing No	Issue
	Rev 1

Sources Earl, HERE, DeLome, Intermap, Increament P.Corp., GEBCO, USGS, FAO, NPS, NRCAN, Sources Earl, HERE, DeLome, Intermap, Increament P.Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Earl Japan, METI, Earl China (Hong Kong), swisstopo Source: Earl, Optications, GeoSey, Earthstar Geographics, CNES/Arbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (all development except householder applications), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	The site is located at the edge of the 250m buffer for the Epping-Wintry Ancient Woodland. The site is therefore unlikely to affect Ancient Woodlands due to the separation distance.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is wholly within Deciduous Woodland and Wood Pasture and Parkland buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation could be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on setting of Registered Park and Garden due to distance and built-up area in between.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(+)	Majority of the site is greenfield land within a settlement.	75% greenfield site, within an existing settlement (Coopersale).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Proposed intensification of the site is of a higher density than surrounding development and would involve the loss of trees. Development is likely to detrimentally impact on the character of the settlement.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Existing access from Coopersale Common.
6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.	B333

Site Reference:	SR-1002
Parish:	Epping
Size (ha):	0.43
Address:	Land to the rear of Bridge Hill, Epping, Essex, CM16 4ER

Primary use:ResidentialSite notes:Vacant field

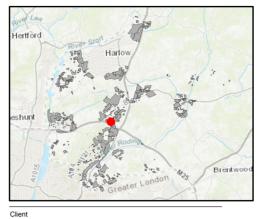
Baseline yield: 13 dwellings

Source for Assumption based on 30 dph baseline yield:

Site No constraints identified. constraints:

Site selection None adjustment:

Community
feedback:Feedback was received on EPP-F which is within or near to this
site. Refer to Appendix B1.4 for further details.Dwellings:13



Job Title	
	t District Local Plan
_ppg : 0.00	
Drawing Status	Date
lssue	March 2018
Drawing No	Issue
SR-1002	Rev 1
ARUI	P Epping Forest District Council

Sources: Earl, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBae, IGN, Kadaster NL, Ordnance Survey, Earl Japan, METT, Earl China (Hong Kong), swisstopo, MapmyIndia, G DenStreetMap, contributors, and the GIS User Community Source: Earl, DigitalGicbo, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRD, IGN, and the GIS User Community



Category integers into a long i				
N Monton (Non-Non-Non-Non-Non-Non-Non-Non-Non-Non-	Criteria		Score	Qualitative Assessment
Ministerio waterMinisterio waterMinisterio waterMinisterio waterMinisterio waterCharanza AdvanceGaloSchool School Sch	1.1 Impact on Internationally Protected Sites	(-)		
LinktureLowLowLinkture large definition10Material sector definitionInternational sector definitionLinkture large definition0Material sector	1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	The proposed development does not exceed Impact Risk Zone consultation thresholds and is unlikely to result in any adverse effects.
Number Network C Image of the second	1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
Charlenge constructionConstructionConstructionConstructionLinks at a large constructionConstructionConstructionConstructionLinks at large constructionConstructionConstructionConstructio		0	No Ancient or Veteran trees are located within the site.	
1 Induction with some interval2 inIntervalInterval1 Green in outside some interval3 inIntervalInterval1 Ansam3 inIntervalIntervalInterval1 Ansam3 inIntervalIntervalInterval1 Ansam3 inIntervalIntervalInterval1 Ansam3 inIntervalIntervalInterval1 Ansam3 inIntervalIntervalInterval1 Ansam3 inIntervalIntervalInterval2 Ansam3 inIntervalIntervalInterval3 Interval3 inIntervalIntervalInterval3 Interval	1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1 Nuclear Nucl	1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	
I A trainIntelligence12 migration(1)Restance and the stand status of the future and the of the future and the of the future and the status of the future and t	1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
Index manuacianInInInformation12 mapped submittedSee a low include that with a delenging and in socie for delenging and index of delenging and delenging and index of delenging and	1.7 Flood risk	(++)	Site within Flood Zone 1.	
Interpret of a darked 19 and the set of the a darked of ansis the ride of a dark of a cost of a dark of a	1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on setting of Conservation Area due to distance and built-up surroundings.
1 interval 1 interval 2 int	1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.	
All control content con	1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
1 Indication that interest	2.1 Level of harm to Green Belt	()		
3.1 Distance is reversel, tota starp (1) (1) 3.2 Distance is employment licitations (1) Site is altern 10000 of an analytyment attalectation. (1) 3.2 Distance is employment licitations (1) Site is altern 10000 of an analytyment attalectation. (1) 3.4 Distance is biod intenties (1) Site is altern 10000 of an analytyment attalectation. (1) 3.5 Distance is reversel intentifymmy school (2) Site is altern 10000 of the means of independent of the agency school. (1) 3.6 Distance is reversel intentifymmy school (2) Site is between 10000 of the means of independent of the agency (2) 3.6 Distance is reversel intentifymmy school (2) Site is between 10000 of the means of independent of the agency (2) 3.6 Distance is reversel intentifymmy school (2) Site is between 10000 of the means of independent of the agency (2) 3.6 Distance is reversel (0) (2) Not school of the end of the agency (2) (2) 3.6 Distance is reversel (0) (2) Descioner of the as and/or reversel (0) augucy (2) (2) 3.6 Distance is reversel (0) (2) Descioner of the as and/or reversel (0) augucy (2) (2) (2) 3.6 Distance is reversel (0)<	3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.3 Database (1) Fund on the base 3.4 Database (1) Set bases Set bases Set bases 3.4 Database (1) Set bases Set bases Set bases 3.5 Database (1) Set bases Set bases Set bases Set bases 3.6 Database Incomparity (1) Set bases	3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
A Home in the local minitizes O Interaction of the local minitizes O 3.6 Delating to market life in based and information of the market infant/primary school. 0 8 to less than 1000m from the nearest infant/primary school. 1 3.6 Delating to market secondary school 0 8 to less than 1000m from the nearest infant/primary school. 1 3.7 Delating to market secondary school 0 8 to less theme 1000m and 4000m from the nearest infant/primary school. 1 3.8 Delating to market secondary school 0 8 to applicate. 1 1 3.8 Delating to market secondary school 1 1 1 1 1 3.8 Delating to market secondary school 1	3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.3 Description for branchism interprinting yearboar 0.0 Set is between 1000m mode 4000m from the nearest secondary school. 3.6 Destance to nearest secondary school 0.0 Set is between 1000m and 4000m from the nearest GP surgery. Image: Comparison of the set is set in the nearest of the surgery. 3.6 Destance to nearest GP surgery 0.0 Set is between 1000m and 4000m from the nearest GP surgery. Image: Comparison of the set in the nearest GP surgery. 3.6 Access to Stating from Nework 0.0 Mole splicable. Set in the set in the set in a set in the loss of agricultural land. Set in the set in a set in the loss of agricultural land. 4.1 Brownfield and Greenfield Land 0.0 Development of the set would not result in the loss of agricultural land. Set first set in an anal of modulu indicaces ensativity. Set first set in an anal of modulu indicaces ensativity. Set first set in an anal of modulu indicaces ensativity. Set first set in an anal of modulu indicaces ensativity. Set first set in an anal of modulu indicaces ensativity. Set first set in an anal of modulu indicaces ensativity. Set first set in an anal of modulu indicaces ensativity. Set first set in an anal of modulu indicaces ensativity. Set first set in an anal of modulu indicaces ensativity. Set first set in an anal of modulu indicaces ensativity. Set first set in an anal of modulu indicaces ensativity. Set first set in an anal of modulu indicaces ensativity. Set first set in an anal of modulu indicaces	3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
13 Classified in the last sectority formal 10 Information of the last sectority formal 13 Classified in the last sectority formal 10 Set is between 1000m and 4000m from the nearest OP surpery. Information of the last set sectority formal Information of the last sectority formation o	3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.7 Desinted to the tasks of stagley 0 Interfact of tabley 0 3.8 Access to Strategic Road Network 1. Not apticuble. 80% greenfield Land 60 4.1 Brownfield and Greenfield Land 60 Motory of the site is greenfield land adjacent to a settlement. 80% greenfield site, adjacent to an existing settlement (Epsing). 4.2 Impact on agricultural land 60 Development of the site would not result in the loss of agricultural land. Interface tabley 4.3 Capacity to improve access to open space. 0 Development unitary to involve the loss of agricultural land. Interface tabley to improve access to open space. 5.1 Landscape sensitivity 60 Stef files within a area of modulum indicape sensitivity - dranceteristics of the landscape are resilient to drange. Stef files within a area of modulum indicape sensitivity - dranceteristics of the landscape area of a low density development to the rear of graders and not likely to import we cancet area. 5.1 Landscape sensitivity 60 Development a unitary to bave an effect on settement character. Propositi are of a low density development to the rear of graders and not likely to import the settement duracter. 5.2 Settement character sensitivity 0 Restogramma effect on settement character. Propositi area of a low density development to not likely to import the settement duracter. 6.2 Delsince to gas and oil pipelines 0 <td>3.6 Distance to nearest secondary school</td> <td>0</td> <td>Site is between 1000m and 4000m from the nearest secondary school.</td> <td></td>	3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.6 Access to stating it Noti integrit to its integrit integri	3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
1 - I downined and speciented calls 10 Performance Performance 4.2 impact on agricultural land 0 Development of the site would not result in the loss of agricultural land. Performance 4.3 Capacity to improve access to open space 0 Development unlikely to involve the loss of public open space. Site shares characteristics with the adjacent landscape character area. The form and extent of any development without significant character change. Site shares characteristics with the adjacent landscape character area. The form and extent of any development without significant character change. 5.2 Settlement character sensitivity 0 Development is unlikely to have an effect on settlement character. Proposalia are of a low density development to avoid potential adverse impact on wider landscape character. 6.1 Topography constraints 0 No topography constraints are identified in the site. Proposalia are of a low density development is unlikely to affect the site. 6.2 Distance to gas and oil pipelines 0 Rear of pipelines do not pose any constraint to the site. Image: Site share constraint on adjacent of the site. 6.3 Impact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent for the site. 6.4 Access to site (P) Sublea access to site all eady exists. Existing access from Bridge Hill.	3.8 Access to Strategic Road Network		Not applicable.	
1.2 Inpact on agricultural and 0 Production of agricultural and 0 4.3 Capacity to improve access to open space 0 Development unlikely to involve the loss of public open space. 5.1 Landscape sensitivity (+) Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change Site shares characteristics with the adjacent landscape character area. The form and extent of any development without significant character change. 5.2 Settlement character sensitivity 0 Development is unlikely to have an effect on settlement character. Proposats are of a low density development to the near of gardens and not likely to impact the setting of the Conservation Area due to distance and urban setting. Therefore development is not likely to affect the setting of the Staracter. 6.1 Topography constraints 0 No topography constraints are identified in the site. Conservation Area due to distance and urban setting. Therefore development is not likely to affect the setting of the site. 6.2 Distance to gas and oil pipelines 0 Power lines do not pose a constraint to the site. Image: Conservation Order (TPO) 6.3 Impact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected frees either on or adjacent to the site. Existing access from Bridge Hill. 6.4 Access to site (+) Sublable access to site already exists. Existing acces	4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	80% greenfield site, adjacent to an existing settlement (Epping).
4.3 Capacity to improve access to open space 0 International endergy of the functional endergy endergy of the functional endergy enderg	4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
5.1 Landscape sensitivity CP and able to absorb development without significant character change. have to be sensitive to the location to avoid potential adverse impact on wider landscape character. 5.2 Settlement character sensitivity 0 Development is unlikely to have an effect on settlement character. Proposals are of a low density development to the rear of gardens and not likely to impact the settlement character. 6.1 Topography constraints 0 No topography constraints are identified in the site. Conservation Area due to distance and urban setting. Therefore development is not likely to affect the settlement character. 6.2 a Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose any constraint to the site. Image: Conservation Area due to distance and urban setting. Therefore development is not likely to affect the settlement character. 6.2 b Distance to gas and oil pipelines 0 Power lines do not pose a constraint to the site. Image: Conservation Area due to distance and urban setting. 6.3 Impact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. Existing access from Bridge Hill. 6.4 Access to site (+) Sutable access to site already exists. Existing access from Bridge Hill. 6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Po	4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.2 Settlement character sensitivity 0 Conservation Area due to distance and urban setting. Therefore development is not likely to affect the settlement character. 6.1 Topography constraints 0 No topography constraints are identified in the site. Image: Conservation Area due to distance and urban setting. Therefore development is not likely to affect the settlement character. 6.2a Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose any constraint to the site. Image: Conservation Order (TPO) 6.2b Distance to power lines 0 Power lines do not pose a constraint to the site. Image: Conservation Order (TPO) 6.3 Impact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. Existing access from Bridge Hill. 6.4 Access to site (+) Suitable access to site already exists. Existing access from Bridge Hill. 6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination (Lock-up Garages / Made Ground). Potential adverse impact could be mitigated.	5.1 Landscape sensitivity	(-)		Site shares characteristics with the adjacent landscape character area. The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on wider landscape character.
0.1 Hopography Constraints 0 Performance Image: Constraints 0 Performance 6.2a Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose any constraint to the site. Image: Constraint to the site. Image: Constraint to the site. 6.2b Distance to power lines 0 Power lines do not pose a constraint to the site. Image: Constraint to the site. Image: Constraint to the site. 6.3 Impact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. Existing access from Bridge Hill. 6.4 Access to site (+) Suitable access to site already exists. Existing access from Bridge Hill. 6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination (Lock-up Garages / Made Ground). Potential adverse impact could be mitigated. 6.4 Access to site Site below site size threshold where it would be expected to significantly affect congestion. Potential contamination (Lock-up Garages / Made Ground). Potential adverse impact could be mitigated.	5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Conservation Area due to distance and urban setting. Therefore development is not likely to affect the settlement
6.24 Distance to gas and oil pipelines 0 Interview of the site of	6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.20 Distance to power lines 0 Image: constrained to power lines 0 6.3 Impact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. 6.4 Access to site (+) Suitable access to site already exists. Existing access from Bridge Hill. 6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination (Lock-up Garages / Made Ground). Potential adverse impact could be mitigated. 6.6 Turffic incendence Site below site size threshold where it would be expected to significantly affect congestion. Description	6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.3 impact on the Preservation Order (1PO) 0 adjacent to the site. 6.4 Access to site (+) Suitable access to site already exists. Existing access from Bridge Hill. 6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination (Lock-up Garages / Made Ground). Potential adverse impact could be mitigated. 6.0 Tartific innection Site below site size threshold where it would be expected to significantly affect congestion. Existing access from Bridge Hill.	6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
0.4 Access to site (+) 0.4 Access to site (+) 0.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination (Lock-up Garages / Made Ground). Potential adverse impact could be mitigated. 0.0 Turffic innect Site below site size threshold where it would be expected to significantly affect congestion.	6.3 Impact on Tree Preservation Order (TPO)	0		
6.5 Containing of constraints (-) Site below site size threshold where it would be expected to significantly affect congestion.	6.4 Access to site	(+)	Suitable access to site already exists.	Existing access from Bridge Hill.
6.6 Traffic impact Site below site size threshold where it would be expected to significantly affect congestion.	6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Lock-up Garages / Made Ground). Potential adverse impact could be mitigated.
	6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.	B334

Site Reference:	SR-1018
Parish:	Epping
Size (ha):	0.22
Address:	1-5 Stonards Hill, Epping, Essex, CM16 4QE

Primary use:ResidentialSite notes:Three single dwellings

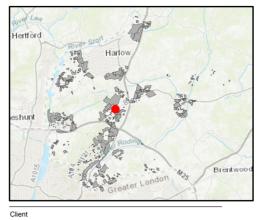
Baseline yield: 27 dwellings

Source for Indicated in pre-application request baseline yield:

Site No constraints identified. constraints:

Site selection None adjustment:

Community
feedback:The Council did not consult on a growth location which covers or is
near to this site.Dwellings:27



Job Title	
Epping Forest Dis	strict Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-1018	Rev 1

Sources: Est, HERE, DeLome, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBae, IGN, Kadaater NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo Mapmi/rida, © porsitizentikapa contributors, and the GIS User Community Source: Esri, DigitalGiobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AaroGRDI, ON, and the GIS User Community



IndexImage: space	<u></u>			
Induction by Lange of the state of the st	Criteria		Score	Qualitative Assessment
InductionInterpretationInterpretationInterpretationInterpretationInductionInterpretationInterp	1.1 Impact on Internationally Protected Sites	0		
Landical decisionNNLandical decisionNMarket definition of decision o	1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk
Jake State Sta	1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
Number of the second		0	No Ancient or Veteran trees are located within the site.	
Induction ControlColControl<	1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
Number of	1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	
UnitedUnitedUnited1-landard and united statesGelSelected states and united states and	1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
Unit instanceApproxApproxApproxApproxApprox11 instance10Embraged and and any and a particular data in the stand or of the data or of t	1.7 Flood risk	(++)	Site within Flood Zone 1.	
Lati Max ConstructionViewReceiver and an interfact and a field of our an earlyImage of an early18 max of an earlyViewSee to check of a second a field of our an earlySee to check of a second a field of our an early11 Check of an in a second a field of our an earlySee to check of a second a field of our an earlySee to check of a second a field of our an early11 Check of an in a second a field of our an earlySee to check of a second a field of our an earlySee to check of a second a field of our an early12 Check on a second a field of our an earlySee to check of a second a field of our an earlySee to check of a second a field of our an early13 Check on a second a field of our an earlySee to check of a second a field of our an earlySee to check of a second a field of our an early13 Check on a second a field of our an earlySee to check of a second a field of our an earlySee to check of a second a field of our an early13 Check on a second a versionSee to check of a second a field of our an early of a second a field of our	1.8a Impact on heritage assets	(-)		
IntercontantColIntercontantColIntercontant21 Guard bin with in the statistic length of the first statistic length of the first statisticColCol31 Guard bin meet statistic statisticColSix barbanes that statisticCol32 Guard bin meet statisticColSix barbanes that statisticCol33 Guard bin meet statisticColSix barbanes that statisticCol34 Guard bin meet statisticSix barbanes that statisticSix barbanes that statisticCol35 Guard bin meet statisticSix barbanes that statisticSix barbanes that statisticCol36 Guard bin meet statisticSix barbanes that statisticSix barbanes that statisticSix barbanes that statistic37 Guard bin meet statisticSix barbanes that statisticSix barbanes that statisticSix barbanes that statistic37 Guard bin meet statisticSix barbanes that statisticSix barbanes that statisticSix barbanes that statistic38 Guard bin meet statisticSix barbanes that statisticSix barbanes that statisticSix barbanes that statistic39 Guard bin meet statisticSix barbanes that statisticSix barbanes that statisticSix barbanes that statistic31 Guard bin meet statisticSix barbanes that statisticSix barbanes that statisticSix barbanes that statistic31 Guard bin provide statisticSix barbanes that statisticSix barbanes that statisticSix barbanes that statistic31 Guard bin provide statisticSix barbanes that statisticSix barbanes that statisticSix barbanes that statistic <td>1.8b Impact on archaeology</td> <td>(-)</td> <td></td> <td></td>	1.8b Impact on archaeology	(-)		
A Lock of brief does not in assertion in a lock of all backson 100 more 4000m to the section in a backson. A constrained of a section in a lock of all backson 100 more 4000m to the section. 1 D Backson for in reasert in inhubstantion. 0 Relatively 4000m to the section in a lock of all backson. Interpreter the section in a lock of all backson. 3 D Backson for intersect in inhubstantion. 0 Relatively 1000m to the section in a lock of all backson. Interpreter the section in a lock of all backson. 3 D Backson for intersect in inhubstantion. 0 Relatively 1000m to the section inhubstantion. Interpreter the section inhubstantion. 3 D Backson for intersect inhubstantion. 0 Relatively 1000m to the section inhubstantion. Interpreter the section inhubstantion. 3 D Backson for intersect inhubstantion. 0 Relatively 1000m to the section inhubstantion. Interpreter the section inhubstantion. 3 D Backson for intersect inhubstantion. 0 Relatively 1000m to the section inhubstantion. Interpreter the section inhubstantion. 3 D Backson for intersect inhubstantion. 0 Relatively 1000m to the section inhubstantion. Interpreter the section inhubstantion. 3 D Backson for intersect inhubstantion. 0 Relatively 1000m to the section inhubstantion. Relatively 1000m to the section inhubstantion. 3 D Backson for intersect in inhubstantion. 0 Relatively 1000m to the section inhubstantion inhubstantion. 3 D Bac	1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
1 I cluster for the factor functional state CP Performance 12 Delates to asseet that stop CP See with 900m of a sea with; Performance 3 Delates to mode/weet locations CP See with 900m of a sea with; Performance 3 Delates to bool meeting CP See with 900m of a sea with; Performance 3 Delates to bool meeting CP See with 900m of a sea with; Performance 3 Delates to bool meeting CP See with 900m of a sea with; Performance 3 Delates to bool meeting CP See with 900m of a sea with; Performance 3 Delates to bool meeting CP See with 900m of a sea with; Performance 3 Delates to base of CP supper, CP See with 900m of a sea with; Performance 3 Delates to base of CP supper, CP See with 900m of a sea with; Performance 3 Delates to base of CP supper, CP See with 900m of a sea with; Performance 4 Departed to sea with 900m of a sea with 900m of a sea with; Performance Performance Performance 4 Departed to sea with 900m Performance Performance Performance Performance 5 Delates to to performan	2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
A L denied in Freendrick of edge 10 Image: Control of edge 10 13 Denies the employment freedrick of edge 10 Image: Control of edge 10 14 Denies the employment freedrick of edge 10 Image: Control of edge 10 15 Denies the employment freedrick of edge 10 Image: Control of edge 10 16 Denies the resett indepiring school 10 Image: Control of edge 10 17 Denies the resett indepiring school 10 Image: Control of edge 10 18 Denies the resett indepiring school 10 Image: Control of edge 10 19 Denies the resett indepiring school 10 Image: Control of edge 10 10 Denies the resett indepiring school 10 Image: Control of edge 10 10 Denies the resett indepiring school 10 Image: Control of edge 10 11 Denies the resett indepiring school 10 Image: Control of edge 10 12 Denies the resett indepiring school 10 Image: Control of edge 10 13 Denies the resett indepiring school 10 Image: Control of edge 10 14 Denies the resett indepiring school 10 Image: Control of edge 10 14 Denies the resett indepiring school 10 Image: Control of edge 10 10 <td>3.1 Distance to the nearest rail/tube station</td> <td>0</td> <td>Site is between 1000m and 4000m from the nearest rail or tube station.</td> <td></td>	3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
A S default distription location initial A Glearine to boal members initial B Glearine to breaket GP support initial degree field initial B Glearine to breaket GP support initial degree field initial B Glearine to breaket GP support initial degree field	3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
A Default of Unit method CP Include the function of the second of t	3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
a Distance to interfer initial plane you of initin plane you of initial plane you of initial plane you o	3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
A is dilating to the interest sectorality storol 0 Image: Control Image: Control 3.7 Dilating to inserve CP surgery (4) Site is less than 1000m from the nearest GP surgery. Image: Control Image: Control 3.8 Abcess to Strategic Road Network Image: Control Not applicable. Image: Control Zite is nearest CP surgery Zite is nearest Contrecontex Control Control Zite is	3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
a. I. Detailed Vietnets & Grugey (V) (V) Access to Strategic Road Network (V) 3.8 Access to Strategic Road Network (A) Not applicable. 20% 4.1 Brownfield and Greenfield Land (A) Montport of the site previously developed land within or adjacent to a settlement. 20% brownfield site, within an existing settlement (Epping). 4.2 Impact on agricultural land (A) Development of the site would not result in the loss of agricultural land. 1 4.3 Capacity to improve access to open space. (A) Development in unlikely to involve the loss of agricultural land. Ibe release sensitivity 6.1 Landscape sensitivity (A) Ste fully within an arree of low landscape sensitivity - characteristics of the landscape are able to accommonable Ibe release the sensitivity of advectoryment is unlikely to landscape sensitivity - characteristics of the landscape are able to accommonable Ibe release the sensitivity of advectoryment is unlikely to landscape are able to accommonable Ibe release the sensitivity of advectoryment is unlikely to landscape are able to accommonable Ibe release the sensitivity of advectoryment is unlikely to landscape are able to accommonable Ibe release the sensitivity of advectoryment is unlikely to landscape are applicable. 6.1 Topographic constraints (A) Revelopment is unlikely to land and excelopment. Ibe release the sensitivity of advectoryment and therefore is unlikely to advecomment would not be constrained by the pres	3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.8 Access to strategic root retrorts Image: Contract of the stree is previously developed and within or adjacent to a settlement. The formation of the stree is previously developed and within or adjacent to a settlement. 4.1 Brownfield and Greenfield Land Image: Contract of the stree would not result in the loss of aplicultural land. Image: Contract of the stree would not result in the loss of aplicultural land. 4.2 Lapacity to improve access to open space. Image: Contract of the stree would not result in the loss of aplicult open space. Image: Contract stree street st	3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
A. I provintion and streamed Link Interference Link Interference Link Interference Link 4.2 Impact on agricultural land 0 Development unlikely to involve the loss of agricultural land. Interference Link 4.3 Capacity to improve access to open space 0 Development unlikely to involve the loss of public open space. Interference Link 5.1 Landscape sensitivity 0 Ste fails within an area of low landscape sensitivity - characteristics of the landscape are able to accommode development is unlikely to adversely affect the wider landscape 5.2 Settlement character sensitivity 0 Development unlikely to adversely affect the wider landscape are able to accommode development. Proposed flatted residential development refercts neglobuling development and therefore is unlikely to affect the sider Building. 6.1 Topography constraints 0 Development unlikely to adversely affect the side. Proposed flatted residential development refercts neglobuling development and therefore is unlikely to affect the side Building. 6.2 Distance to gas and oil pielines 0 Gas or oil pielines do not pose an constraint to the side. Interference Linkel Building. 6.3 Impact on Tree Preservation Order (TPO) 0 The interset y advector development would not be constrained by the preserve of protected trees either on or adjacent to the side. Existing access from Stonards Hill. 6.4 Access to site 0 <t< td=""><td>3.8 Access to Strategic Road Network</td><td></td><td>Not applicable.</td><td></td></t<>	3.8 Access to Strategic Road Network		Not applicable.	
4.2 impact of agriculture and 0 International and of a contractional and contractina and conteditional and contractional and contractina	4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.	70% brownfield site, within an existing settlement (Epping).
4.3 Capacity to improve access to open space 0 International control open space 0 5.1 Landscape sensitivity 0 Site fails within an area of low landscape sensitivity - characteristics of the landscape are able to accommodal development is unlikely to adversely affect the wider landscape 5.2 Settement character sensitivity 0 Development is unlikely to have an effect on settement character. Persoand fatted residential development releases neighbouring development and therefore is unlikely to affect settement character, subject to sensitive design, density, layout and scale adjacent to Conservation Area and Grade II Listed Building. 6.1 Topography constraints 0 Development is unlikely to have an effect on settement character. Persoand fatted residential development releases neighbouring development and therefore is unlikely to affect uset Building. 6.1 Topography constraints 0 Development and the site. Persoand fatted residential development releases neighbouring development. 6.2a Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose an constraint to the site. International development would not be constrained by the presence of protected free settler on a fatted residential development settle. 6.3 Impact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected free settler on a fatted residential contamination identified. No potential contamination identified. 6.4 Access to si	4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
5.1 Landscape sensitivity 0 development without significant character change. character. 5.2 Settlement character sensitivity 0 Development is unlikely to have an effect on settlement character. Character sensitivity 6.1 Topography constraints (-) Topographical constraints in the site may preclude development. character, subject to sensitive design, density, layout and scale adjacent to Conservation Area and Grade II 6.2 a Distance to gas and oil pipelines 0 Ges or oil pipelines do not pose any constraint to the site. character settlement character settlement character subject to sensitive design, density, layout and scale adjacent to Conservation Area and Grade II 6.2 a Distance to gas and oil pipelines 0 Ges or oil pipelines do not pose any constraint to the site. character settlement of the site. 6.3 Impact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. Existing access from Stonards Hill. 6.4 Access to site 0 No contamination issues identified on site to date. No potential contamination identified. 6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified.	4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
3.2 Settlement character, subject to sensitive design, density, layout and scale adjacent to Conservation Area and Grade II 6.1 Topography constraints (-) Topographical constraints in the site may preclude development. International development is the site may preclude development. 6.2 Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose a constraint to the site. International development is the site may preclude development. 6.2 Distance to gas and oil pipelines 0 Power lines do not pose a constraint to the site. International development would not be constrained by the presence of protected trees either on or adjacent to the site. 6.3 Impact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. Existing access from Stonards Hill. 6.4 Access to site (+) Suitable access to site already exists. Existing access from Stonards Hill. 6.5 Contamination constraints 0 No contamination issue identified on site to date. No potential contamination identified.	5.1 Landscape sensitivity	0		
6.1 hpdglaphy Constraints Characterization of the state of the	5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	settlement character, subject to sensitive design, density, layout and scale adjacent to Conservation Area and Grade II
0.2 a bistance to gas and oil pipelines0Addition of the set of th	6.1 Topography constraints	()	Topographical constraints in the site may preclude development.	
6.2 Distance to power lines 0 Image: Continue to power lines 0 6.3 Impact on Tree Preservation Order (TPO) 0 adjacent to the site. adjacent to the site. 6.4 Access to site (+) Suitable access to site already exists. Existing access from Stonards Hill. 6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified.	6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.3 Impact of The Preservation Order (TPO) 0 adjacent to the site. adjacent to the site. 6.4 Access to site (+) Suitable access to site already exists. Existing access from Stonards Hill. 6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified.	6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.4 Access to site (*) 6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified. c.6 Traffic impact (*)	6.3 Impact on Tree Preservation Order (TPO)	0		
6.5 Contamination constraints 0 6.6 Traffic impact Low level congestion expected at peak times within the vicinity of the site.	6.4 Access to site	(+)	Suitable access to site already exists.	Existing access from Stonards Hill.
6.6 Traffic impact (-) Low level congestion expected at peak times within the vicinity of the site. B335	6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.
	6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	B335

Site Reference:	SR-1021
Parish:	Epping
Size (ha):	0.05
Address:	Land to rear of 287-291 High Street, Epping, Essex, CM16 4DA

Primary use:ResidentialSite notes:Derelict land

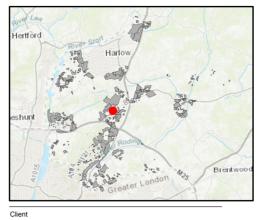
Baseline yield: 7 dwellings

Source for Indicated in pre-application request baseline yield:

Site No constraints identified. constraints:

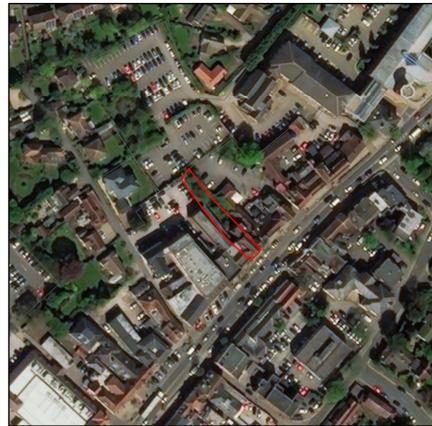
Site selection None adjustment:

Community
feedback:The Council did not consult on a growth location which covers or is
near to this site.Dwellings:7

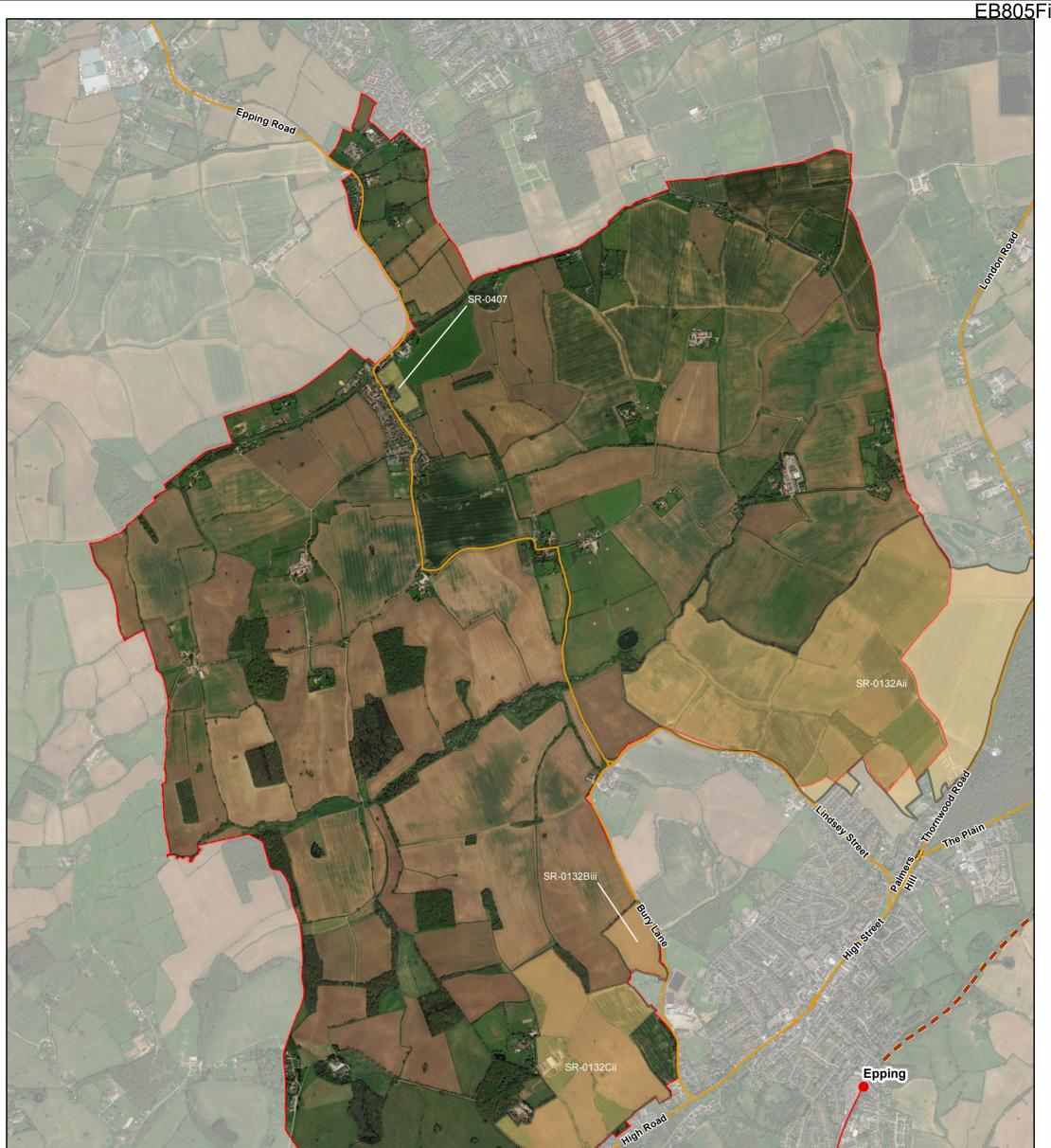


trict Local Plan
Date
March 2018
Issue
Rev 1

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-			
Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Residential development located between 400m and 2km from Epping Forest Special Area of Conservation. In- combination effects from recreational pressure likely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	The proposed development does not exceed Impact Risk Zone consultation thresholds and is unlikely to result in any adverse effects.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is wholly within a BAP priority habitat with no main feature and Wood Pasture and Parkland buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation could be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(-)	Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.	Within Epping Conservation Area but high quality design/materials would make conversion/extension scheme acceptable.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.	75% brownfield site, within an existing settlement (Epping).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Proposed development provides an opportunity to reinforce the character of the area, subject to sensitive design reflecting the surrounding Conservation Area
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Existing access from High Street.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Dry Cleaners). Potential adverse impact could be mitigated.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.	B336
			© Arup



Report on Site Selection	Drawing No. EFDC-S2-007-Rev2	Content Residential Sites for Stage 2 and Stage 6.2	Legend
ARUP	Date: March 2018	Assessment in Epping Upland	Residential sites assessed at Stage 2 and Stage 6.2
Epping Forest District Council	Scale: 1:20,000 @A3	Source: Esri, DigitalGiobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community. Contains Ordnance Survey & Royal Mail Data (c) Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016	Parish Boundary This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix. B337

		10.1
Site Reference:	SR-0132Aii	Hertfor
Parish:	Epping Upland	5
Size (ha):	199.54	
Address:	Land north-east of Lindsey Street (B181) and west of High Road (B1393), Epping	
Primary use:	Residential	eshunt
Site notes:	Large swathe of land between Epping and Harlow. Could support a new settlement development or smaller development plots adjacent to existing settlements (e.g. urban extensions to Epping).	Afre-
Baseline yield:	Capacity not indicated by promoter, and has been estimated.	5 J
Source for	Assumption based on 30 dph.	Client
baseline yield:		Eppir
		Job Title
		Eppir
Site constraints:	None	Drawing
constraints.		lssue
		Drawing
Site selection	None	SR-0
adjustment:		A]

feedback:	n
Dwellings:	5

The Council did not consult on a growth location which covers or is near to this site. **596**

Hertford Beshunt Beshunt Breater London Breater London

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0132Aii	Rev 2
ARUF	Epping Forest District Council www.sppingforestdc.gov.uk

Contains Vo data & Viowi copyright and database ngri (2016) Sources: Earl, HERE, Det Come, Intermap, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Earl Japan, METI, Earl China (Hong Kong), awastopo Magmy India, & OpenStreiekBay contributors, and the GIS User Community SerroGRID, IGN, and the GIS User Community



<u>Bweinings.</u>			
Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Residential development partially located between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure and air quality likely.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (all planning applications, except householder), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	(-)	Site is adjacent to or contains Ancient Woodland but possible effects can be mitigated.	The site is adjacent to the Epping-Wintry Ancient Woodland. The site may directly affect a portion of the Ancient Woodland, but impacts may be mitigated against through considered masterplanning.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.	There are 11 Ancient trees directly affected by the site. The trees are concentrated at the edge of the site. Impacts to the Ancient trees may be mitigated due to the low density and by considered masterplanning or translocation.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	The site encompasses two areas of BAP priority habitat and is in two habitat buffer zones. It has one BAP priority species recorded in north east of the site. The site is likely to directly affect the habitats and species, but this can be mitigated.
1.6 Impact on Local Wildlife Sites	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	The site encompasses the whole of Wintry Wood, Lindsey Street LWS and a small portion of the Bell Common/lyy Chimneys LWS and Thornwood LNR LWS. The site may directly affect some of the features and species of these LWS but effects can be mitigated.
1.7 Flood risk	(++)	Site within Flood Zone 1.	The majority of the site is in Flood Zone 1. Flood Zones 3b and 3a affect part of the site towards the west and centre, however risk can be mitigated through site layout.
1.8a Impact on heritage assets	(-)	Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.	Potential substantial harm to Epping CA and LBs by interrupting long views over open landscape between Epping and Epping Upland - relationship both visual and historic. Merging of Epping and Thornwood could also cause harm to historic settlement patterns
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	Nearly the entire site is located within a high sensitivity parcel, which makes a relatively strong contribution to maintaining the historic setting of Epping. If the site was released it may harm the purposes of the wider Green Belt.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	95% greenfield site, adjacent to an existing settlement (Epping).
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	(+)	Development could provide an opportunity to improve links to adjacent existing public open space or provide access to open space which is currently private.	A negligible part of the site contains public open space. Site adjacent to existing public open space and could provide opportunities to improve access to Epping Forest Buffer Land.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	
5.2 Settlement character sensitivity	()	Development is likely to substantially harm the existing settlement character.	Large site on the edge of Epping, which could result in the coalescence of Epping with Thornwood. This area is of high character sensitivity, and development could detrimentally impact the dispersed, low density rural character of the area.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Access from High Road and Lindsey Street.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Farm / Sewage Works / Sewage Sludge / Infilled Ponds / Military Uses / Bomb Craters). Potential adverse impact that could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	B338
			© Arup

0.00 0.000		RIVE
Site Reference:	SR-0132Biii	Hertford
Parish:	Epping Upland	
Size (ha):	8.41	
Address:	Lane west of Bury Lane, north of Epping Cemetery, Epping	St
Primary use:	Residential	eshunt
Site notes:	Large swathe of land between Epping and Harlow. Could support a new settlement development or smaller development plots adjacent to existing settlements (e.g. urban extensions to Epping).	A1055
Baseline yield:	Capacity not indicated by promoter, and has been estimated.	LIT
Source for	Assumption based on 30 dph.	Client
baseline yield:		Eppin
		Job Title
		Eppin
Site constraints:	None	Drawing S
constraints:		Issue
		Drawing N
Site selection	None	SR-01
adjustment:		AI
Community	The Council did not consult on a growth location which covers or is	© Contains (Sources: Es

feedback:	
Durallinger	

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

Dwellings: 429

eshunt Greater London

Epping Forest	
Epping Forest	District Local Plan
Drawing Status	Date
lssue	March 2018
Drawing No	Issue
SR-0132Biii	Rev 2
ARUF	Epping Forest District Council

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Criteria		Score	Qualitative Assessment	
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Residential development partially located between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure and air quality likely.	
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	The site proposes a development type that is not considered a risk to SSSI features.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	The site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.		
1.4 Impact on Epping Forest Buffer Land	(-)	The effects of the site on Epping Forest Buffer Land can be mitigated.	A small part of the site directly abuts Buffer Land to the south-east and links Buffer Land to the wider countryside beyond. There is potential for the impacts to be mitigated through sympathetic masterplanning of the easternmost part of the site.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is within Deciduous Woodland and BAP priority habitat with no main feature buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.	
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is adjacent to Swaines Green LWS. The site is unlikely to affect the features and species of these LWS.	
1.7 Flood risk	(++)	Site within Flood Zone 1.		
1.8a Impact on heritage assets	(-)	Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.	Potential harm to Copped Hall Conservation Area and Listed Buildings by interrupting long views over open landscape, particularly if developed in isolation.	
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.		
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.		
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	Nearly the entirety of site is located within a high sensitivity parcel, which makes a relatively strong contribution to maintaining the historic setting of Epping. If the site was released it may harm the purposes of the wider Green Belt.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.		
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.		
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.		
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.		
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.		
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.		
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.		
3.8 Access to Strategic Road Network		Not applicable.		
4.1 Brownfield and Greenfield Land	()	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.	100% greenfield site, not within or adjacent to an existing settlement.	
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).		
4.3 Capacity to improve access to open space	(+)	Development could provide an opportunity to improve links to adjacent existing public open space or provide access to open space which is currently private.	A negligible part of the site contains public open space. Site adjacent to existing public open space and could provide opportunities to improve access to public open space.	
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.		
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site is on Epping Ridge, and would be highly visible, and could impact views of historic Epping, such as church spire. Impact could be mitigated through design, layout and landscape features.	
6.1 Topography constraints	0	No topography constraints are identified in the site.		
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.		
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.		
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.		
6.4 Access to site	(+)	Suitable access to site already exists.	Access from Bury Lane.	
6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.	
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	B339	

0.00 0.000			
Site Reference:	9: SR-0132Cii		
Parish:	Epping Upland		
Size (ha):	62.28		
Address:	Land west of Bury Lane, Epping		
Primary use:	Residential		
Site notes:	Large swathe of land between Epping and Harlow. Could support a new settlement development or smaller development plots adjacent to existing settlements (e.g. urban extensions to Epping).		
Baseline yield:	Capacity not indicated by promoter, and has been estimated.		
Source for baseline yield:	Assumption based on 30 dph.		
Site constraints:	None		
Site selection	None		
adjustment:			
Community	The Council did not consult on a growth location which covers or is		

feedback: <u>Dwellings:</u>

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

1.868

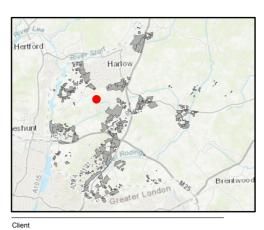
Epping Polest	District Council
Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0132Cii	Rev 2
ARUF	Epping Forest District Counci

Sources: Earl, HERE, DeLorme, Internag, Increment P Cong, GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordance Survey, Eiri Japan, MET, Earl China (Hong Kong), swisstopo, MagmyIndia, e OpenStreetMap contributors, and the GIS User Community Source: Earl, Digilalicitose, ecotye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Dweilings: 1,868		Aerockiu, Kik, and the Gis user community	
Criteria	Score		Qualitative Assessment
1.1 Impact on Internationally Protected Sites	()	Effects of allocating site for the proposed use likely to be significant.	Large residential development partly within 400m of Epping Forest Special Area of Conservation. Risk of urbanisation (fly tipping, fires, invasive species) and increased recreational pressure.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (all planning applications, except householder), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	(-)	Site is adjacent to or contains Ancient Woodland but possible effects can be mitigated.	The site is adjacent to the Epping-Ambresbury Banks Ancient Woodland. The site may directly affect a small area of the Ancient Woodland, but impacts may be mitigated against through considered masterplanning or compensation woodland planting.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	The site encompasses a Deciduous Woodland habitat and is partially within three more habitats. The site is likely to directly impact the Deciduous Woodland and may directly impact the other BAP habitats, but this can be mitigable.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer for Bell Common/Ivy Chimneys LWS, Griffin's Wood LWS and Jenkins's Plantation LWS. The site is unlikely to affect the features and species of these LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	()	Site would likely result in the loss of a heritage asset or result in a significant impact that cannot be mitigated.	Highly sensitive stretch of land due to multiple heritage assets and their settings. Any development would harm settings of nearby assets particularly as landscape links/views with Copped Hall and its landscape (RPG) are important.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Part of the site is close to the M25 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	All of the site is located within a high sensitivity parcel, which makes a relatively strong contribution to maintaining the historic setting of Epping. If the site was released it may harm the purposes of the wider Green Belt.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.	
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	()	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.	95% greenfield site, not within or adjacent to an existing settlement.
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	(+)	Development could provide an opportunity to improve links to adjacent existing public open space or provide access to open space which is currently private.	A negligible part of the site contains public open space. Site adjacent to existing public open space which could provide opportunities for improved access.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Proposals for higher density development that neighbouring developments, and is likely to affect the character of the area. Could be mitigated through design, layout and landscape features.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	(-)	Power lines may constrain part of the site but there is potential for mitigation.	Overhead power line runs through centre of the site north-west to south, and poses constraint on development. Constraint could be mitigated through design and layout.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	Access does not currently exist, however could be provided through development of the eastern part of site SR- 0132BCi.
6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	B340
			© Arup

Site Reference:	SR-0407		
Parish:	Epping Upland		
Size (ha):	3.16		
Address:	Land East of Epping Road, Epping Green		
Primary use: Site notes:	Residential		
Baseline yield:	95 dwellings		
Source for baseline yield:	Assumption based on 30 dph		
Site constraints:	Site capacity reduced to account for 0.08 ha area part of site subject to grant of planning permission for one dwelling.		
Site selection adjustment:	None		
Community feedback:	The Council did not consult on a growth location which covers or is near to this site.		



Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0407	Rev 2
ARUI	Epping Forest District Council



Dwellings: 92		MapmyIndia, @ OpenStreefMap contributors, and the GIS User Community Source: Earl, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, KGN, and the GIS User Community	
Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is within the buffer zones for Deciduous Woodland, BAP priority habitat with no main features and Wood Pasture and Parkland. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer for the Epping Long Green East and Epping Long Green West LWS. The site is unlikely to affect the features and species of either LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (Epping Green).
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	A negligible part of the site contains public open space. Development will not involve the loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Low density development is proposed which reflects the character of the area. Therefore, development is not likely to have an impact on the character of the area.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	0	Access to the site can be created within landholding adjacent to the highway.	Site access achievable from Epping Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination over parts of site (Infilled Ponds). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B341
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