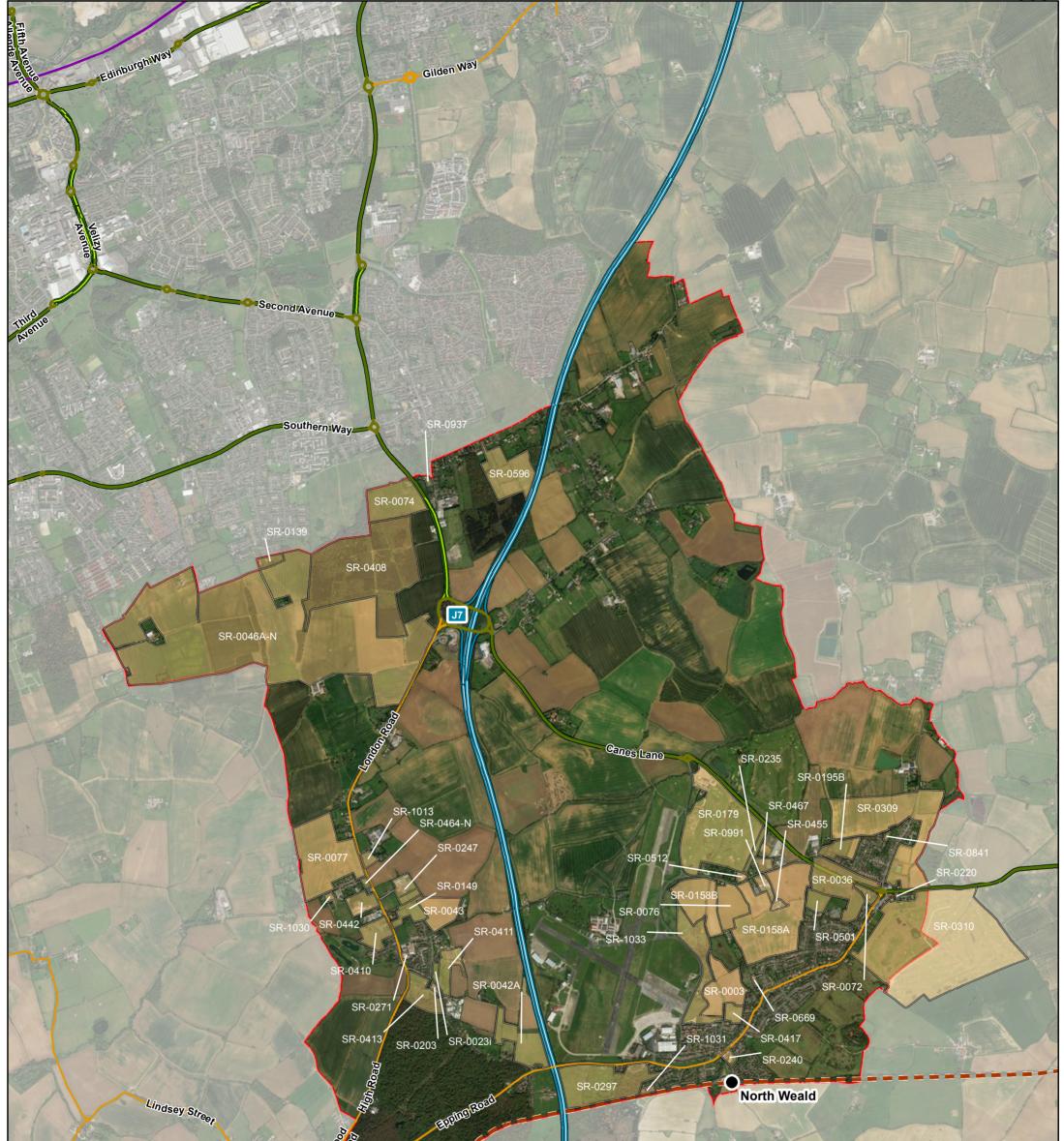
<u>EB805F</u>iii



Buttytuane	HIGTSTORE	· · · ·	
Report on Site Selection	Drawing No. EFDC-S2-0018-Rev2 Date: March 2018	Content Residential Sites for Stage 2 and Stage 6.2 Assessment in North Weald Bassett	Legend Residential sites assessed at Stage 2 and Stage 6.2
ARUP Epping Forest District Council	Scale: 1:27,500 @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	Parish Boundary
Uistrict Council		EFDC License No: 100018534 2016	This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.

Site Referenc	e: SR-0003
Parish:	North Weald Bassett
Size (ha):	9.10
Address:	Two fields East and West of Church Lane (North of Lancaster Road), North Weald Bassett, Essex
Primary use:	Residential

Site notes: Agricultural land

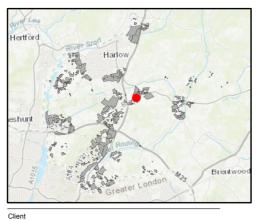
Baseline yield: 200-250 dwellings

Source for Indicated in Call for Sites (equivalent to 22-27 dph) baseline yield:

Site No constraints identified. constraints:

Site selection None adjustment:

Community
feedback:Feedback was received on NWB-AF which is within or near to this
site. Refer to Appendix B1.4 for further details.Dwellings:200



Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	Date March 2018
Drawing No	Issue
SR-0003	Rev 2

Sources: Earl, HER, DeLorme, Intermen, Increment PCon, CEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Katester NL, Ordnance Survey, Earl Japan, METT, Earl China (Hong Kong), swisstopo Mamprildia, CopeNiteeNap Contributions, and the GIS Leer Communication (Source Carl) Source: Earl, Digital Cite, GeoEye, Earltstat Geographics, CNES/Airbus DS, USDA, USGS, AeroGRD, CM, 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	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is partially within a Deciduous Woodland buffer zone. The site may indirectly affect the BAP priority habitat. There may be effects from this impact but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	The site encompasses a small portion of Church Lane Flood Meadow LNR LWS. The site may directly affect some of the features and species of this LWS but effects can be mitigated.
1.7 Flood risk	(++)	Site within Flood Zone 1.	Some 93% of the site is in Flood Zone 1. Higher Flood Risk Zones 2 and 3a totalling 7% are located along the eastern site boundary and can be avoided through site layout.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on setting of Schedule Monument 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 very low, low or medium.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 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 (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 woodland and semi-natural public open space aligns with the development site, opportunities for re- configuration may enable the yield of houses to be delivered without any overall loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Site is located near the settlement centre, in an area of low sensitivity to change, and some distance from historic church. Therefore, development is not likely to have an impact on the housing character of the area.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Good access from two roads - Siskin Way and Church Lane.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential Contamination (Military Land - petrol depot, buried munitions etc. and Sewage Sludge). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B465
		•	© Arup

Site Reference:	SR-0023i
Parish:	North Weald Bassett
Size (ha):	0.64
Address:	Weald Place Farm, Thornwood, Epping, Essex

 Primary use:
 Residential

 Site notes:
 Land on Weald Place Farm

Baseline yield: 19 dwellings

Source for Indicated in Call for Sites using 30 dph baseline yield:

Site None constraints:

Site selection None adjustment:

Community Feedback: Feedback

Feedback was received on THO-B which is within or near to this site. Refer to Appendix B1.4 for further details. <u>19</u>

<u>Dwellings:</u>

Hertford Hertford Harlow eshunt Greater London

Epping Forest D	istrict Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0023i	Rev 2

Client

© contains Us barta © chown copyingn and database ngint (2016) Sourcas: Earl, HERE, Dalcume, Intermap, Increment P Corp., CBEDO, USGS, FAO, NPS, NRCAN, Caspone, Ind. Koataster ML, Ordnands Durvey, Earl Japan, MET, Earl China (Hong Kong), awastop Source: Earl: Digital Clobe, Cacely, Earlhalar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Label 1. 1. 10None in the second				
University of the second sec	Criteria		Score	Qualitative Assessment
Uniform with with with with with with with with	1.1 Impact on Internationally Protected Sites	0		
Link michael waterLinkKatter kode: YouchidKatter kode: YouchidSchwert kolgen michael waterSchwert kolgen michael waterSchwert kolgen michael waterSchwert kolgen michael waterViewert kolgen michael waterSchwert kolgen michael waterSchwert kolgen michael waterSchwert kolgen michael waterViewert kolgen waterSchwert kolgen michael waterSchwert kolgen waterSchwert kolgen waterViewert kolgen waterSchwert kolgen waterSchwert kolgen waterSchwert kolgen	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
Number Stands No No No No 14 regist of spring for stands for all of all	1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
A mixed any constructionCConstructionConstruction13 maker abord the first set of the states of the abord the first set of the states of t	1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
Instruction from the field 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.
Instruction of Antion of Antion Procession Procession Procession 1770 Act AC AP Instruction of Antion Antion Antion of Antion Antio Antion Antio Antion Antion Antion Antion Antion Antion Antio A	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.	affect the BAP priority habitats. There may be effects from this impact but mitigation can be implemented to address
N - No. M N - D Description of the Status Description of the Status 1 - No. M A - D Extension of the Status 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.	
Late index long and the set of each of	1.7 Flood risk	(+)	Site within Flood Zone 2 and exception test not required.	Although 91% of the site is in Flood Zone 2 it is noted that within this only 2% is in Flood Zone 3a. The larger portion of the higher Flood Zone (3a) is located in the north-western corner of the site and can be avoided through site layout.
Name of a statute of producting and of producting and of a statute of a statute of producting and of a statu	1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated.	
1 is functional of a second	1.8b Impact on archaeology	0		
21 New Orline 10 Verter Not 27 ise, to or median. 27 31 Deprote the recent ratingly end to the recent ratio rule statut. 28 Set between 4000m of a loss atop. 32 Deprote the recent ratingly end to the recent ratio rule statut. 28 Set between 4000m of a loss atop. 33 Deprote the recent ratingly end to the recent ratio rule statut. 28 Set between 4000m of a loss atop. 3.1 Deprote the recent ratingly end to the recent ratio rule statut. 28 Set between 4000m of a loss atop. 3.1 Deprote the recent ratingly end to the recent ratio rule statut. 28 Set between 1000m of a loss atop. 3.1 Deprote the recent ratingly end to the recent ratio rule statut. 28 Set between 1000m of a loss atop. 3.2 Deprote the recent ratingly end to the recent ratio rule statut. 28 Set between 1000m of a loss atop. 3.2 Deprote the recent ratingly end to the recent ratio rule statut. 28 Set between 1000m of a loss atop. 3.2 Deprote the recent ratio rati ratio rati ratio ratio ratio ratio ratio ratio rati ra	1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
1 Notice for the redex functional intervention interventintervention intervention interventi	2.1 Level of harm to Green Belt	(-)	low, low or medium.	
2 d unine to rearest de sout 0 Inclusion to any byperfit location 0 3 Distance to employment locations 0 Site instance to employment locations 0 4 Distance to locat anisative 0 Site instance to the main line 0 3 Distance to rearest infant/yimmay solve 0 Site instance to rearest infant/yimmay solve 0 3 Distance to rearest infant/yimmay solve 0 Site instance to rearest infant/yimmay solve 0 3 Distance to rearest infant/yimmay solve 0 Site instance to rearest infant/yimmay solve 0 3 Distance to rearest infant/yimmay solve 0 Site instance to rearest infant/yimmay solve 0 3 Distance to rearest infant/yimmay solve 0 Site instance to rearest infant/yimmay solve 0 3 Distance to rearest infant/yimmay solve 0 Site instance to rearest infant/yimmay solve 0 4 Distance to rearest infant/yimmay solve 0 Site instance to rearest infant/yimmay solve 10 4 Distance to rearest infant/yimmay solve 0 Site instance to rearest infant/yimmay solve 10 4 Distance to rearest infant/yimmay solve 0 Site instance to rearest infant/yimmay solve 10 4 Distance to rearest infant/yimmay	3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3 J district is the trapper intervalue (1) Intervalue Intervalue 3 District is the trapper intervalue (1) Site is between 1000m and 4000m from nearest town. targe vilage or small vilage. Intervalue 3 District is the restrict if interformary school (2) Site is between 1000m and 4000m from nearest town. targe vilage or small vilage. Intervalue 3 District is nearest if interformary school (2) Site is between 1000m and 4000m from her arest 4000m graph Intervalue 3 District is nearest if interformary school (2) Site is between 1000m and 4000m from her arest 4000m graph Intervalue 3 District is nearest if interformary school (2) Site is between 1000m and 4000m from her arest 4000m graph Intervalue 3 District is nearest if interformary school (2) Not applicable Intervalue Not applicable 3 District is nearest if intervalue (2) Not applicable Not applicable Intervalue Intervalue 4 District is nearest if intervalue (2) Notapplicable Notapplicable Intervalue Intervalue Intervalue 4 District is nearest if intervalue (2) Notapplicable Intervalue Intervalue Intervalue Intervalue Intervalue I	3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
A - Detailed to Out all inferences Image: Control out out all inferences Image: Control out out all inferences 3.5 Detaines to rearrest inferrit/ormany school Image: Control out out all inferences Image: Control out out all inferences 3.6 Detaines to rearrest inferrit/ormany school Image: Control out out all inferences Image: Control out out all inferences Image: Control out out all inferences 3.7 Detaines to rearrest inferrit/ormany school Image: Control out out all inferences Image: Control out	3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
a Justinetic to retered infants/printly statuda 0 Information of the retered infants/printly statuda 3 Dilutance to retered secondary school 0 She is between 1000m and 4000m from the nearest GP augery Information of the nearest GP augery Information of the nearest GP augery Information of the nearest GP augery 3 A Dulatance to retered GP augery 0 She is between 1000m and 4000m from the nearest GP augery Information of the nearest GP augery Information of the nearest GP augery 3 A Dulatance to retered GP augery 0 Not applicable. Information of the nearest GP augery Information of the nearest GP augery 3 A Dulatance to retered GP augery 0 Molify of the sile is greenfield land algoard to a settlement. Information of the nearest GP augery to improve access to open space. Information of the nearest GP augery to improve access to open space. Information of the land be auder downame the loss of the best and most ensaitle agricultural land (grades 1-3). Information of the land be auder downame to mean the nearest GP augery to improve access to open space. Information of the land be auder downame to mean the land algoard to a settlement chanader. Information of the land scientific of the land scientifi	3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
a bilance in heating sectoring years 0 Image: Constraints and controls years 3.7 Distance to nearest OP surgery 0. Site is between 1000m and 4000m from the nearest OP surgery. Image: Constraints of the sector of	3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.1 Obtained Unsates: On Sugery 0 Interact on Sugery 0 3.8 Access to Strategic Road Network 1 Not applicable. 100% greenfield and, adjacent to an existing settlement (Thornwood). 4.1 Brownfield and Greenfield Land 0 Montry of the site would involve the loss of the best and most versalle agricultural land (grades 1-3). 1 4.2 Impact on agricultural land 0 Development of the site would involve the loss of the best and most versalle agricultural land (grades 1-3). 1 5.1 Landscape sensitivity 0 Development would involve the loss of public open space. 1 5.1 Landscape sensitivity 0 Development is unlikely to involve the loss of public open space. 1 5.2 Settiment character sensitivity 0 Development is unlikely to have an effect on settiment character. 1 6.1 Landscape sensitivity 0 Development is unlikely to have an effect on settement character. 1 1 6.2 Settement character sensitivity 0 Development is unlikely to have an effect on settement character. 1 1 6.1 Landscape sensitivity 0 Development is unlikely to have an effect on settement character. 1 1 6.2 Distance to gas and ol pipelines 0 Gas or ol pipelines do not pose a constraint to the	3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.6 Access to Strategic read retwork Image: Control of the site is greenfield and adjacent to a settlement. 10% greenfield site, adjacent to an existing settlement (Thorwood). 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). Image: Control of the site would involve the loss of public open space. 4.2 Capacity to improve access to open space 0 Development unikely to involve the loss of public open space. The relevant site character context is the wider indicacent and and years empacito into an adsibility - character character state character context is the wider and access to and and best abord development would have to be and addee to abord development would have to be and addee to abord development would have to be and addee to abord development would have to be and addee to abord development would have to be and addee to abord development would have to be and addee to abord development would have to be and addee to abord development would have to be and addee to abord development would have to be and addee to abord development would have to be addee to	3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
A. I Brownied and Greenied Land (A) A. I and the form of the site would involve the loss of the best and most versatile agricultural land (grades 1-3). 4.2 Impact on agricultural land (A) Development of the site would involve the loss of public open space. 5.1 Landscape sensitivity (A) Site falls within an rea of medium landscape sensitivity - characteristics of the landscape are resilient to change. Site located on edge of settlement and unlikely to have an effect on settlement character. 5.2 Settlement character sensitivity (A) Development without significant character. Site located on edge of settlement and unlikely to have an impact on settlement character. 6.1 Topography constraints (A) No topography constraints are identified in the site. Site located on edge of settlement and unlikely to have an impact on settlement character. 6.2 Distance to gas and oil pipelines (A) Reserved on ot pose any constraint to the site. Impact on the site. 6.3 Impact on Tree Preservation Order (TFPO) (A) Power lines do not pose a constraint to the site. Impact on the site. 6.4 Access to site (A) Suitable access to site already exists. Access from Duck Lane and Woodside. 6.4 Access to site (A) Suitable access to site already exists. Access from Duck Lane and Woodside.	3.8 Access to Strategic Road Network		Not applicable.	
4.2 Impact on agnotational and CP End on a generative of a set of a	4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (Thornwood).
4.3 Capadative is improve access to open space 0 Improve access to open space 0 5.1 Landscape sensitivity (i) Site fails within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change The relevant site character context is the wider open countryside. The form of any development would have to be sensitive to the location to avoid potential adverse impact on the wider landscape character. 5.2 Settlement character sensitivity 0 Development is unlikely to have an effect on settlement character. Site located on edge of settlement and unlikely to have an impact on settlement character. 6.1 Topography constraints 0 No topography constraints are identified in the site. Site located on edge of settlement and unlikely to have an impact on settlement character. 6.2a Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose an constraint to 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 or adjacent to the site. Access from Duck Lane and Woodside. 6.4 Access to site (H) Suitable access to site already exists. Access from Duck Lane and Woodside.	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).	
b.1 Landscape sensitivity (*) and able to absorb development without significant character change. sensitive to the location to avoid potential adverse impact on the wider landscape character. 5.2 Settlement character sensitivity 0 Development is unlikely to have an effect on settlement character. Site located on edge of settlement and unlikely to have an impact on settlement character. 6.1 Topography constraints 0 No topography constraints are identified in the site. Image: Constraints are identified in the site. 6.2 Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose any constraint to the site. Image: Constraints are identified in the site. 6.2 Distance to power lines 0 Power lines do not pose a constraint to the site. Image: Constraints on the site. Image: Constraints on the site. 6.3 Impact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. Access from Duck Lane and Woodside. 6.4 Access to site (+) Suitable access to site already exists. Access from Duck Lane and Woodside.	4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.2 Settlement character sensitivity 0 International content sensitivity 0 6.1 Topography constraints 0 No topography constraints are identified in the site. International content sensitivity 6.2 a Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose any constraint to the site. International content sensitivity 6.2 b Distance to power lines 0 Power lines do not pose a constraint to the site. International content 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 International content sensitivity 6.4 Access to site (+) Suitable access to site already exists. Access from Duck Lane and Woodside.	5.1 Landscape sensitivity	(-)		The relevant site character context is the wider open countryside. The form of any development would have to be sensitive to the location to avoid potential adverse impact on the wider landscape character.
6.1 Hopography Constraints 0 Finance of pass and oil pipelines 0 Gas or oil pipelines do not pose any constraint to the site. 6.2a Distance to power lines 0 Power lines do not pose a 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. 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 from Duck Lane and Woodside. 6.4 Access to site (+) Suitable access to site already exists. Access from Duck Lane and Woodside.	5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Site located on edge of settlement and unlikely to have an impact on settlement character.
6.2 Distance to gas and on 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) 0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. 6.4 Access to site (+) Suitable access to site already exists. Access from Duck Lane and Woodside.	6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2 Distance to power lines 0 Image: Constance to power lines 0 6.3 Impact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. 6.4 Access to site (+) Suitable access to site already exists. Access from Duck Lane and Woodside.	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. Access from Duck Lane and Woodside.	6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
b.4 ACCESS TO SITE (+)	6.3 Impact on Tree Preservation Order (TPO)	0		
6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified.	6.4 Access to site	(+)	Suitable access to site already exists.	Access from Duck Lane and Woodside.
	6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact Site below site size threshold where it would be expected to significantly affect congestion. B466	6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.	B466

Site Reference:	SR-0036
Parish:	North Weald Bassett
Size (ha):	11.38
Address:	Land at Blumans, North Weald (north/south of A414)

Primary use: Residential Site notes: Agricultural fields

Baseline yield: 323 dwellings

Source for baseline yield: Assumption based on 30 dph

Site None constraints:

Site selection None adjustment:

Community feedback: Dwellings:

Feedback was received on NWB-A which is within or near to this site. Refer to Appendix B1.4 for further details. <u>323</u>

Lea Hertford Brenty Client

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0036	Rev 2
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.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.	There is 1 Ancient tree directly affected by the site. The tree is located to the north of the site and may be affected by development. Impacts may be mitigated by considered masterplanning or 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 partially within Wood Pasture and Parkland and Semi Improved Grassland buffer zones. The site may indirectly affect the BAP priority habitats. There may be effects but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within 250m buffer of Tylers Green Grasslands LWS. The site is unlikely to affect the features and species of this LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact setting of Scheduled Monument 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	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are very close to the A614 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	0	Site is within Green Belt, but the level of harm caused by release of the land for development would be none.	Almost the entirety of the site is located within a Green Belt parcel which does not meet the purposes. If the site was released it would not harm the purposes of the wider Green Belt.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 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 (North Weald Basset).
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.	Site is an area of historic field patterns to the north of North Weald Bassett. Development in this location is not likely to have an impact on the character of the area.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.	The protected trees on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development
6.4 Access to site	(+)	Suitable access to site already exists.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Farm / infilled ground). Potential adverse impact that could be mitigated over eastern end of site.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	B467
			l Contraction of the second se

Site Reference	: SR-0042A
Parish:	North Weald Bassett
	8.34
Address:	Land north and east of Park Place, Woodside, Thornwood
Primary use:	Residential
Site notes:	Garage and a residential gardens

Baseline yield: Approx. 8 dwellings

Source for Indicated in Call for Sites (equivalent to 32 dph) baseline yield:

Site None constraints:

Site selection None adjustment:

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

Client

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0042A	Rev 2
ARUI	Epping Forest District Council

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Control <t< th=""><th></th><th></th><th></th><th></th></t<>				
1 NUMBER NUMBE	Criteria		Score	Qualitative Assessment
InformationInternational and the sequence descriptionInternational and the sequence descriptionDefinition of a sequence description20Reference descriptionReference descriptionDefinition of a sequence	1.1 Impact on Internationally Protected Sites	0		
Linktown owner	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.
Number Science Science Sci	1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	The site is party within the 250m buffer for Epping-Wintry Wood Ancient Woodland. The site is unlikely to directly affect the Ancient Woodland.
11 Notes in block and register in block and regist		0	No Ancient or Veteran trees are located within the site.	
1 Interface of each of the status and equation of the statu	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.
N Hone and Ministry MinistryNoN Hone And	1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is partially within Deciduous Woodland and Wood Pasture and Parkland buffer zones. The site may indirectly affect the BAP priority habitats. There may be effects from this impact but mitigation can be implemented to address this.
Charge in a letting aussian Part Performantial status in a letting aussian Performantial status in a letting aussian Performantial status in a letting aussian Listing and an exclusion Performantial status in a letting aussian auss	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 parameterInternational parameterInternational parameter16 mappin concending0.1The is mained in the base meanages and many bala base way does to fuel NUT and Face Sectional Parameter12 mappin concending0.1The is mained in the base meanages and many bala base way does not built and section and the base meanages and many bala base way does not built and section and the base meanages and many bala base way does not built and section and the base meanages and many bala base way does not built and section and the base meanages and many bala base way does not built and section and the base meanages and the base means and the base meanages and the base section an	1.7 Flood risk	(++)	Site within Flood Zone 1.	
InterformVInterval and a processing of the stagesInterval and a processing of the stages13 heads in a quark6181 <td< td=""><td>1.8a Impact on heritage assets</td><td>(+)</td><td>Site is not likely to affect heritage assets due to their distance from the site.</td><td>Unlikely to impact on setting of Scheduled Monument due to distance.</td></td<>	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 Scheduled Monument due to distance.
11 Media of gamma272.1.4 as displayed induced.21 Level of hum SO win But208k work media.10031 Delance bits were minibule statum203k were show Own But and So weeksen with a statu or design of the solution	1.8b Impact on archaeology	0		
Cline for the material bit is marked without states Cline is not state without states Cline is not state without states Cline is not states 3.1 Distance is the marked without states Cline is not states Cline is not states Cline is not states Cline is not states 3.1 Distance is the marked without states Cline is not state	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.
1. Junction to the reserts introduction CP 1.2 Duration to the reserts introduction CP 1.2 Duration to the reserts introduction CP 1.3 Duration to the reserts introduction CP 1.3 Duration to the reserts introduction CP 1.3 Duration to the reserts introduction CP 1.4 Duration to the reserts introduction CP 1.3 Duration to the reserts introduction CP 1.4 Duration to the reserts introduction CP 1.5 Duration to the reserts introduction CP	2.1 Level of harm to Green Belt	(-)		
12 Unitation for reserved out apport 101 Interview of the matrix of the set of the	3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.1 Under the deriphytele intentions (1) Function in the function intension intensintension intension intension intension int	3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
A Detained block intentions 0 Interded block intentions 0 35 Detained to lock intentions 0 Relie between 1000m and 4000m from the nearest infurity/mary school. Interded block intentions 36 Detained to nearest secondary school 00 Relie between 1000m and 4000m from the nearest secondary school. Interded block intentions 37 Detained to nearest secondary school 00 Relie between 1000m and 4000m from the nearest OP sugary. Interded block intentions 37 Detained to nearest Secondary school 00 Relie between 1000m and 4000m from the nearest OP sugary. Interded block intentions 37 Detained to nearest Secondary school 01 Motioty of the alls argentied land blic netter within nor adjucet to a setternent. Interded block intentions 41 Brownied and Greenfeid Land 00 Records of the land or adjucet to a setternent. Interded block intentions 42 Inpact on agricultural and 00 Releipment utiliky to improve sccces to open space. Interded block intentions and setternent concert relations of the setternent concert relations in the setternent concert relations of the setternent concert relations in the setternent concert relatins relations in the setternent concert relatins	3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.3 Description of investival interpreting y coludi 0 Interpreting of the set of t	3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
14 Distance in interact sectionary stroke (r) Access to Strategic Poal Network (r) Site is between 1000m and 4000m from the nearest GP surgery. Interacting is the interaction of the interactio	3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.7 Detailed by the table OF subject 0 Intervalue OF subject 3.8 Access to Strategic Road Network 1 Not aplicable. 100% greenfield ale, 300m from existing settements (North Weald and Thormood). 4.1 Brownfield and Greenfield Lund 60 Monoty of the site is greenfield tand that is nether within nor adjacent to a settlement. 100% greenfield site, 300m from existing settlements (North Weald and Thormood). 4.2 Impact on agricultural land 60 Development of the site or of the best and most versatile agricultural land (grades 1-3). 4.3 Capacity to improve access to open space 0 Development without by indicate presentibility. On the the iss of public open space. 5.1 Landscape sentility 60 Stefast with a area of medium indicates presentibility. Or than acteriatics of the landscape are resilient to change. The key characteristics of the adjacent modernatic yasses and landscape sentility. Jone. The form acteriating and extend of any development would have be sentility for clociton. 5.1 Landscape sentility 60 Development could detraft from the existing settlement character. Change. Externational likely have a negative impact on the dispared settlement pattern along Woodside, including heat. Externational line patternation including heat. Externational line patternation including heat. Externational line patternation including heat. Externation including heat. Externatin the site. Externation including heat	3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.	
3 A Access to strategic Hoad NetWork Image: Control of the state of the stat	3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
1.1 Brownieu and out steelmind Land 1.1 <td>3.8 Access to Strategic Road Network</td> <td></td> <td>Not applicable.</td> <td></td>	3.8 Access to Strategic Road Network		Not applicable.	
12 input on aginctima and 101 4.3 Capacity to improve access to open space 0 Development unlikely to involve the loss of public open space. 5.1 Landscape sensitivity (r) Ste fails within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change. The key characteristics of the adjacent moderately assessed landscape sensitivity zone. The form and extent of any development would have to be sensitivithe to isolation. 5.2 Settlement character sensitivity (r) Development could detract from the existing settlement character. The key characteristics of the adjacent moderately assessed landscape sensitivity zone. The form and extent of any development would have to be sensitivithe to isolation, set to be sensitivite the icid in the dispersed settlement pattern along Woodside, including hists building set in large grounds. Mitigation through layout, lower density, sensitive design and screening would required. 6.1 Topography constraints 0 No topography constraints to the site. Set evolut likely have a negative impact on the depersed settlement pattern along Woodside, including hists building set to alog and oil pipelines 6.2 Distance to gas and oil pipelines 0 Ges or oil pipelines do not pose a constraint to the site. Set development would not be constrained by the presence of protected trees either on adjacent in the site. Set development would not be constrained by the presence of protected trees either on a discent in the site. Set development would not be constrained by the presence of protected trees either on a discent in the s	4.1 Brownfield and Greenfield Land	()	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.	100% greenfield site, 300m from existing settlements (North Weald and Thornwood).
1.3. Scalarly to implote access to open space 0 For the end open space 0 5.1 Landscape sensitivity (r) Site fails within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change. The key characteristics of the adjacent moderately assessed landscape sensitivity zone. The form and extent of any development would have to be sensitive to cost on the location. 5.2 Settlement character sensitivity (r) Development could detract from the existing settlement character. Eve would likely have a negative impact on the dispersed settlement pattern along Woodside, including halfer to be sensitive required. 6.1 Topography constraints 0 No topography constraints are identified in the site. Impact to the site. Impact to the site. 6.2 Distance to gas and oil pipelines 0 Power lines do not pose any constraint to the site. Impact to the site. Impact 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 from Epping Road and Woodside. 6.4 Access to site (r) Potential contamination on site, which could be mitigated. Potential contamination (Military Airfield / Infiled Pond). Potential impact that could be mitigated. 6.5 Contamination constraints (r) Potential contamination on site, which could be expected to significantly	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).	
5.1 Latitude:dep Setistivity C) and able to absorb development without significant character change. is potential to impact the high sensitivity zone. The form and extent of any development would have to be sensitivity 5.2 Settlement character sensitivity C) Development could detract from the existing settlement character. Site would likely have a negative impact on the dispersed settlement pattern along Woodside, including hister buildings est in large grounds. Mitigation through layout, lower density, sensitive design and screening would 6.1 Topography constraints 0 No topography constraints are identified in the site. Image: Constraints are identified on the site. 6.2a Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose any constraint to the site. Image: Constraints are identified on the site. 6.3 Impact on Free 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 from Epping Road and Woodside. 6.4 Access to site (+) Suitable access to site already exists. Access from Epping Road and Woodside. 6.5 Contamination constraints (-) Otential contamination on site, which could be mitigated. Potential contamination (Military Airfield / Infilied Pond). Potential impact that could be mitigated.	4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
9.2 Settlement Character Sensitivity (f) International Control Sensitive design and screening would required. 6.1 Topography constraints 0 No topography constraints are identified in the site. International Control Sensitive design and screening would required. 6.2a Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose any constraint to the site. International Control Sensitive design and screening would required. 6.2b Distance to power lines 0 Power lines do not pose a constraint to the site. International Control Sensitive design and screening 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. 6.4 Access to site (*) Suitable access to site already exists. Access from Epping Road and Woodside. 6.5 Contamination constraints (*) Site below site size threshold where it would be expected to significantly affect congestion. Potential contamination (Military Airfield / Infilied Pond). Potential impact that could be mitigated.	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 adjacent moderately assessed landscape sensitivity zone extend to site. However there is potential to impact the high sensitivity zone. The form and extent of any development would have to be sensitive to the location.
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. 6.2b Distance to power lines 0 Power lines do not pose a constraint to the site. 6.3 Impact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. 6.4 Access to site (+) Suitable access to site already exists. Access from Epping Road and Woodside. 6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination (Military Airfield / Infilied Pond). Potential impact that could be mitigated.	5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site would likely have a negative impact on the dispersed settlement pattern along Woodside, including historic buildings set in large grounds. Mitigation through layout, lower density, sensitive design and screening would be required.
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 adjacent to the site. 6.4 Access to site (+) Suitable access to site already exists. Access from Epping Road and Woodside. 6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination (Military Airfield / Infilled Pond). Potential impact that could be mitigated. 6.4 Torffic impact Site below site size threshold where it would be expected to significantly affect congestion. Potential contamination (Military Airfield / Infilled Pond). Potential impact that could be mitigated.	6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.20 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 (+) Suitable access to site already exists. Access from Epping Road and Woodside. 6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination (Military Airfield / Infilled Pond). Potential impact that could be mitigated. 6.5 Contamination Site below site size threshold where it would be expected to significantly affect congestion. Potential contamination (Military Airfield / Infilled Pond). Potential 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 off the Preservation Order (1PO) 0 adjacent to the site. 6.4 Access to site (+) Suitable access to site already exists. Access from Epping Road and Woodside. 6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination (Military Airfield / Infilled Pond). Potential impact that could be mitigated. 6.5 Contamination Site below site size threshold where it would be expected to significantly affect congestion. Example Contamination (Military Airfield / Infilled Pond). Potential impact that could be mitigated.	6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.4 Access to site (+) 6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination (Military Airfield / Infilled Pond). Potential impact that 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		
6.5 Contamination 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.	Access from Epping Road and Woodside.
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 (Military Airfield / Infilled Pond). Potential impact that could be mitigated.
B468	6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.	B468

Site Reference:	SR-0043
Parish:	North Weald Bassett
Size (ha):	5.72
Address:	Land at Weald Hall Lane, Thornwood

Primary use:ResidentialSite notes:Agricultural field

Baseline yield: 86 dwellings and 11,400 sqm commercial

Source for
baseline yield:Assumption based 50:50 housing employment at 30 dph or Plot
Ratio of 0.4 for Employment

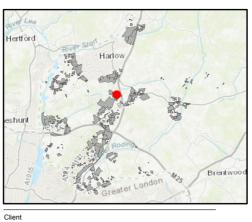
Site None constraints:

Site selection None adjustment:

Dwellings:

Community Feedback was refeedback: Site. Refer to App

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



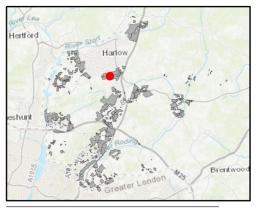
Epping Forest District Council			
Job Title			
Epping Forest Dis	strict Local Plan		
Drawing Status	Date		
lssue	March 2018		
Drawing No	Issue		
SR-0043	Rev 2		
ARUP	Epping Forest District Council www.eppingforestdc.gov.uk		

Sources: Earl, HERE, DeLorme, Internap, Increment P Corp, GEDO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Earl Japan, METT, Earl China (Hong Kong), swisstop: Mapmrylidia, © CoeperSteeMap contributors, and the GIS User Community Source: Earl, DigitalGice, GeoEye, Earltstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRD, IGN, and the GIS User Community



<u>Bwoningo.</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 (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.	
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	The majority of the site is in Flood Zone 1. Higher Flood Risk Zones 2 (12%) and 3a (covering 4% within) runs along the southern boundary of the site and can be avoided through site layout.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on setting of Scheduled Monument 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 very low, low or medium.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 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 (Thornwood).
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 located on edge of settlement in an area of likely historic boundary loss. The proposals are for higher density development than the neighbouring developments. Therefore, development is likely to affect the character of the area.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Military Camp and infilled ponds). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B469
•		•	C Arup

		Burd
Site Reference:	: SR-0046A-N	Hertford
Parish:	North Weald Bassett	
Size (ha):	150.85	(
Address:	Latton Priory Farm, London Road, Harlow, Essex, CM18 7HT	
		A
Primary use:	Residential	eshunt
Site notes:	Agricultural land	T-I
	-	40
		A1055
		4
Baseline yield:	2,500 dwellings	
Source for	Indicated in representation to Draft Local Plan consultation	Client
baseline yield:		Epping
		Job Title
		Epping
Site constraints:	HSE Inner Zone affects small part (1%) to the south east of the site. However, the concept masterplan provided by promoter	Drawing S
constraints:	accounts for this constraint. No adjustment made to capacity.	Issue
		Drawing N
Site selection	None	SR-004
adjustment:		АТ
		Aľ
Community	Feedback was received on HAR-C which is within or near to this	© Contains C Sources: Esr
feedback:	site. Refer to Appendix B1.4 for further details.	GeoBase, IG MapmyIndia,
<u>Dwellings:</u>	<u>2,500</u>	Source: Esri, AeroGRID, IO



Job Title	
Epping Forest I	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0046A-N	Rev 1
ARUP	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), swisstopc Mapmi/ndia, & OpenStreetMap contributors, and the GIS User Community Source: Earl, DigitalGiobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroORD, ICN, and the GIS User Community



<u>Dweinings.</u> <u>2,300</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	(-)	Site is adjacent to or contains Ancient Woodland but possible effects can be mitigated.	The site is adjacent to Marks Bushes/Latton Park Ancient Woodland. The site would likely affect a small area of the Ancient Woodland but it is likely that potential effects can be mitigated.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.	There are approximately 16 Ancient trees directly affected by the site. The trees are dispersed in the centre of the site, and development may directly affect the trees. Impacts will be mitigated by considered design as proposed in the masterplan.	
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 multiple areas of Deciduous Woodland and is adjacent to multiple BAP priority habitats with no main feature. The site is likely to directly and indirectly affect all BAP priority habitats, but effects may be reduced with mitigation.	
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 comprises small part of Mark Bushes Complex LWS and is partially within the relevant 250m buffer zone. Site is likely to directly affect the Local Wildlife Site, but mitigation in the form of considered masterplanning can be implemented.	
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.	Impact on settings of SMs of Latton Priory and moated site to east of site. Possible mitigation through sensitive layout (locating development away from SMs and utilising existing landscape features), high quality design, and good screening.	
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 at the areas closest to the M11 (within 200m).	
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.	Substantive parts of the site overlap high and very high sensitivity Green Belt parcels that contribute to preventing the sprawl of Harlow. If released, this area may harm the purposes of the wider Green Belt.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.		
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.		
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.		
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.		
3.5 Distance to nearest infant/primary school	(+)	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 (Harlow).	
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 new public open space 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.	Site characteristics are such that a detailed assessment would likely find high vulnerability, at least in part of the site. Development would need to be strongly constrained in extent and form so as not likely to affect adversely the wider landscape.	
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.	Site is identified as a potential regeneration area. It is located on the edge of Harlow and provides an opportunity to establish a new settlement character. 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	(-)	Gas or oil pipelines may constrain part of the site but there is potential for mitigation.	Around 1% of site is in HSE inner zone and 6% is in middle zone, running through south eastern part of site. Proposed layout in submitted concept masterplan addresses this constraint. HSE guidance is don't 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.	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.	Existing access from London Road and Fern Hill Lane. There is potential to provide further points of access from Rye Hill Road and Ridings Lane.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Stables / Kennels / Sewage Sludge / Farm / Earthworks / Infilled Ponds / Infilled Moat). Potential adverse impact could be mitigated.	
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	B470	
			© Arup	

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

 Primary use:
 Residential

 Site notes:
 Existing farm buildings and land

Baseline yield: 38 dwellings

Source for Assumption based on 30 dph baseline yield:

Site None constraints:

Site selection None adjustment:

Community Feedbac feedback: site. Refe

Feedback was received on NWB-A which is within or near to this site. Refer to Appendix B1.4 for further details. 38

Dwellings:

Hartford Hertford Harlow eshunt Greater London

Job Title	
Epping Fores	t District Local Plan
Drawing Status	Date
lssue	March 2018
Drawing No	Issue
SR-0072	Rev 2
ARU	P Epping Forest District Council www.eppingforestdc.gov.uk

Client

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Dwellings: <u>38</u>		AeroGRID, IGN, and the GIS User Community	and the second of the second
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 Wood Pasture and Parkland and Semi Improved Grassland buffer zones. The site may indirectly affect the BAP priority habitats. There may be effects but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within 250m buffer of Tylers Green Grasslands LWS. The site is unlikely to affect the features and species of this LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(-)	Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.	Site contains GII Tylers Farmhouse. Possible mitigation through reduced capacity, appropriate layout/density 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 close to the A414 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	0	Site is within Green Belt, but the level of harm caused by release of the land for development would be none.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 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 adjacent to an existing settlement (North Weald Basset).
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 located at junction of A414 and High Road, within the polygonal settlement. The site contains Tylers Farmhouse Grade II Listed Building, and significant vegetation. Development of the site could detract from the historic character of the farm.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	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 (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.	B471
			© Arup

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Site Reference:	SR-0074	Hertford	stort
Parish:	North Weald Bassett	No.	Harlo
Size (ha):	10.50	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	ALL AND
Address:	Land to the east of the A414, New House Farm, Harlow	242	- Re
		Alle	12
Primary use:	Residential	eshunt	
Site notes:	Vacant agricultural land	4-6.	SAP R
		9 4	State State
		41055 A084	ala's
Baseline yield:	310 dwellings		Stor Gre
		Client	
Source for baseline yield:	Assumption based on 50:50 housing to employment at 30 dph and 0.4 plot ratio for employment	Epping Forest	District
bucchine fiera.		Job Title	
		Epping Forest	District
Site	None	Drawing Status	Date
constraints:		Issue	Mar
		Drawing No	Issue
Site selection	None	SR-0074	Rev
adjustment:			
		АКШ	-

Community
feedback:Fee
siteDwellings:155

Feedback was received on HAR-C which is within or near to this site. Refer to Appendix B1.4 for further details. <u>155</u>

Hertford Brentwood

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0074	Rev 2

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), swisstopo Mapmylindia, 6 OpenStreeMap contributors, and the GIS User Community Source: Earl, DigitalGiobe, Geolye, Earltastar Geographics, CNES/Airbus DS, USDA, USDS, ArroGRib), 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	(-)	Site is adjacent to or contains Ancient Woodland but possible effects can be mitigated.	The site is adjacent to Marks Bushes/Latton Park Ancient Woodland. The site would likely affect a small area of the Ancient Woodland but it is likely that potential effects can be mitigated.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.		
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.		
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is partly within Deciduous Woodland, wholly within one buffer and partly within two more buffer zones. The site may directly affect a small area of Deciduous Woodland. There may be effects from this impact, but mitigation can be implemented.	
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is adjacent to Mark Bushes Complex LWS. The site is unlikely to affect the features and species of either LWS.	
1.7 Flood risk	(++)	Site within Flood Zone 1.		
1.8a Impact on heritage assets	(+)	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 very close to the A614 and therefore mitigation measures are likely to be required.	
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	Almost the entirety of the site is located within a high sensitivity Green Belt parcel which contributes strongly to preventing the sprawl of Harlow. If the site was released it would likely harm the purposes of the wider Green Belt.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.		
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.		
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.		
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.		
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.		
3.6 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.	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.	Key characteristics of the adjacent landscape sensitivity zone assessed as highly sensitive extend to the whole of this site. Development would be likely to adversely affect the wider landscape character.	
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site is adjacent to Mark Bushes and Latton Park Ancient Woodlands, and is located to the south and east of Latton Common, constituting area of high character sensitivity. Development would require mitigation through design and layout.	
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.		
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.		
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.		
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.		
6.4 Access to site	0	Access to the site can be created within landholding adjacent to the highway.	Site access achievable from A414.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (farmyard / infilled ponds). Potential adverse impact that could be mitigated.	
6.6 Traffic impact	()	Moderate peak time congestion expected within the vicinity of the site.	B472	
		Ц	© Arr	

	5
Site Reference:	SR-0076
Parish:	North Weald Bassett
Size (ha):	6.04
Address:	Land south of Vicarage Lane, North Weald
Primary use:	Residential
Site notes:	Agricultural land
Baseline yield:	181 dwellings
Source for	Assumption based on 50:50 housing to employment at 30 dph and 0.4 plot ratio for employment
baseline yield:	
Site	None
constraints:	

Site selection None adjustment:

Community feedback: Feedback was received on NWB-A which is within or near to this site. Refer to Appendix B1.4 for further details. <u>Dwellings:</u> <u>91</u>

Lea Hertford Brent

Epping Forest District Council		
Job Title		
Epping Forest D	istrict Local Plan	
Drawing Status	Date	
lssue	March 2018	
Drawing No	Issue	
SR-0076	Rev 2	
ARUP	Epping Forest District Council	
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Client

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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.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.	There is 1 Ancient tree directly affected by the site. The tree is located in the south of the site and may be affected 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 partially within Deciduous Woodland and BAP priority habitat with no main feature buffer zones. The site may indirectly affect the BAP priority habitats. There may be effects but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer of Church Lane Flood Meadow LNR LWS and St. Andrew's Churchyard, North Weald LWS. The site is unlikely to affect the features and species of these LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	97% of the site is in Flood Zone 1. Flood Risk Zone 2 totalling 3% is located in the south-western corner 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.	Possible impact on setting of Grade II* listed church on part of site directly south of Vicarage Lane and opposite church. Possible mitigation by locating development to south 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 very low, low or medium.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 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, 300m from an existing settlement (North Weald Bassett).
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 fronts onto Vicarage Lane, nearby the historic church, and forms part of the historic field pattern. Any impact on settlement character could be mitigated through design and layout that respects the dispersed settlement pattern.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	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.	B473

	,	Rive
Site Reference:	SR-0077	Hertford
Parish:	North Weald Bassett	一人人
Size (ha):	20.76	
Address:	Land at Thornwood Common, North Weald, Essex	
Primary use: Site notes:	Residential Agricultural land	eshunt
Baseline yield:	620 dwellings	
Source for	Assumption based on 50:50 housing to employment at 30 dph and	Client
baseline yield:	0.4 plot ratio for employment	Epping Fo
		Job Title Epping Fo
Site constraints:	None	Drawing Status
constraints.		Issue
		Drawing No
Site selection	None	SR-0077
adjustment		

Site selectior adjustment:

Community	The Council did not consult on a growth location which covers or is
feedback:	near to this site.
Dwellings:	310

piver Lea Brent

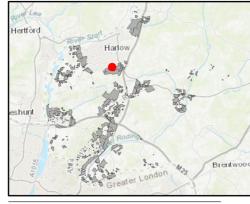
Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0077	Rev 2

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



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.	Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is partially within the Deciduous Woodland and Traditional Orchard buffer zones. The site may indirectly affect the two BAP priority habitats. There may be effects from this impact but mitigation can be implemented to address this
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on setting of Scheduled Monument 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 very low, low or medium.	Almost the entirety of the site is located in a moderate sensitivity Green Belt parcel. Subject to the provision of robust planting along the site boundaries, the site would have limited harm to the purposes of the wider Green Belt.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 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.	
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.	Large site on the edge of Thornwood that could detrimentally impact the dispersed, low density character of the area.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (sewage sludge). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B474

	,	PP. To
Site Reference:	SR-0139	Hertford
Parish:	North Weald Bassett	
Size (ha):	1.52	1
Address:	Riddings Lane, Hastingwood Road, Hastingwood, North Harlow, Essex, CM18 7HT	
Primary use:	Residential	eshunt
Site notes:	Vacant and derelict nursery site	A-
		A1055
Baseline yield:	50 dwellings	LT
Source for	Indicated in Call for Sites	Client
baseline yield:		Epping
		Job Title
		Epping
Site	None	Drawing S
constraints:		lssue
		Drawing N
Site selection	None	SR-01
adjustment:		λг



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Date
March 2018
Issue
Rev 2
P Epping Forest District Council



Community feedback:	Fo
Dwellings:	5

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

Dwellings:	<u>50</u>
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NPS, NRCAN, Kong), swissto MapmyIndia, © OpenStreetMap contributors, and the GIS User Community Source: Esri, DigitalGible, ecocycle cantatar Georgaphics, 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.	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	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is partially within the Deciduous Woodland buffer zone. The site may indirectly affect the BAP priority habitat. There may be effects from this impact but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site within the 250m buffer for the Mark Bushes Complex LWS. The site is unlikely to affect the features and species of either LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on setting of Scheduled Monument 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	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 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 (Harlow).
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.	Key characteristics of the adjacent landscape sensitivity zone assessed as highly sensitive extend to the whole of this site. Development would be likely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Former garden centre site. Proposed quantum of development may not be suitable given isolated location on rural fringe. Impact could be mitigated through reduction in quantum, and design and layout.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Existing access off Riddings Lane.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Horticultural Nursery / Depot). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B475

Site Reference:	SR-0149
Parish:	North Weald Bassett
Size (ha):	4.01
Address:	Tudor House, High Road, Thornwood, with adjacent land.
Primary use:	Residential
Site notes:	Dwelling house and adjacent land (fields)

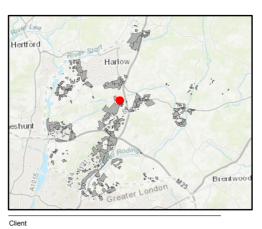
Baseline yield: 175 dwellings

Source for Indicated in Call for Sites baseline yield:

Site None constraints:

Site selection None adjustment:

Community
feedback:Feedback was received on THO-A which is within or near to this
site. Refer to Appendix B1.4 for further details.Dwellings:175



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Epping Forest District Council		

Sources: Earl, HERE, DeLorme, Intermap, Increment P Corp., GBBO, USGS, FAO, NPS, NRCAN, Sources: Earl, HERE, DeLorme, Intermap, Increment P Corp., GBBO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Earl Japan, METT, Earl China (Hong Korg), swisstopo, Mamyritchia, OpenStrate Mago contributors, and the GIS User Community Application (Hong), Source Control (Hong), Source Control (Hong), Sources Carl AeroGRID, IGN, and the GIS User Community



<u>Dweinigs.</u> <u>175</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 (all planning applications, except householder), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is adjacent to a Deciduous Woodland buffer zone. The site may indirectly affect the BAP priority habitat. There may be effects from this impact but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer for Thornwood LNR LWS. The site is unlikely to affect the features and species of this LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on setting of Scheduled Monument 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 very low, low or medium.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 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.	95% greenfield site, adjacent to an existing settlement (Thornwood).
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.	Development of this site would comprise a significant development on the edge of Thornwood. Development may contribute to urban sprawl and is unlikely to support coherent and contained settlement growth.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Depot, Works, infilled pond). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B476
		•	© Arup

Site Reference:	SR-0158A
Parish:	North Weald Bassett
Size (ha):	28.11
Address:	Land at North Weald Bassett, South of Vicarage Lane
Primary use:	Residential
Site notes:	Agricultural fields

Baseline yield: Up to 600 dwellings.

Source for baseline yield: Based on promoter material.

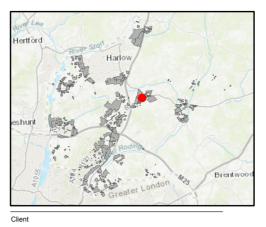
Site constraints: None

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

Со	mmunity	
fee	dback:	
_		

Feedback was received on NWB-A which is within or near to this site. Refer to Appendix B1.4 for further details. <u>600</u>

Dwellings:



Epping Forest District Council			
Job Title			
Epping Forest Dis	strict Local Plan		
Drawing Status	Date		
Issue	March 2018		
Drawing No	Issue		
SR-0158A	Rev 2		
	Epping Forest District Council		

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Multiple ministension Distance and pain a welfand in the organ of a welfand in the proposed consequence. Constraints with the proposed consequence. Constraints with the proposed consequence. Sub-sequence Answert Monitorie Constraints a welfand in Answert Monitorie Constraints with the proposed consequence. Constraints welfand in the proposed consequence. Consthe in the proposed consequence. Const					
11 Integrate functionality relationality r	Criteria		Score	Qualitative Assessment	
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LatingLatingLatingLatingLatingSecond	1.2 Impact on Nationally Protected sites	(-)		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 Media Mathematical Stress Mathematical Stress Mathematical Stress 11 Restance Expery Gene Under Lands 20 Restance Stress Restance	1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.		
In interpretation CaliVInformation CaliV13 integra integr		(-)		There is 1 Ancient tree directly affected by the site. The tree is located to the east of the site and may be affected by development. Impacts may be mitigated by considered masterplanning or translocation.	
11 I Loca with a location metal and a location0013 Intrace with a location metal and a location of a loc	1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.		
11 In the clubble wind the state VP Instruction VP Instruction VP Instruction VP Instruction VP Instruction VP VP <	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.		
Note into Note 12 migratic functions and the first part of the	1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer of Church Lane Flood Meadow LNR LWS and St. Andrew's Churchyard, North Weald LWS. The site is unlikely to affect the features and species of these LWS.	
List inplot on thrings attestImage of the first of the trace of the first or the trace of the set of the se	1.7 Flood risk	(++)	Site within Flood Zone 1.		
Name Note Name Name Name Name 1.1 speed of ar axialy 6.0 Solution is a start of provise tay of pro	1.8a Impact on heritage assets	(+)		Unlikely to impact settings of Scheduled Monument or Grade II* listed church due to distance.	
Linksec dar space P out de miglad or midded 2.1 Level of hum to Green Belt 60 Sin within Genes Heit, where he is where he is where the issue to breakes of he iand for development would be way. The issue poposed of he water direct least. 3.1 Detained to the nearest railbue station. 60 Sin is no the notion of energies and issue. The issue issue direct least. 3.2 Detained to rearest station. 60 Sin is no the notion of energies and issue. Sin issue issue direct least. 3.3 Detained to rearest station. 60 Sin issue herein of the issue of direct least. Sin issue issue direct least. 3.4 Detained to least herein issue issu	1.8b Impact on archaeology	0	unknown as a result of previous lack of investigation.		
21 Exert drawn is between easest rule between easest rule of the wider Green Bett. and to the pupposes of the wider Green Bett. 31 Distance to the nearest rule builder Green Bett. See in one hand 4000m from the nearest rule rule station. inclusion of the wider Green Bett. 32 Distance to rearest hus station 40 See a within 1000m of a bus stap. inclusion 33 Distance to rearest hus station 40 See a within 1000m of a energityment table/coation. inclusion 34 Distance to rearest hus stap. 60 See a between 1000m and 4000m from the nearest lifer/piprary schod. inclusion inclusion 35 Distance to rearest lifer/piprary schod 60 See a between 1000m and 4000m from the nearest lifer/piprary schod. inclusion inclusion 36 Distance to rearest lifer/piprary schod 60 See a between 1000m and 4000m from the nearest lifer/piprary schod. inclusion inclusion 37 Distance to rearest lifer/piprary schod 60 See a between 1000m and 4000m from the nearest 90 suppry. inclusion inclusion 30 Distance to rearest lifer/piprary schod 60 Not applicable. inclusion inclusion 41 Stored Green Bett 60 Not applicable. inclusion inclusion inclusion 41 Stored Green Bett 60 <td>1.9 Impact of air quality</td> <td>(-)</td> <td>could be mitigated or reduced.</td> <td></td>	1.9 Impact of air quality	(-)	could be mitigated or reduced.		
3.1 blance to the heatest native station (a) Recent control to be station in the station of the	2.1 Level of harm to Green Belt	(-)	low, low or medium.	The site is almost entirely within a medium sensitivity Green Belt parcel. If the site was released it would have limited harm to the purposes of the wider Green Belt.	
3.2 Ustaine to here to do sinp 0 Information of the field of the single set o	3.1 Distance to the nearest rail/tube station	(-)			
3.3 Strainfe B dripplymetri locations 10 Function of the strain of	3.2 Distance to nearest bus stop	0			
3.4 Loading of Load inferinges 0 International of Load inferinges 0 International of Load inferinges 3.5 Distance to nearest infant/primary school 0 Set is between 1000m and 4000m from the nearest infant/primary school. International of Load inferinges International of Load inferinges 3.6 Distance to nearest secondary school 0 Set is more than 4000m from the nearest secondary school. International of Load inferinges International of Load inferinges 3.7 Distance to nearest QP surgery 0 Set is between 1000m and 4000m from the nearest QP surgery. International of Load inferinges International of Load Internation Of Load Internation Of Load International Of	3.3 Distance to employment locations	(+)			
3.5 Distance to nearest thraining intrary school 0 Site is more than 4000m from the nearest secondary school. 3.6 Distance to nearest QP surgery 0 Site is between 1000m and 4000m from the nearest QP surgery. Image: Comparison of the site is greenfield land adjacent to a settlement. Image: Comparison of the site is greenfield land adjacent to a settlement. 3.8 Access to Strategic Road Network 0 Mol applicable. Image: Comparison of the site is greenfield land adjacent to a settlement. Image: Comparison of the site would involve the loss of the best and most versatile agricultural land (grades 1-3). Image: Comparison of the site would involve the loss of the best and most versatile agricultural land (grades 1-3). Image: Comparison of the site would involve the loss of the best and most versatile agricultural land (grades 1-3). Image: Comparison of the site would involve the loss of the best and most versatile agricultural land (grades 1-3). Image: Comparison of the site would involve the loss of the best and most versatile agricultural land (grades 1-3). Image: Comparison of the site would involve the loss of the best and most versatile agricultural land (grades 1-3). Image: Comparison of the site would involve the loss of the best and most versatile agricultural land (grades 1-3). Image: Comparison of the site would involve and person of the site would involve the loss of the best and most versatile agricultural land (grades 1-3). Image: Comparison of the site would involve and person of the site would involve the loss of the best and most versatile agricultural land (grades 1-3). Image: Comparint to the site would involve the loss of t	3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.		
3.6 Distance to nearest GP surgery 0 Site is between 1000m and 4000m from the nearest GP surgery. Image: Comparison of the site is between 1000m and 4000m from the nearest GP surgery. 3.7 Distance to nearest GP surgery 0 Site is between 1000m and 4000m from the nearest GP surgery. Image: Comparison of the site is greenfield land digacent to a settlement. 3.8 Access to Strategic Road Network 0 Majority of the site is greenfield land digacent to a settlement. 100% greenfield site, adjacent to an existing settlement (North Weald Bassett). 4.1 Brownfield and Greenfield Land 0 Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3). Image: Comparison of the site contains public open space. Development will not likely involve any loss. A masterplan proposes public open space. Development will not likely involve any loss. A masterplan proposes public open space. Development will not likely involve any loss. A masterplan proposes public open space. Development will not likely involve any loss. A masterplan proposes public open space. Development will not likely involve any loss. A masterplan proposes public open space. Development will not likely involve any loss. A masterplan proposes public open space. Development will not likely involve any loss. A masterplan proposes public open space. Development will not likely involve any loss. A masterplan proposes public open space on provide and able to absort development will not likely involve any loss. A masterplan proposes public open space and will not all be to absort development will not likely involve any loss. A masterplan proposes public open space and dis locs of userplan and to bevelopment will not likely	3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.		
3.7 Distance to Rearest Ge surgery 0 Incrementation of the step o	3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.		
3.8 Access to Strategic Road Network Image: Contract Contrant Contract Contract Contract Contract Con	3.7 Distance to nearest GP surgery	0			
4.1 Brownied and Greenheid Land (-) Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3). International control 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. Development will not likely involve any loss. A masterplan proposes public open space enhancements on the site. 5.1 Landscape sensitivity (+) Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to charage A negligible part of the site contains public open space. Development will not likely involve any loss. A masterplan proposes public open space enhancements on the site. 5.1 Landscape sensitivity (+) Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to charage Site is proposed for a significant level of development, and could result in coalescence of the main part o Bassett with the dispersed settlement on Vicarage Lane, and the loss of substantial areas of historic field 6.1 Topography constraints (-) Gas or oil pipelines may constraint part of the site but there is potential for mitigation. Gas distribution pipeline (intermediate pressure) running through the site form north east to south west.	3.8 Access to Strategic Road Network		Not applicable.		
4.2 Impact on agricultural and (-) A description of a specific control	4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (North Weald Bassett).	
4.3 Capacity to improve access to open space (+) access to open space which is currently private. masterplan proposes public open space enhancements on the site. 5.1 Landscape sensitivity (-) Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change in able to absorb development without significant character change. 5.2 Settlement character sensitivity (-) Development could detract from the existing settlement character. Site is proposed for a significant level of development, and could result in coalescence of the main part o Bassett with the dispersed settlement on Vicarage Lane, and the loss of substantial areas of historic field 6.1 Topography constraints (-) Gas or oil pipelines may constraint part of the site but there is potential for mitigation. Gas distribution pipeline (intermediate pressure) running through the site from north east to south west.	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).		
5.1 Lattuscape sensitivity (*) and able to absorb development without significant character change. 5.2 Settlement character sensitivity (*) Development could detract from the existing settlement character. Site is proposed for a significant level of development, and could result in coalescence of the main part of Bassett with the dispersed settlement on Vicarage Lane, and the loss of substantial areas of historic field 6.1 Topography constraints (*) Gas or oil pipelines may constraint part of the site but there is potential for mitigation. Gas distribution pipeline (intermediate pressure) running through the site from north east to south west.	4.3 Capacity to improve access to open space	(+)		A negligible part of the site contains public open space. Development will not likely involve any loss. An existing masterplan proposes public open space enhancements on the site.	
5.2 Settlement character sensitivity (-) Final and the loss of substantial areas of historic field 6.1 Topography constraints (-) Topographical constraints exist in the site but potential for mitigation. 6.2 a Dictance to gas and oil pipelines (-) Gas or oil pipelines may constrain part of the site but there is potential for mitigation.	5.1 Landscape sensitivity	(-)			
6. 2a Distance to ass and all pipelines may constrain part of the site but there is potential for mitigation. Gas distribution pipeline (intermediate pressure) running through the site from north east to south west.	5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site is proposed for a significant level of development, and could result in coalescence of the main part of North Weald Bassett with the dispersed settlement on Vicarage Lane, and the loss of substantial areas of historic field patterns.	
	6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.		
	6.2a Distance to gas and oil pipelines	(-)	Gas or oil pipelines may constrain part of the site but there is potential for mitigation.	Gas distribution pipeline (intermediate pressure) running through the site from north east to south west. 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.	6.2b Distance to power lines	0			
6.3 Impact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	6.3 Impact on Tree Preservation Order (TPO)	0			
6.4 Access to site (+) Suitable access to site already exists.	6.4 Access to site	(+)			
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.	6.5 Contamination constraints	()		Domestic landfill present in central eastern part of the site. Subject to further investigation, it should be feasible to approve development outside a 100m buffer zone of the contaminated area.	
6.6 Traffic impact Area around the site expected to be uncongested at peak time.	6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B477	

Site Reference:	SR-0158B
Parish:	North Weald Bassett
Size (ha):	10.24
Address:	Vicarage Lane/ east/west of Church Lane (east of Merlin Way), North Weald
Primary use: Site notes:	Residential Agricultural fields

Baseline yield: 304 dwellings

Source for Assumption based on 30 dph baseline yield:

Site Flood Risk would reduce capacity on site by c.1/2 constraints:

Site selection None adjustment:

Community
feedback:Feedback was received on NWB-AF which is within or near to this
site. Refer to Appendix B1.4 for further details.Dwellings:152

Hertford Hertford eshunt Over Greater London

Client	
Epping Forest	District Council
Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0158B	Rev 2
ARUF	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 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	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is partially within Deciduous Woodland and BAP priority habitat with no main feature buffer zones. The site may indirectly affect the BAP priority habitats. There may be effects but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer of Church Lane Flood Meadow LNR LWS and St. Andrew's Churchyard, North Weald LWS. The site is unlikely to affect the features and species of these LWS.
1.7 Flood risk	(+)	Site within Flood Zone 2 and exception test not required.	Some 68% of the site is in Flood Zone 1. The location of the higher Flood Risk Zones 2 and 3a, covering circa 32% of the site area, is located along the eastern site boundary. This area can be avoided and risk flood mitigated through site layout.
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated.	Possible impact on setting of Grade II* listed church on part of site directly south of Vicarage Lane and opposite church. Possible mitigation by locating development to south/west 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 very low, low or medium.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 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, 300m from an existing settlement (North Weald Bassett).
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 medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site identified in Masterplan as having potential for commercial / leisure use close to airfield. Site is located within historic dispersed settlement, close to church. Development may negatively impact settlement character, and could require mitigation.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Military Uses / Sewage Sludge / 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.	B478
		1	© Arup

	,	Po.
Site Reference:	SR-0179	Hertfo
Parish:	North Weald Bassett	1
Size (ha):	30.87	1
Address:	Part of North Weald Golf Club, Rayley Lane, North Weald, Essex, CM16 6AR	
Primary use:	Residential	eshunt
Site notes:	Golf course	- T-
		And
Baseline yield:	926 dwellings	
Source for	Assumption based on 30 dph	Client
baseline yield:		Eppi
		Job Title
		Eppi
Site constraints:	Band of Flood Risk Zone 3a and 2 across central area of site. Reducing developable area of site by circa 1/5. Site capacity also	Drawing
constraints:	reduced to account for 0.29 ha part of site subject to planning application.	Issue
		Drawing
Site selection	Site capacity also reduced to account for 0.29 ha part of site subject to planning application.	SR-0
adjustment:		A
Community	The Council did not concult on a growth location which covers or is	© Contain

Community	
feedback:	ne

The Council did not consult on a growth location which covers or is near to this site. <u>734</u>

Dwellings:

Lue Lea Brent

Client	
Epping Forest	District Council
Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0179	Rev 2
ARUI	Epping Forest District Counci
	copyright and database right (2016) e. Interman, increment P.Com, GEBCO, USGS, EAO, N

Crown copyrigin and aalaubase ngin (2010) DeLorme, Interment, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN Her NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swissto treeMap contributors, and the GIS User Community obe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, ne GIS Liser Community. Get Maj Sou



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.	The site is partially within Deciduous Woodland and BAP priority habitat with no main feature buffer zones. The site may indirectly affect the BAP priority habitats. There may be effects but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is adjacent to St. Andrew's Churchyard, North Weald LWS. The site is unlikely to affect the features and species of this LWS.
1.7 Flood risk	(-)	Site within Flood Zone 3a where exception test required.	Although some 70% of the site is in Flood Zone 1 the location of flood Risk Zones 2 and 3a across the central area of site can make mitigation difficult. The impact of the higher Flood Risk Zones can be mitigated by site layout.
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated.	South of site potential to impact on setting of Grade II* listed church. Mitigate by locating development to north of site and good screening.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are very close to the A614 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.	
3.3 Distance to employment locations	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 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.	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.	The key characteristics of the adjacent assessed landscape sensitivity zone extend to this site. The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on the wider landscape character.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	The Council's masterplan identifies the site as unsuitable for development since the distance of the site from existing development could inhibit effective integration.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	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 Rayley Lane.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Farm / Made Ground / 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.	B479
		1	unA (i)

	-	Z V
Site Reference:	SR-0195B	Hertfo
Parish:	North Weald Bassett	5.0
Size (ha):	3.42	100
Address:	Land to the North of Vicarage Lane, East, North Weald Bassett, Epping, Essex, CM16 6AP	
Primary use:	Residential	eshun
Site notes:	Grazing land.	
Baseline yield:	102 dwellings	
Source for baseline yield:	Assumption based on 30 dph	Client Eppi
Site constraints:	None	Job Titl Eppi Drawing
Site selection adjustment:	None	Drawing SR-0

Community	The Council did not consult on a growth location which covers or is
feedback:	near to this site.
Dwellings:	<u>102</u>

Hertford Hertford Harlow eshunt Greater London

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0195B	Rev 2
ARUI	P Epping Forest District Council





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.	
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	0	Site is within Green Belt, but the level of harm caused by release of the land for development would be none.	Almost the entirety of the site is located within a Green Belt parcel which does not meet the purposes. If the site was released it would not harm the purposes of the wider Green Belt.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 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.	95% greenfield site, adjacent to an existing settlement (North Weald Basset).
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.	The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on the adjacent landscape character area.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Site is located adjacent to existing development, and is unlikely to negatively impact settlement character.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Access off Vicarage Lane East.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination on very small part of site. Minimal adverse impact with opportunity to enhance.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	B480
L		Ч	© Arup

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

 Primary use:
 Residential

 Site notes:
 Waste metal transfer dwelling (warehouse)

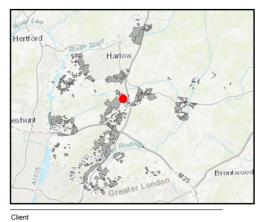
Baseline yield: 5 dwellings

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

Site None constraints:

Site selection None adjustment:

Community
feedback:Feedback was received on THO-2 which is within or near to this
site. Refer to Appendix B1.4 for further details.Dwellings:5



Epping Forest D	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0203	Issue Rev 2

© Uontanis US data © Llowin copyrigin and database ngiri (2016) Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, (BN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo Mapmri/dia, © OpenStreetMap contributors, and the GIS User Community Source: Esri, DigitalGibbe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRD, IGN, and the GIS User Community



Criteria1.1 Impact on Internationally Protected Sites01.2 Impact on Nationally Protected sites()1.3a Impact on Ancient Woodland(-)1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland01.4 Impact on Epping Forest Buffer Land01.5 Impact on BAP Priority Species or Habitats(-)1.6 Impact on Local Wildlife Sites01.7 Flood risk(+)1.8a Impact on heritage assets0	possible to mitigate the effects of the proposed development. Site is adjacent to or contains Ancient Woodland but possible effects can be mitigated. No Ancient or Veteran trees are located within the site. Site is unlikely to impact on Epping Forest Buffer Land. Features and species in the site may not be retained in their entirety but effects can be mitigated. 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 2 and exception test not required. Site is located within the setting of a heritage asset and effects can be mitigated.	Qualitative Assessment The site directly affects the Epping Forest SSSI and is likely to pose a risk to the features of the SSSI. Consultation with Natural England is required. Furthermore, the effects on the features of the SSSI are unlikely to be possible to mitigate. The site is adjacent to the Epping-Wintry Wood Ancient Woodland. The site may directly affect a small area of the Ancient Woodland. The site is likely to cause direct loss which cannot be mitigated within the site. The site is adjacent to two habitats, and within three buffer zones. There is a habitat species recorded within site. The site may indirectly affect the habitats and directly affect the species, but mitigation can be implemented. The site is within the 250m buffer for Thornwood LNR LWS. The site is unlikely to affect the features and species of this LWS. Some 79% of the site is in Flood Zone 2. Within this 3% of the site is in Flood Zone 3a which is located on the site boundary. The impact of the higher Flood Risk Zones can be mitigated by site layout.
1.2 Impact on Nationally Protected sites () 1.3a Impact on 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 (-) 1.6 Impact on Local Wildlife Sites 0 1.7 Flood risk (+)	with other sites). Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is unlikely to be possible to mitigate the effects of the proposed development. Site is adjacent to or contains Ancient Woodland but possible effects can be mitigated. No Ancient or Veteran trees are located within the site. Site is unlikely to impact on Epping Forest Buffer Land. Features and species in the site may not be retained in their entirety but effects can be mitigated. 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 2 and exception test not required. Site is located within the setting of a heritage asset and effects can be mitigated.	with Natural England is required. Furthermore, the effects on the features of the SSSI are unlikely to be possible to mitigate. The site is adjacent to the Epping-Wintry Wood Ancient Woodland. The site may directly affect a small area of the Ancient Woodland. The site is likely to cause direct loss which cannot be mitigated within the site. The site is adjacent to two habitats, and within three buffer zones. There is a habitat species recorded within site. The site may indirectly affect the habitats and directly affect the species, but mitigation can be implemented. The site is within the 250m buffer for Thornwood LNR LWS. The site is unlikely to affect the features and species of this LWS.
1.3a Impact on 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 (-) 1.6 Impact on Local Wildlife Sites 0 1.7 Flood risk (+)	possible to mitigate the effects of the proposed development. Site is adjacent to or contains Ancient Woodland but possible effects can be mitigated. No Ancient or Veteran trees are located within the site. Site is unlikely to impact on Epping Forest Buffer Land. Features and species in the site may not be retained in their entirety but effects can be mitigated. 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 2 and exception test not required. Site is located within the setting of a heritage asset and effects can be mitigated.	with Natural England is required. Furthermore, the effects on the features of the SSSI are unlikely to be possible to mitigate. The site is adjacent to the Epping-Wintry Wood Ancient Woodland. The site may directly affect a small area of the Ancient Woodland. The site is likely to cause direct loss which cannot be mitigated within the site. The site is adjacent to two habitats, and within three buffer zones. There is a habitat species recorded within site. The site may indirectly affect the habitats and directly affect the species, but mitigation can be implemented. The site is within the 250m buffer for Thornwood LNR LWS. The site is unlikely to affect the features and species of this LWS.
1.3b 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 (-) 1.6 Impact on Local Wildlife Sites 0 1.7 Flood risk (+)	No Ancient or Veteran trees are located within the site. Site is unlikely to impact on Epping Forest Buffer Land. Features and species in the site may not be retained in their entirety but effects can be mitigated. 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 2 and exception test not required. Site is located within the setting of a heritage asset and effects can be mitigated.	Ancient Woodland. The site is likely to cause direct loss which cannot be mitigated within the site. The site is adjacent to two habitats, and within three buffer zones. There is a habitat species recorded within site. The site may indirectly affect the habitats and directly affect the species, but mitigation can be implemented. The site is within the 250m buffer for Thornwood LNR LWS. The site is unlikely to affect the features and species of this LWS. Some 79% of the site is in Flood Zone 2. Within this 3% of the site is in Flood Zone 3a which is located on the site
Ancient Woodland 0 1.4 Impact on Epping Forest Buffer Land 0 1.5 Impact on BAP Priority Species or Habitats (-) 1.6 Impact on Local Wildlife Sites 0 1.7 Flood risk (+)	Site is unlikely to impact on Epping Forest Buffer Land. Features and species in the site may not be retained in their entirety but effects can be mitigated. 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 2 and exception test not required. Site is located within the setting of a heritage asset and effects can be mitigated.	site may indirectly affect the habitats and directly affect the species, but mitigation can be implemented. The site is within the 250m buffer for Thornwood LNR LWS. The site is unlikely to affect the features and species of this LWS. Some 79% of the site is in Flood Zone 2. Within this 3% of the site is in Flood Zone 3a which is located on the site
1.5 Impact on BAP Priority Species or Habitats (-) 1.6 Impact on Local Wildlife Sites 0 1.7 Flood risk (+)	Features and species in the site may not be retained in their entirety but effects can be mitigated. 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 2 and exception test not required. Site is located within the setting of a heritage asset and effects can be mitigated.	site may indirectly affect the habitats and directly affect the species, but mitigation can be implemented. The site is within the 250m buffer for Thornwood LNR LWS. The site is unlikely to affect the features and species of this LWS. Some 79% of the site is in Flood Zone 2. Within this 3% of the site is in Flood Zone 3a which is located on the site
1.6 Impact on Local Wildlife Sites 0 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. Site within Flood Zone 2 and exception test not required. Site is located within the setting of a heritage asset and effects can be mitigated.	site may indirectly affect the habitats and directly affect the species, but mitigation can be implemented. The site is within the 250m buffer for Thornwood LNR LWS. The site is unlikely to affect the features and species of this LWS. Some 79% of the site is in Flood Zone 2. Within this 3% of the site is in Flood Zone 3a which is located on the site
1.7 Flood risk (+)	Site within Flood Zone 2 and exception test not required. Site is located within the setting of a heritage asset and effects can be mitigated.	this LWS. Some 79% of the site is in Flood Zone 2. Within this 3% of the site is in Flood Zone 3a which is located on the site
	Site is located within the setting of a heritage asset and effects can be mitigated.	
1.8a Impact on heritage assets 0		
		Possible impact on setting of Marshalls moated site (Scheduled Monument) to east. Mitigation through sensitive layout and 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 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 0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network	Not applicable.	
4.1 Brownfield and Greenfield Land 0	Majority of the site is previously developed land that is neither within nor adjacent to a settlement.	100% brownfield site not within or adjacent to an existing settlement.
4.2 Impact on agricultural land ()	Development 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.	The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on the adjacent highly sensitive landscape character area.
5.2 Settlement character sensitivity (+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.	Randalls Yard identified as a potential regeneration site. Redevelopment could enhance the character of the area.
6.1 Topography constraints 0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines 0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines 0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO) 0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site (+)	Suitable access to site already exists.	Existing access from Woodside.
6.5 Contamination constraints (-)	Potential contamination on site, which could be mitigated.	Potential contamination (Scrapyard). Potential adverse impact that could be mitigated.
6.6 Traffic impact	Site below site size threshold where it would be expected to significantly affect congestion.	B481

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

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

Clert

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0220	Rev 2
ARUI	P Epping Forest District Council

Sources: Ent, HERE, Dalcome, Internas, Increment P Corp., GEBCO, USOS, FAO, NPS, NRCAN, Goolaase, IGN, Kadatater NL, Ordnano Survey, Erisi Japan, MET, Letti China (Hong Kong), swisstopo MapmyIndia, © OpenStreeMap contributors, and the GIS User Community Source: Esti, Upitalicidose, Geologye, Earthstar Geographics, CNES/Airbus DS, USDA, USOS, 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.	The site is partly within the 250m buffer for Reynkyns 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 is partially within a Wood Pasture and Parkland BAP priority habitat and within three buffer zones. The site may affect a small area of the BAP priority habitat, but this may be addressed through mitigation.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer of Tylers Green Grasslands LWS and Reynkyns Wood LWS. The site is unlikely to affect the features and species of these LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact setting of Scheduled Monument 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 A414 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 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 within a settlement.	60% greenfield site, within an existing settlement (North Weald).
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.	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 residential site could contribute positively to settlement character.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	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 layout, subject to reasonable care, without adverse impact on the suitability of the site for development.
6.4 Access to site	(+)	Suitable access to site already exists.	Existing access off Epping Road.
6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.	B482

Site Reference:	SR-0235
Parish:	North Weald Bassett
Size (ha):	1.48
Address:	Vicarage Lane, North Weald

Primary use: Residential Site notes:

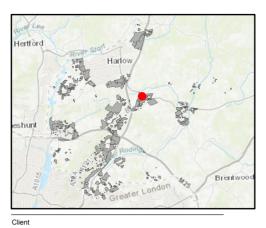
Baseline yield: 44 dwellings

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:44



Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0235	Rev 2
ARUI	P Epping Forest District Council

Sources: Earl, HERE, DaLorme, Internap, Incement PL Corp., GEBCO, USSG, FAO, NPS, NRCAN, GeoBase, IGN, Kodatster NL, Ordannec Survey, Earl Japan, METL, Earl Chhai, (Neng Kong), swisstopo, MapmyIndia, © OpenStreetMap contribution, and the GIS User Community Source: Earl, Digilalcible, GeoStyer, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



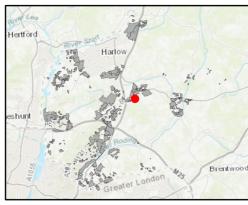
Integration with the second	<u>Dweinings.</u> 44				
Induced sectionImage: A start of the section of the sect	Criteria		Score	Qualitative Assessment	
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On the content of th	1.2 Impact on Nationally Protected sites	0			
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Anticker generation10		0	No Ancient or Veteran trees are located within the site.		
Charland Mark MarkPProduction Mark Mark MarkProduction Mark Mark Mark Mark Mark Mark Mark Mark	1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.		
Initiation of Markan MarkanNoNote that is a field of markan methods of the Markan Marka	1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is partially within Deciduous Woodland and BAP priority habitat with no main feature buffer zones. The site may indirectly affect the BAP priority habitats. There may be effects but mitigation can be implemented to address this.	
LinkardViaMethod12 media02MethodMethod13 media02Network with the state of the state o	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.		
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Index and services of a second of a se	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 Listed Building due to distance.	
13 Protect and advance14Interfact and advance13 Decrete bin recent all decide60Reconstruction and based for a based	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. Note of the resert lab.let setting 10 is a use in reduct. 10 1. Obtained to the resert lab.let setting 00 is a use to not set 0.0000 from the secting is too state. 10 2. Debared to the resert lab.let setting 00 is a use to not sectify the lab setting. 10 3. Debared to resert lab.let setting 00 is a use to not sectify the lab setting. 10 3. Debared to resert lab.let setting 00 is a use to not sectify the lab setting. 10 3. Debared to resert lab.let setting 00 is a use to not sectify the lab setting. 10 3. Debared to resert lab.let setting 00 is a use to not sectify the lab.let setting. 10 3. Debared to resert lab.let setting 00 is a use to not sectify the lab.let setting the sectify the lab.let setting the setting the lab.let setting the la	1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	Site is likely to be far enough away from M11 to not have a significant impact.	
1 I detailed unit wilder united un	2.1 Level of harm to Green Belt	(-)			
12 I barrier to end/or data data 10 Intermediation of the end/or data 13 Data the to end/or data 10 Bits white the there are all barriers to be and 4000 in form nearest bean, ingre sillage or small village. Intermediation of the end/or data 14 Data the to end/or data 10 Bits between 1500 and 4000 in form nearest bean, ingre sillage or small village. Intermediation of the end/or data 15 Data the to end/or data 10 Bits between 1500 and 4000 in form in enserts bean, ingre sillage or small village. Intermediation of the end/or data 16 Data the to ensert of the system 10 Bits between 1500 and 4000 in form in enserts bean, ingre sillage or small village. Intermediation of the ensert of the system of the ensert of the system. 17 Data the to ensert of the system 10 Bits between 1500 and 4000 in form in enserts bean data Intermediation of the ensert of the system of the ensert of the system. 17 Data the to ensert of the system of the ensert of the system. 10 Maxes to Standys Res Means 11 18 Data the to ensert of the system of the syst	3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.		
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A 18 browfield and Greenfeld Land Image: Control Section Control Sectin Control Section Control Section Control	3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.		
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4.2 Implect of a glocalitiatian and1011114.3 Capacity to improve access to open space0Development unlikely to involve the loss of public open space.1115.1 Landscape sensitivity64Skie fails within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change1115.2 Settlement character sensitivity64Development cullid detract from the existing settlement character.Skie is located some distance from the settlement. The sile location and configuration is unlikely to support ocherent and contained settlement growth in accordance with the Council's masterplan.6.1 Topography constraints0No topography constraints are identified in the sile.Skie fails unlikely to any constraint to the sile.6.2 Distance to gas and oil pipelines0Ges or oil pipelines do not pose a constraint to the sile.Information of the development would not be constrained by the presence of protected frees either on or6.3 Impact on Tree Preservation Order (TPO)0Tain intensity of sile development would not be constrained by the presence of protected frees either on or6.4 Access to sile0No containation is united y exists.No popertial containation is united y exists.6.5 Contamination constraints0No containation is united y exists.No popertial containation is united y at pack time.6.6 Contamination constraints0No containation is united y at pack time.No potential containation identified.6.7 Contamination constraints0No containation is united y at pack time.No potential containation identified.6.7 Contamination constraints0 <t< td=""><td>4.1 Brownfield and Greenfield Land</td><td>()</td><td>Majority of the site is greenfield land that is neither within nor adjacent to a settlement.</td><td>100% greenfield, 550m from an existing settlement (Tyler's Green).</td></t<>	4.1 Brownfield and Greenfield Land	()	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.	100% greenfield, 550m from an existing settlement (Tyler's Green).	
1.1 Landscape sensitivity 1.1 <t< td=""><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></t<>	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 01 and able to absorb development without significant character change. 5.2 Settlement character sensitivity (A) Development could detract from the existing settlement character. Set is located some distance from the settlement. The site location and configuration is unlikely to support coherent and configuration is unlikely to	4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.		
0.2 Settlement drank deleters in the councils masterplan. and contained settlement growth in accordance with the Council's masterplan. 6.1 Topography constraints 0 No topography constraints are identified in the site. and contained settlement growth in accordance with the Council's masterplan. 6.2 a Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose any constraint to the site. Image: Constraint on the site. 6.2 b Distance to power lines 0 Power lines do not pose a constraint to the site. Image: Constraint on 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: Constraints on the site. 6.4 Access to site (**) Suitable access to site already exists. Image: Contamination constraints No contamination issues identified on site to date. 6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified.	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.		
0.1 roduging outsidenties 0 Percent and the site Image: Constraints and the site sequence of percent and the site sequecer	5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site is located some distance from the settlement. The site location and configuration is unlikely to support coherent and contained settlement growth in accordance with the Council's masterplan.	
6.2 a bistance to gas and on pipelines0Fundamentation and the site6.2 b Distance to power lines0Power lines do not pose a constraint to the site.6.3 Impact 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.6.4 Access to site(+)Suitable access to site already exists.6.5 Contamination constraints0No contamination issues identified on site to date.6.4 Access to site0Area around the site expected to be uncongested at peak time.	6.1 Topography constraints	0	No topography constraints are identified in the site.		
0.2 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. 6.4 Access to site (+) Suitable access to site already exists. Image: constraint to power lines 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 Inipact of The Preservation Order (TFO) 0 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. 0.6 Traffic insert 0 Area around the site expected to be uncongested at peak time.	6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.		
6.4 Access to site (*) 6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified.	6.3 Impact on Tree Preservation Order (TPO)	0			
6.5 Contamination constraints 0 Area around the site expected to be uncongested at peak time.	6.4 Access to site	(+)	Suitable access to site already exists.		
6.6 Traffic impact Area around the site expected to be uncongested at peak time.	6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.	
B483	6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B483	

		Burt
Site Reference:	SR-0240	Hertfo
Parish:	North Weald Bassett	
Size (ha):	0.91	100
Address:	The Kings Head Public House, High Road, North Weald, Essex, CM16 6BU	
Primary use: Site notes:	Residential	eshur
Baseline yield:	7 to 14 dwellings	
Source for	Indicated in Call for Sites	Client
baseline yield:		Eppi
		Job Tit
		Eppi
Site constraints:	None	Drawin
constraints:		lssu

Site selection None adjustment:

Community	Feedback
feedback:	site. Refe
Dwellings:	<u>14</u>

Feedback was received on NWB-3 which is within or near to this site. Refer to Appendix B1.4 for further details. <u>14</u>



Job Title	
Epping Fores	t District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0240	Rev 2
ARUI	P 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.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is adjacent to an area of Wood Pasture and Parkland and within three buffer zones. The site may indirectly affect the BAP priority habitat. There may be effects but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer of Weald Common LNR LWS. The site is unlikely to affect the features and species of this LWS.
1.7 Flood risk	(+)	Site within Flood Zone 2 and exception test not required.	Some 51% of the site is located in Flood Zone 2, which covers the northern half of the site. Mitigation may be possible through design and 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.	Unlikely to impact on setting of Scheduled Monument due to distance. Impact on setting of Grade II LB - no development to front of site. Possible mitigation by locating development away from LB and 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 within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	Split site (50% greenfield and brownfield). Site adjacent to an existing settlement (North Weald Basset).
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.	Development of the parking area to the rear of the King's Head public house (Grade II listed) is not likely to have an impact on the character of the area subject to sensitive design taking account of the Listed Building.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.	The protected trees on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development
6.4 Access to site	(+)	Suitable access to site already exists.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination over parts of site (Petrol Filling Station & Repair Garage and Station & Coal Yard). Potential adverse impact that could be mitigated.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.	B484
	I		© Aru

ono ounu	<i>j i i i i i i i i i i</i>	8
Site Reference:	SR-0247	H
Parish:	North Weald Bassett	
Size (ha):	3.13	
Address:	Land at Happy Grow Garden Centre, High Road, Thornwood, Epping, CM16 6LX	1 111
Primary use:	Residential	e
Site notes:	Garden centre, retail, car park and adjacent field	1
Baseline yield:	93 dwellings	T-V-L
Source for	Assumption based on 30 dph	CI
baseline yield:		E
		Jo
-		E
Site constraints:	None	D
constraints.		ls
		Di
Site selection	None	S

adjustment:

Community feedback:	The Council did not consult on a growth location which covers or is near to this site.
Dwellings:	<u>93</u>

Heritord Harlow Brentwood Cient

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0247	Rev 2
ARUI	P Epping Forest District Council

Sources: Esti, HERE: DeLorme, Intermap, Increment P.Corp., GEBCO, USGS, FAO, NPS, NRCAN, GoolBase, IGN, Kadatster NL, Orthance Survey, Esti, Jagan, MET, Leir Ohina (Hong Kong), swisstopo, MapmyIndia, & OpenStnetMap contributors, and the GIS User Community Source: Esti, DigitalCiobe, GeoSye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, 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.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is partly within a Deciduous Woodland buffer zone. The site may indirectly affect the BAP priority habitat. There may be effects from this impact but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on setting of Scheduled Monument 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 very low, low or medium.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 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.	
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.	Existing garden centre with large areas of hardstanding. The site location and set back from High Road is unlikely to support coherent and contained settlement growth.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Horticultural Nursery / Industrial dwellings / 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.	B485
L		Ι	QurA@

Site Reference:	SR-0271	
Parish:	North Weald Bassett	
Size (ha):	0.30	
Address:	(Former Coachworks) Popplewells, High Road, Thornwood, Epping, Essex	
Primary use:	Residential	
Site notes:		
Baseline yield:	12 dwellings	
Source for baseline yield:	Assumption based on 40 dph	

Site Flood risk would reduce capacity on site constraints:

Site selection None adjustment:

Community
feedback:Feedback was receiv
site. Refer to AppendDwellings:10

Feedback was received on THO-1 which is within or near to this site. Refer to Appendix B1.4 for further details.

Hertford River Stat Harlow eshunt Brenkwood

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

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<u>Dweinings. 10</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 (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 wholly within Deciduous Woodland and Wood Pasture and Parkland buffer zones. The site may indirectly affect the BAP priority habitats. There may be effects from this impact but mitigation can be implemented to address this.	
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer for Thornwood LNR LWS. The site is unlikely to affect the features and species of this LWS.	
1.7 Flood risk	(+)	Site within Flood Zone 2 and exception test not required.	Some 93% of the site is in Flood Zone 2. Within this, Flood Zone 3a covers 7% in the north-western portion of the site 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 Scheduled Monument 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 not located in the Green Belt.		
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.		
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.		
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.		
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.		
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.		
3.6 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.	
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.	Jonen depot identified as a potential regeneration site. Redevelopment could enhance the character of the area.	
6.1 Topography constraints	0	No topography constraints are identified in the site.		
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.		
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.		
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.		
6.4 Access to site	(+)	Suitable access to site already exists.	Access off High Road.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Coachworks). Potential adverse impact that could be mitigated.	
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.	B486	
	•		© Arup	

0.00 0.000		Burd
Site Reference:	SR-0297	Hertf
Parish:	North Weald Bassett	
Size (ha):	17.15	100
Address:	North Weald Bassett, South-west Area	-
		P
Primary use:	Residential	eshu
Site notes:	Broad Area south-west of North Weald Bassett. Norway House (Homeless Persons Hostel) and surrounding land could be intensified. North Weald Par 3 Golf Course and adjacent agricultural field.	2
Baseline yield:	145 dwellings	
Source for	Assumption based on 30 dph	Client
baseline yield:		Ерр
		Job Tit
		Ерр
Site constraints:	Wooded part of site LNR/LWS to be retained reducing capacity.	Drawir
constraints.		lssu
		Drawin
Site selection	None	SR-0
adjustment:		٨
		Π
Community	The Council did not consult on a growth location which covers or is	© Conta Sources

feedback: <u>Dwellings:</u> The Council did not consult on a growth location which covers or is near to this site. **145**

Client

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

Sources: Earl, HERE, DeLorme, Intermap, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBaee, IGN, Kadaster NL, Ordnance Survey, Earl Japan, METI, Earl China (Hong Kong), swisstopo. Mapminidia, © OpenStreeMap contributors, and the GIS User Community Source: Earl, DigitalCitote, GeoEye, Earltstar 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	(-)	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. The proposals would likely result in direct loss or harm to Ancient Woodland or cannot be mitigated.	The site is partly within the Roughtalley's 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	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	The site encompasses a BAP priority habitat, and includes one BAP species. The site is likely to directly affect the BAP priority habitat and species, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	The site encompasses the whole of Roughtalley's Wood LNR LWS. The site may directly affect some of the features and species of these LWS but effects can be mitigated. Also within 250m buffer of Roughtalley's Wood LWS however no effects likely.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated.	Unlikely to impact on setting of Scheduled Monument due to distance. Impact on setting of Grade II Listed Building (Norway House) but mitigation by locating development to west of site and 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	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are very close to the M11 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 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.	80% greenfield site, adjacent to an existing settlement (North Weald Bassett).
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 public open space aligns with the development site, opportunities for re-configuration may enable the yield of houses to be delivered without any overall loss of public open space.
5.1 Landscape sensitivity	()	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.	Key characteristics of the adjacent landscape sensitivity zone assessed as highly sensitive extend to the whole of this site. Development would be likely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	()	Development is likely to substantially harm the existing settlement character.	The Council's adopted masterplan identifies this site as not being suitable for development as it could magnify the linear nature of the settlement.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	(-)	The 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 (Military Land / small areas of infilled land / electric sub station). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B487
			© Arup

SR-0309
North Weald Bassett
30.55
North Weald Bassett, North-east area

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

Baseline yield: 918 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:918

Hertford Beshunt Greater London Brentwood

Client	District Council
Job Title	
	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0309	Rev 2
ARUI	Epping Forest District Council
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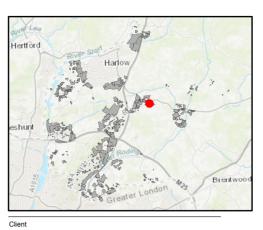


Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
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 Reynkyns Wood Ancient Woodland. The site may directly affect a small part 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.	hunna.
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 Semi Improved Grassland BAP priority habitat and is adjacent to Deciduous Woodland. It is also within 3 buffer zones. The site may directly affect the BAP priority habitats, but mitigation can be implemented.
1.6 Impact on Local Wildlife Sites	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	The site encompasses the Tylers Green Grasslands LWS. The site may directly affect some of the features and species of these LWS but effects can be mitigated. The site adjacent to Reynkyns Wood LWS but no effects likely.
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 very close to the A614 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 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.	95% 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.	
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.	Development of this site could magnify the linear nature of the settlement, which the Council's adopted masterplan does not support.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
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.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination over very small parts of the site (infilled ponds). Potential adverse impact that could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	B488
		1	© Anup

0.00 0.000	
Site Reference:	SR-0310
Parish:	North Weald Bassett
Size (ha):	70.65
Address:	North Weald Bassett, Blakes Golf Course (East Area)
Primary use:	Residential
Site notes:	Broad Area East of North Weal Bassett comprising Blakes Golf Course.
	Course.
Baseline yield:	2,077 dwellings
Source for	Assumption based on 30 dph
baseline yield:	
0.4	None
Site constraints:	None
Site selection	None
adiustment:	

adjustment:

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



Epping Forest District Council				
Epping Forest District Local Plan				
Date				
March 2018				
Issue				
Rev 2				
Epping Forest District Council www.eppingforestdc.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	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 Reynkyns 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 is almost wholly within a Wood Pasture and Parkland BAP priority habitat, and is partially within three buffers. The site is likely to directly affect the BAP priority habitat, however due to the overall size of habitat this may be mitigable.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within 250m buffer of Tylers Green Grasslands LWS, Ongar Radio Station LWS and Reynkyns Wood LWS. The site is unlikely to affect the features and species of these LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated.	Possible impact on landscape setting of Scheduled Monument. Possible mitigation through sensitive layout/reduction in density.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are very close to the A614 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 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.	95% greenfield site, adjacent to an existing settlement (North Weald Bassett).
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 forms part of Chipping Ongar Great Park, the outline of which is preserved by hedgerows; the current field pattern echoes its open aspect. The area is sensitive to change, and development could impact the character of the edge of the settlement.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Existing access off High Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination over site (Made Ground - imported waste). Potential adverse impact that could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	B489
L	1	1	© Arup

Site Reference: SR-0408	
Parish: North Weald Basse	
Size (ha):	46.00
Address:	Rundell's Grove Wood

Primary use: Residential Site notes:

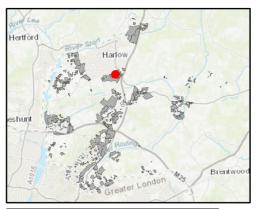
Baseline yield: None

Source for Assumption based on 30 dph baseline yield:

Site None constraints:

Site selection Assumption based on 30 dph adjustment:

Community
feedback:Feedback was received on HAR-C which is within or near to this
site. Refer to Appendix B1.4 for further details.Dwellings:1.379



Client			
Epping Forest District Council			
Job Title			
Epping Forest	District Local Plan		
Drawing Status	Date		
Issue	March 2018		
Drawing No	Issue		
SR-0408	Rev 2		
ARUF	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	()	Site is adjacent to or contains Ancient Woodland. The proposals would likely result in direct loss or harm to Ancient Woodland or cannot be mitigated.	The site is almost wholly within Mark Bushes/Latton Park Ancient Woodland. The site may directly affect all of the Ancient Woodland. The site is likely to cause direct loss which cannot be mitigated within the site.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.	There are 6 Ancient trees directly affected by the site. The trees are concentrated at the edge of the site. Impacts to the Ancient trees may be mitigated due to the low density and by considered masterplanning or 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 is within two BAP priority habitats, with two BAP priority species recorded on the northern site periphery. The site is likely to directly affect all of the BAP habitats and species, and the impact may not be mitigable.
1.6 Impact on Local Wildlife Sites	()	Features and species in the site unlikely to be retained and effects cannot be mitigated.	Site would entirely occupy LWS EP90 which comprises Ancient Woodland. It would not be possible to entirely mitigate the effects of this.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on settings of Scheduled Monument 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.	The site falls within a network of Green Belt parcels which prevent the sprawl of Harlow. The site is detached from the settlement edge by dense planting along the northern edge and if it was released it may harm the purposes of the wider Green Belt.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 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, 100m from an existing settlement (Harlow).
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. This would result in loss of public open space (woodland and semi-natural public open space covers c. 99% of the site), with few opportunities for site re-orientation or re-provision.
5.1 Landscape sensitivity	()	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.	Key characteristics of the adjacent landscape sensitivity zone assessed as highly sensitive extend to the whole of this site. Development would be likely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	()	Development is likely to substantially harm the existing settlement character.	Site comprises Mark Bushes / Latton Park Ancient Woodland, and is located to the south of Latton Common. Development could involve substantial loss of woodland and detrimental impact on the setting of Latton Common.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	()	The site has severely limited feasibility for development as a result of the extensive presence of protected trees, either on or adjacent to the site.	The extent of the protected tree cover on or adjacent to the site would be likely to have a significant adverse impact on the suitability of the site for development
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	Access issues could be overcome with potential to upgrade track linking site and London Road (A414).
6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B490

Site Reference: SR-0410				
Parish:	North Weald Bassett			
Size (ha):	4.20			
Address:	Land East of High Road, Thornwood			

 Primary use:
 Residential

 Site notes:
 Farm and Agricultural field

Baseline yield: 125 dwellings

Source for Assumption based on 30 dph baseline yield:

Site None constraints:

Site selection None adjustment:

Community Fee feedback: site.

Dwellings:

Feedback was received on THO-C which is within or near to this site. Refer to Appendix B1.4 for further details. <u>125</u> Hertford Harlow eshum Brentwood Client

Epping Forest District Council				
Job Title				
Epping Forest District Local Plan				
Drawing Status	Date			
Issue	March 2018			
Drawing No	Issue			
SR-0410	Rev 2			
ARUP	Epping Forest District Council			

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<u></u>			March Andrew
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.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is partly within a Deciduous Woodland buffer zone. The site may indirectly affect the BAP priority habitat. There may be effects from this impact but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer for Thornwood LNR LWS. The site is unlikely to affect the features and species of this LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on setting of Scheduled Monument 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 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	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	95% greenfield site, adjacent to an existing settlement (Thornwood).
4.2 Impact on agricultural land	()	Development 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.	Site is in a central location within the village, and is not likely to have a negative impact on the character of the village.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination over part of site (Shooting Ground / In filled Pond). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B491
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Site Reference:	SR-0411
Parish:	North Weald Bassett
Size (ha):	4.11
Address:	Weald Place Farm, Thornwood, Epping, Essex

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

Baseline yield: 123 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>123</u>

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Epping Forest District Council		
Job Title		
Epping Forest D	istrict Local Plan	
Drawing Status	Date	
lssue	March 2018	
Drawing No	Issue	
SR-0411	Issue Rev 2	
ARUP	Epping Forest District Council	
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Client

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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	0	Site is not located within or adjacent to Ancient Woodland.	The site is partly within the 250m buffer for Epping-Wintry 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.	Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is partially within 3 BAP priority habitat buffer zones. The site may indirectly affect the BAP priority habitats. There may be effects from this impact but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(+)	Site within Flood Zone 2 and exception test not required.	Some 38% of the site is in Flood Zone 2 of which 11% is in Flood Zone 3a. The higher risk Flood Zone (3a) is located in the north-western corner of the site and the impact can be mitigated by 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.	Scheduled Monument of Marshalls moated site within site. Possibility for some development to north of site but at much reduced density.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 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 (Thornwood).
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.	The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on the adjacent landscape character area.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Site located on edge of settlement and unlikely to have negative impact on settlement character, subject to sensitive design reflecting the Scheduled Monument located within the site.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Existing access from Woodside.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination over parts of site (Military Land / 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.	B492
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Site Reference:	SR-0413
Parish:	North Weald Bassett
Size (ha):	5.43
Address:	Land South of Woodside, Thornwood

Primary use: Residential Site notes:

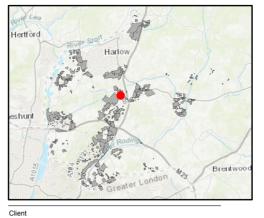
Baseline yield: None

Source for Assumption based on 30 dph baseline yield:

Site None constraints:

Site selection Assumption based on 30 dph adjustment:

Community
feedback:The Council did not consult on a growth location which covers or is
near to this site.Dwellings:162



Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0413	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 unlikely to be possible to mitigate the effects of the proposed development.	The site directly affects the Epping Forest SSSI and is likely to pose a risk to the features of the SSSI. Consultation with Natural England is required. Furthermore, the effects on the features of the SSSI are unlikely to be possible to mitigate.
1.3a Impact on Ancient Woodland	()	Site is adjacent to or contains Ancient Woodland. The proposals would likely result in direct loss or harm to Ancient Woodland or cannot be mitigated.	The site is wholly in the Epping-Wintry Wood Ancient Woodland. The site may directly affect a small area of the Ancient Woodland. The site is likely to cause direct loss which cannot be mitigated within the site.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	The site is partially within Deciduous Woodland and Wood Pasture and Parkland BAP priority habitats, and within 3 buffer zones. The site is likely to directly affect a portion of the BAP priority habitats, but the effects may be mitigable.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer for Thornwood LNR LWS. The site is unlikely to affect the features and species of this LWS.
1.7 Flood risk	(-)	Site within Flood Zone 3a where exception test required.	Circa 26% of the site is in Flood Zones 3a and 3b. The location of the higher risk Flood Zones in the middle of the site, which will make mitigation difficult. The risk can however be mitigated through site layout.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on setting of Scheduled Monument due to distance. However, some further archaeological assessment may be required.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	Aside from the Epping Forest constraint, which is Green Belt, a small northern part of the site is identified as not meeting Green Belt purposes. If this part of the site was released it would have limited harm to the purposes of the wider Green Belt.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 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 (Thornwood).
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.	Public open space is located in the majority of the site area. Development would result in loss of public open space (Epping Forest accounts for c. 77% of the site), with few opportunities for site re-orientation or re-provision.
5.1 Landscape sensitivity	()	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.	Key characteristics of the adjacent landscape sensitivity zone assessed as highly sensitive extend to the whole of this site. Development would be likely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site located on northern edge of Wintry Forest, which contributes to the village's historic environment. However, part of the site is unconstrained and could be developed in a way that contributes to character of the village.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Existing access off High Road (B1393) and Forest Grove.
6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	()	Moderate peak time congestion expected within the vicinity of the site.	B493

	-	200
Site Reference:	SR-0417	Her
Parish:	North Weald Bassett	5
Size (ha):	1.84	10
Address:	Land east of Church Lane/West of Harrison Drive, North Weald Bassett	1
Primary use:	Residential	esh
Site notes:	Agricultural field	X
		V
		4
Baseline yield:	55 dwellings	
Source for	Assumption based on 30 dph	Clien
baseline yield:		Ep
		Job
		Ep
Site	None	Draw
constraints:		lss
		Draw
Site selection	None	SR
adiustment:		

S adjustment:

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

aver Lea ertford Bren

Epping Forest	District Local Plan
Drawing Status	Date
ssue	March 2018
rawing No	Issue
SR-0417	Rev 2
5	Rev 2

, NPS, NRC Kong), swi rce: Esri, A, USG



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 a Wood Pasture and Parkland buffer zone. The site may indirectly affect the BAP priority habitat. There may be effects but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer of Church Lane Flood Meadow LNR LWS and Weald Common LNR 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 Scheduled Monument 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 very low, low or medium.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (North Weald Basset).
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 may improve settlement character through redevelopment of a run-down site or improvement in townscape.	Site identified within the Council's adopted masterplan as providing opportunity to strengthen and extend the existing centre and improve public realm connectivity.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
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.
	(-)	Low level congestion expected at peak times within the vicinity of the site.	B494

	,
Site Reference:	SR-0442
Parish:	North Weald Bassett
Size (ha):	3.02
Address:	Marlow, Thornwood Common, Epping
Primary use:	Residential
Site notes:	Waste transfer/ recycling station, dwellings, wooded area and open space.
	space.
Baseline yield:	91 dwellings
Source for	Assumption based on 30 dph
baseline yield:	
	
Site constraints:	Site in close proximity to industrial dwelling/yard, however there is suitable distance from the boundary to the dwelling/yard and this
	should not impact on yield.
Site selection	None
adjustment:	
Community	The Council did not consult on a growth location which covers or is

Community feedback: Dwellings:

The Council did not consult on a growth location which covers or is near to this site. <u>91</u>

Hertford Brent

01	
Client	
Epping Forest	District Council
Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0442	Rev 2
ARUF	Epping Forest District Council
Sources: Esri, HERE, DeLorme GeoBase, IGN, Kadaster NL, O MapmyIndia, © OpenStreetMap	opyright and database right (2016) , Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, ridnance Survey, Esri Japan, METI, Esri China (Hong Kong), o contributors, and the GIS User Community Eye, Earthstar Geographics, CNES/Airbus DS, USDA, USG ser Community



Incl Mode of medium. 3.1 Datance to the nearest rail/use station Get Set is more than 4000m from the nearest rail of tube station. Incl 3.2 Distance to nearest bus stop Get Set is within 400m of a bus stop. Incl Incl 3.3 Distance to employment locations Get Set is within 400m of an employment state/location. Incl Incl Set is within 400m of an employment state/location. 3.4 Distance to nearest infant/primary school Get Set is between 1000m and 4000m from the nearest infant/primary school. Incl Set is between 1000m and 4000m from the nearest secondary school. Incl Incl<	<u>Dwellings: 91</u>	AeroGRID, IGN, and the GIS User Community			
Initial of the second	Criteria		Score	Qualitative Assessment	
1 Proceeding2 Note interpretation of the	1.1 Impact on Internationally Protected Sites	0			
unitedvv <td>1.2 Impact on Nationally Protected sites</td> <td>0</td> <td></td> <td></td>	1.2 Impact on Nationally Protected sites	0			
Advance of equation for the second	1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.		
united of production in the set of production in the se		0	No Ancient or Veteran trees are located within the site.		
Set Number Andergebook structureUDescent for a structure in single on si	1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.		
on inclusion with wats in a set of the	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.		
Curr Loss Pail Percenting	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.		
Initial lange statesInitialInitial content and any statesInitial content any states11 binded and any statesInitial content any statesInitial content any statesInitial content any states12 binded any statesInitial content any statesInitial content any statesInitial content any states12 binded any statesInitial content any statesInitial content any statesInitial content any states13 binded any statesInitial content any statesInitial content any statesInitial content any states13 binder being statesInitial content any statesInitial content any statesInitial content any states13 binder being statesInitial content any statesInitial content any statesInitial content any states13 binder being statesInitial content any statesInitial content any statesInitial content any states13 binder being statesInitial content any statesInitial content any statesInitial content any states13 binder being statesInitial content any statesInitial content any statesInitial content any states14 binder being statesInitial content any statesInitial content any statesInitial content any states14 binder being statesInitial content any statesInitial content any statesInitial content any states14 binder being statesInitial content any statesInitial content any statesInitial content any states14 binder being statesInitial content any statesInitial content any statesInitial content any states14 binder being state	1.7 Flood risk	(++)	Site within Flood Zone 1.		
Interfinite <br< td=""><td>1.8a Impact on heritage assets</td><td>(+)</td><td>Site is not likely to affect heritage assets due to their distance from the site.</td><td>Unlikely to impact on setting of Scheduled Monument.</td></br<>	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 Scheduled Monument.	
Initial registerCIn which is the register is the initial register is	1.8b Impact on archaeology	0			
A Lock of the reased shifts adder QP is, the or mature. In Dearch is the reased shifts adder. 11 Dearch is the reased shifts adder. QP Real works from the reased shift adder. 20 Dearch is the reased shifts adder. QP Real works from the reased shift adder. 31 Dearch is the reased shifts adder. QP Real works from the reased shift adder. 32 Dearch is the reased shifts adder. QP Real works from the reased shift adder. 33 Dearch is the reased shifts adder. QP Real works from the reased shifts adder. 34 Dearch is the reased shifts adder. QP Real works from the reased shifts adder. 35 Dearch is the reased shifts adder. QP Real works from the reased shifts adder. 36 Dearch is the reased shifts adder. QP Real works from the reased shifts adder. 37 Dearch is the reased shifts adder. QP Real works from the reased shifts adder. 37 Dearch is the reased shifts adder. QP Real works from the reased shifts adder. 37 Dearch is the reased shifts adder. Adder. Real works from the reased shifts adder. 37 Dearch is the reased shifts adder. Adder. Real works from the reased shifts adder. 37 Dearch is the reased shifts adder. Adder. Real works from the reased shifts adder. 37 Dearch is the reased shift adder. Adder. Real works from the re	1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.		
1 - Induction there interformation under set and the intere set and the interformation under set and the interforma	2.1 Level of harm to Green Belt	(-)			
2 Jointed forwards of any of the second any of the second an any opyrent statistication Image: Second any opyrent is statistication 3 Defance to any byrret location Image: Second any opyret statistication Image: Second any opyret statistication 4 Defance to involve return is statistication Image: Second any opyret statistication Image: Second any opyret statistication 4 Defance to involve return is statistication Image: Second any opyret statistication Image: Second any opyret statistication 3 Defance to reverse initiatiy returns y statistication Image: Second any opyret statistication Image: Second any opyret statistication 3 Defance to reverse initiatiy returns y statistication Image: Second any opyret statistication Image: Second any opyret statistication 3 Defance to reverse initiatiy returns y statistication Image: Second any opyret statistication Image: Second any opyret statistication 3 Defance to reverse initiatiy returns y statistication Image: Second any opyret statistication Image: Second any opyret statistication 3 Defance to reverse initiatiy returns y statistication Image: Second any opyret statistication Image: Second any opyret statistication 4 Instantion discription in the statistication and dOCON from here result information any opyret statistication in the	3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.		
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Cal Mathematication Col Constraint the network of the method is and 400m from the meansait infeat/primery school. 35 Delands to network secondary school Gel Set between 100m and 400m from the meansait decordary school. Image: Constraint of the meansait infeat/primery school. Image: Constraint of the meansait decordary school. Image: Constraint of t	3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.		
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3.1 Distance to realised CP surgery 0 Set is between 1000 and 4000m from the nearest CP surgery 1 3.7 Distance to realised CP surgery 0 Set is between 1000 and 4000m from the nearest CP surgery 1 3.8 Access to Strategic Read Network 1 Not explicible. 1 4.1 Brownfield and Greenfield Land 6-0 Development of the site would notice of the site of the bast and most versatile agricultural land (grades 1-3). 1 4.2 Inpact on agricultural land 6-0 Development of the site would notice of the bast and most versatile agricultural land (grades 1-3). 1 5.1 Landscape sensitivity 0 Set field within an area of low initiation crasse. 1 The relevant late character context is urban and development is unlikely to adversely affect the wold indicape 6.1 Landscape sensitivity 0 Set field within an area of low initiation crasse. 1 Endocape area initiation of the site word in ontopoes an contrast. Development is unlikely to adversely affect the wide indicape 6.1 Landscape sensitivity 0 Set field within an area of low indicape asset/wide indicates. Development is unlikely to invox an effect on settiment character. Development is unlikely to have an effect on settiment character. Development is unlikely to have an effect on settiment character. Development is unlikely to invox an effect on settiment character. Development is unlikely to have an effe	3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.		
3.1 Detailed to Markets of subjery 0 Image: Constraints of subjery 0 3.8 Access to Strategic Road Network 0.1 Not applicable. 80% greenfield set, 300m from an existing settlement (Thormwood). 4.1 Brownfield and Greenfield Land 0.0 Monty of the site synchronic to a settlement. 80% greenfield set, 300m from an existing settlement (Thormwood). 4.2 Impact on agricultural land 0.0 Development of the site would involve the loss of public open space. 80% greenfield set, 300m from an existing settlement (Thormwood). 4.1 Landocupe tensitivity 0.0 Stefedgement unlikely to involve the loss of public open space. Image: Constraints Image: Constraints 6.1 Landocupe tensitivity 0.0 Stefedgement visual development visual discopen space. Image: Constraints Image: Constr	3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.		
3.8 A Clease is brancing from an existing settlement. Provide and Greenfield Land Col Majority of the site is greenfield and that is neither within no adjacent to a settlement. Roll's greenfield site, 300m from an existing settlement (Thomwood). 4.1 Inpact on agricultural land Col Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3). Set efficient without significant character change. Set efficient without significant character change. Prevelopment without significant character change. Prevelopment is without significant character change. Development is without significant character change.	3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.		
4.1 Brownie and Greenie Land C+ Performed and Greenie Cand C+ 4.2 Impact on agricultural land C+ Development of the sile would involve the loss of the best and most versatile agricultural land (grades 1-3). Image: C+ 4.3 Capacity to improve access to open space 0 Development unlikely to involve the loss of public open space. Image: C+ 5.1 Landscepe 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 are able to accommode the area impact on the character of the area. Therefore, development is not likely to adversely affect the wider landscape are able to accommode the area impact on the character of the area. Therefore, development is not likely to adversely affect the wider landscape are able to accommode the area impact on the character of the area. Therefore, development is not likely to adversely affect the wider landscape are able to accommode the area impact on the character of the area. Therefore, development is not likely to adversely affect the wider landscape are able to accommode the area impact on the character of the area. Therefore, development is not likely to adversely affect the wider landscape are able to accommode the area impact on the character of the area. Therefore, development is not likely to adversely affect the wider landscape are able to accommode the area impact on the character of the area. Therefore, development is not likely to adversely affect the wider landscape are able to accommode the area impact on the character of the area. Therefore, development is not likely to adversely adversely adversely adversely adversel	3.8 Access to Strategic Road Network		Not applicable.		
*** Impact on agriculturationCertCert of the controlCert of the controlCert of the control4.3 Capacity to improve access to open space0Development unikely to involve the loss of public open space.Impact on the classical of the controlImpact on the classical of the classical of the landscape are able to accommodateThe relevant site character context is urban and development is unikely to adversely affect the wider landscape5.1 Landscape sensitivity0Development without significant character change.Cov 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.5.2 Settlement character sensitivity0Development is unikely to have an effect on settlement character.Cov density development is proposed which reflects the character of the area. Therefore, development is not likely to aversely affect the wider landscape6.1 Topography constraints0Revelopment is unikely to adversely affect the site.Cov density development is proposed which reflects the character of the area.6.2 Distance to power lines0Ges on oll pipelines do not pose any constraint to the site.Impact on the character of the area.6.3 Impact on The Preservation Order (TPO)0The intensity of site development would not be constrained by the presence of protected trees entitier on or6.4 Access to site(+)Suitable access to site already exists.Access of High Road.6.5 Contamination constraints(-)Potential contamination on site, which could be miligated.Potential contamination (Farm). Potential adverse impact, but could be miligated.6.6 Zon	4.1 Brownfield and Greenfield Land	()	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.	80% greenfield site, 300m from an existing settlement (Thornwood).	
4.3 Capacity to improve access to open space 0 International constraints 0 International constraints The relevant site character context is urban and development is unlikely to adversely affect the wider landscape sensitivity - character sitics of the landscape are able to accommodal development is unlikely to adversely affect the wider landscape 5.1 Settlement character sensitivity 0 Development without significant character change. Landscape sensitivity - character sensitivity - character of the area. Not open sensitivity to adversely affect the wider landscape 6.2 Settlement character sensitivity 0 Development is unlikely to have an effect on settlement character. Landscape and an and advelopment 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 No topography constraints are identified in the site. International development is unlikely to adversely affect the wider landscape are able to accommodal to the character of the area. International development is unlikely to adversely affect the wider landscape 6.1 Topography constraints 0 Development is unlikely to have an effect on settlement character. Landscape 6.2 Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose an constraint to the site. International development is unlikely to adversely advers	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 0 development without significant character change. character 5.2 Settlement character sensitivity 0 Development is unlikely to have an effect on settlement character. Low density development is proposed which reflects the character of the area. Therefore, development is not likely to have an impact on the character of the area. 6.1 Topography constraints 0 No topography constraints are identified in the site. Image: Constraints on the character of the area. 6.2a Distance to gas and oil pipelines 0 Rever pipelines do not pose any constraint to the site. Image: Constraints on the character of the site. 6.3 Inpact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. Access to site 6.4 Access to site (+) Suitable access to site already exists. Access of High Road. 6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination (Farm). Potential adverse impact, but could be mitigated. 6.6 Totific impact 0 Area around the site expected to be uncorgested at peak time. Event total adverse impact.	4.3 Capacity to improve access to open space	0			
3.2 Seturement Character sensitivity 0 Interaction of the sensitivity have an impact on the character of the area. 6.1 Topography constraints 0 No topography constraints are identified in the site. Image: Constraints	5.1 Landscape sensitivity	0		character.	
0.1 Holography constraints 0 Constraints 0 Constraints 0 Constraints Constraints 0 Constraints Constraints <td>5.2 Settlement character sensitivity</td> <td>0</td> <td></td> <td></td>	5.2 Settlement character sensitivity	0			
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) 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 of High Road. 6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination (Farm). Potential adverse impact, but could be mitigated.	6.1 Topography constraints	0			
6.2 Distance to power lines 0 Image: Im	6.2a Distance to gas and oil pipelines	0			
6.3 Initiact of The 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 0 Area around the site expected to be uncongested at peak time.	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 (Farm). Potential adverse impact, but could be mitigated. 6.5 Traffic impact 0 Area around the site expected to be uncongested at peak time. Entertial contamination (Farm). Potential adverse impact, but could be mitigated.	6.3 Impact on Tree Preservation Order (TPO)	0	adjacent to the site.		
6.5 Contamination constraints (-)	6.4 Access to site	(+)			
	6.5 Contamination constraints	(-)		Potential contamination (Farm). Potential adverse impact, but could be mitigated.	
	6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B495	

	-	12-1
Site Reference:	SR-0455	Her
Parish:	North Weald Bassett	5
Size (ha):	0.81	100
Address:	Chase Farm Business Centre, Vicarage Lane West, North Weald, Essex, CM16 6AL	
Primary use:	Residential	esh
Site notes:	Includes access road, business centre and residential uses.	2
Baseline yield:	12 dwellings	1
Source for baseline yield:	Indicated in Call for Sites (equivalent to 15 dph)	Clien Epj Job 1
Site	None	Epj Draw
constraints:		lss
		Draw
Site selection	None	SR
adjustment:		A

Community
feedback:Feedback w
site. Refer to
12Dwellings:12

Feedback was received on NWB-A which is within or near to this site. Refer to Appendix B1.4 for further details. <u>12</u>

Hertford Hertford eshunt Greater London

Job Title	
Epping Fores	t District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0455	Rev 2
ARUI	P Epping Forest District Council

Sources: Esti, HERE, DeLorme, Informan, increment P.Copn, GEBCO, USCS, FAO, NPS, NRCAN, Goolbas, IGN, Vidaster NL, Ornanco Survey Est I Agan MET, Est Orina (Hong Kong), swisstopo, Mapnyindia, & OpenStreeMap contributors, and the GIS User Community Source: Esti, DigitalGioba, GeoSye, Earthstar Georgraphics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



<u>Dweinings.</u> <u>12</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 is partially within a BAP priority habitat with no main feature buffer zone. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.	
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	(-)	Site is more than 4000m from the nearest rail or tube station.		
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.		
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.		
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.		
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.		
3.6 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	0	Majority of the site is previously developed land that is neither within nor adjacent to a settlement.	100% brownfield site, 150m from an existing settlement (North Weald Bassett).	
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 currently in use as a farm. Residential development at this location would likely be set back from Vicarage Lane. It is likely that such a layout would not contribute to settlement pattern and could detract from its character.	
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 road included in red line boundary (Chase Farm dwellings).	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination on site (MOD Gun Site/Piggeries/Industrial dwelling). Potential for adverse impacts, but can be mitigated.	
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.	B496	
			© Arup	

Site Reference:	SR-0464-N
Parish:	North Weald Bassett
Size (ha):	0.47
Address:	Land at Upland Road, Thornwood Common, Essex, CM16 6NJ
Primary use:	Residential
Site notes:	Grazing land

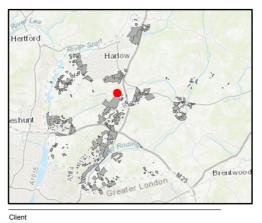
Baseline yield: 14 dwellings

Source for Assumption based on 30 dph 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:14



Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0464-N	Issue Rev 1
ARUI	Epping Forest District Council www.sppingforestdc.gov.uk

Sources: Exit, HERE: DeLorme, Linetmaps, Increment P Corp., EC VCECC, USGS, FAO, NPS, NRCAN, Geoßase, IGN, Kadaser, NL, Orthanes Survey, Exit Japan, METI, Esr China (Hong Kong), swisstopo, MapmyIndia, © OpenStineetMap contributors, and the GIS Liet Community Source: Exit, DigitalGiobe, GeoEye, Emittatar Geographics, CNES/Airbus DS, USDA, USDS, AnorGRID, 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.	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 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.	Unlikely to impact on setting of Scheduled Monument due to distance and existing built form in between.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 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, 500m from an existing settlement (Thornwood).
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.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Low density development is proposed which reflects the semi-rural character of the area. Therefore, development 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 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	0	Access to the site can be created within landholding adjacent to the highway.	Access could be achieved from High Road or Upland Road to the site.
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.	B497

Site Reference:	SR-0467		
Parish:	North Weald Bassett		
Size (ha):	1.26		
Address:	North Weald Nurseries, Vicarage Lane, North Weald, Epping, Essex		
Primary use:	Residential		
Site notes:	Vacant nursery.		

Baseline yield: 8-10 dwellings

Source for Indicated in Call for Sites (equivalent to 6-8 dph) baseline yield:

Site None constraints:

Site selection None adjustment:

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

Client

Job Title				
Epping Forest District Local Plan				
Drawing Status	Date			
lssue	March 2018			
Drawing No	Issue			
SR-0467	Rev 2			
ARU]	_			

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



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 0	0 0 0 0 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 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 1.7 Flood risk (+	0 0 0 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 not located within or adjacent to Ancient Woodland. No Ancient or Veteran trees are located within the site.	
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 0	0 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.	
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 (+	0 0 0	No Ancient or Veteran trees are located within the site.	
Ancient Woodland 1.4 Impact on Epping Forest Buffer Land 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 (+	0		
1.5 Impact on BAP Priority Species or Habitats 1.6 Impact on Local Wildlife Sites 1.7 Flood risk	0		
1.6 Impact on Local Wildlife Sites 1.7 Flood risk	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.7 Flood risk (+		No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is wholly within a BAP priority habitat with no main feature buffer zone, and partially within one other buffer. The site may indirectly affect the BAP priority habitats. There may be effects but mitigation can be implemented to address this.
	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer of St. Andrew's Churchyard, North Weald LWS. The site is unlikely to affect the features and species of this LWS.
1.8a Impact on heritage assets (+	(++)	Site within Flood Zone 1.	
	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on setting of Listed Building 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 very low, low or medium.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop ((-)	Site more than a 1000m from a bus stop.	
3.3 Distance to employment locations (*	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 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, 500m from an existing settlement (North Weald Bassett).
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.	Site comprises existing glasshouses. Proposed density reflects the character of the area. Therefore, development is not likely to have an impact on the housing character of the area.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)		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 Vicarage Lane West.
6.5 Contamination constraints ((-)	Potential contamination on site, which could be mitigated.	Potential contamination (nursery). Minimal adverse impact with opportunity to enhance.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.	B498

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

Primary use:ResidentialSite notes:Playing field.

Baseline yield: 70 dwellings

Source for Assumption based on 30 dph baseline yield:

Site None constraints:

Site selection None adjustment:

Community F feedback: s

Feedback was received on NWB-A which is within or near to this site. Refer to Appendix B1.4 for further details. 70

Dwellings:

Hertford Hertford eshunt Greater London

Client	
Epping Forest	District Council
Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0501	Rev 2
	Copyright and database right (2016)

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<u>Dweinigs.</u> <u>10</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.	
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 setting of Scheduled Monument 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	0	Site is within Green Belt, but the level of harm caused by release of the land for development would be none.	The majority of the site is located within a Green Belt parcel which does not meet the purposes. If the site was released it would not harm the purposes of the wider Green Belt.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 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 (North Weald Bassett).
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.	Site is on the edge of the built area, in an area of historic field patterns. However proposed density and location of development is not likely to negatively impact settlement character.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Access off Beamish Close.
6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	B499
			© Arup

	-	
Site Reference:	SR-0512	1
Parish:	North Weald Bassett	
Size (ha):	0.61	
Address:	St Clements, Vicarage Lane West, North Weald, CM16 6AL	
Primary use:	Residential	6
Site notes:	Large house sat in substantial grounds with dense tree coverage.	
Baseline yield:	18 dwellings	
Dasenne yiela.		-
Source for baseline yield:	Assumption based on 30 dph	E
basenne yielu.		
		E
Site	Circa 20% of the site is covered by SR-0235 (initial site) and as	
constraints:	such the yield is reduced to avoid double counting. A further 10% of the site is taken up by a Grade II Listed Building. The yield is	1
	adjusted accordingly.	- C
0.4		[c
Site selection adjustment:	Capacity reinstated for site selection assessment (4 dwellings) to account for overlapping site.	
,		
Community		¢
Community feedback:	The Council did not consult on a growth location which covers or is near to this site.	SON
		ŝ

Community feedback:	The Council did not consult on a growth location which covers or is near to this site.
Dwellings:	<u>16</u>

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Client	
Epping Fores	t District Council
Job Title	
Epping Fores	t District Local Plan
Drawing Status	Date
lssue	March 2018
Drawing No	Issue
SR-0512	Rev 2
ARUI	P Epping Forest District Council www.eppingforestdc.gov.uk
Sources: Esri, HERE, DeLon	n copyright and database right (2016) me, Intermap, increment P Corp., GEBCO, USGS, FAO, NP . Ordnance Survey. Esri Japan. METI. Esri China (Hong Kon



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 BAP priority habitat with no main feature, and within two buffer zones. The site may indirectly affect the BAP priority habitats, but effects but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer of St. Andrew's Churchyard, North Weald LWS. The site is unlikely to affect the features and species of this LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(-)	Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.	Development of 16 dwellings, as proposed, would cause significant harm to setting of GII St Clements. Possible mitigation through reduced capacity, appropriate layout 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	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 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.	75% greenfield site, 500m from an existing settlement (North Weald Bassett).
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 is likely to substantially harm the existing settlement character.	The proposed density is significant, and could substantially harm the character of St Clements House (Grade II) and grounds, and this part of the historic settlement, which is dispersed and low density.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Access off Vicarage Lane West.
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		Site below site size threshold where it would be expected to significantly affect congestion.	B500
	•	•	© Arup

one outdointy Assessment		
Site Reference: Parish:	SR-0596 North Weald Bassett	
Size (ha):	11.18	
Address:	Land adjacent to Mead House, Harlow Common, Essex, CM17 9NE	
Primary use: Site notes:	Residential 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.	

Community feedback:	The Council did not consult on a growth location which covers or is near to this site.
Dwellings:	<u>523</u>

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Job Title	
	t District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0596	Rev 2
ARU	

NPS, NI (ong), s bus DS, USDA, USGS



<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	(-)	Site is adjacent to or contains Ancient Woodland but possible effects can be mitigated.	The site is adjacent to Harlow Park 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	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is within two BAP priority habitat buffer zones and adjacent to Deciduous Woodland. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is adjacent to Harlow Park LWS. The site is unlikely to affect the features and species of the LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	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 very close to the M11 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 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, 200m from an existing settlement (Potter Street).
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. Site adjacent to existing public open space and could provide opportunities for improved access.
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.	Key characteristics of the adjacent landscape sensitivity zone assessed as highly sensitive extend to the whole of this site. Development would be likely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site adjacent to Harlow Park Ancient Woodland on two sides, and to rear of dispersed housing set in substantial grounds along Harlow Common, comprising an area of high character sensitivity. Proposals would likely negatively impact settlement character.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Existing access via farm gate.
6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B501
<u> </u>		ļ	© Arup

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

 Primary use:
 Residential

 Site notes:
 Council owned garages with associated parking and turning area.

Baseline yield: 9 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>9</u>

Hertford Hertford eshunt eshunt Greater London

Job Title	
Epping Fores	t District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0669	Rev 2
ARUI	P Epping Forest District Council

Client

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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.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is wholly within a Deciduous Woodland buffer zone. The site may indirectly affect the BAP priority habitat. There may be effects from this impact but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer of Church Lane Flood Meadow LNR LWS. The site is unlikely to affect the features and species of these LWS.
1.7 Flood risk	(+)	Site within Flood Zone 2 and exception test not required.	Some 85% of the site is located in Flood Zone 1. The higher risk Flood Zone 2 area, covering 15% of the site, is located in the south-west corner 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 setting of Scheduled Monument 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 very low, low or medium.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	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	(+)	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.	Split site (50% greenfield and brownfield). Site is adjacent to an existing settlement (North Weald Basset).
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. Site adjacent to existing public open space and could provide opportunities to improve access to the allotments.
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.	Garage site adjacent to allotments identified as potential regeneration area. It 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)	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 Queens Road.
6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.	B502

	-	1 A
Site Reference:	SR-0841	Hertford
Parish:	North Weald Bassett	
Size (ha):	0.24	
Address:	Green at Bluemans End, North Weald Bassett, Essex	
Primary use:	Residential	eshunt
Site notes:	Recreation ground.	744
Baseline yield:	11 dwellings	41055
Daseillie yielu.	Th uwenings	Client
Source for baseline yield:	Indicated in Settlement Capacity Analysis (equivalent to 47 dph)	Eppin
		Job Title
		Eppin
Site	None	Drawing S
constraints:		Issue
		Drawing N
<u>.</u>		00.00

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

Hertford Hertford eshunt Brentwood Greater London

Job Title	
Epping Forest	t District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0841	Rev 2
ARUI	P Epping Forest District Council

Sources: Earl, HERE: DaLorme, Internag, Increment P Corp., GEBCO, USOS, FAO, NPS, NRCAN, GeaBase, IGX, Kadatater NL, Ordnance Survey, Earl Japan, METI, Earl China (Hong Korg), swisstopo, Mapmyindia, © OpenStreetMap contributors, and the GIS User Community Source: Earl, DigitalGible, GeoEye, Earltstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRDI, ON, and the GIS User Community



InterfactImage: Image: Ima				
11 Monitorial 12 Monitorial 13 Monitorial 14 Monitorial<	Criteria		Score	Qualitative Assessment
Index decidedNRequest and the product of the pr	1.1 Impact on Internationally Protected Sites	0		
Initial ControlVVV	1.2 Impact on Nationally Protected sites	0		
AdvancementImage: AdvancementImage: AdvancementImage: AdvancementImage: Advancement14 specine AdvancementAdvancementAdvancementAdvancementAdvancement15 specine AdvancementAdvancementAdvancementAdvancementAdvancement16 specine AdvancementAdvancementAdvancementAdvancementAdvancement17 specine AdvancementAdvancementAdvancementAdvancementAdvancement18 specine AdvancementAdvancementAdvancementAdvancementAdvancement19 specine AdvancementAdvancementAdvancementAdvancementAd	1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
An interactionImage: Control of Control o		0	No Ancient or Veteran trees are located within the site.	
InductionImage: ControlImage: Cont	1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
Initiation of the sector 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.	
LinkandNameLegending1 kinet and strangenonononono1 kinet and strangenononononono1 hinet and 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 interfactionAA10 in a large of analysis10 in a large of analysis10 in a large of analysis10 interval of analysis10 in a large of analysis10 in a large of analysis11 interval of analysis10 in a large of analysis10 in a large of analysis11 interval of analysis10 in a large of analysis10 in a large of analysis11 interval of analysis10 in a large of analysis10 in a large of analysis12 interval of analysis10 in a large of analysis10 in a large of analysis13 interval of analysis10 in a large of analysis10 in a large of analysis14 interval of analysis10 in a large of analysis10 in a large of analysis15 interval of analysis10 in a large of analysis10 in a large of analysis16 interval of analysis10 in a large of analysis10 in a large of analysis17 interval of analysis10 in a large of analysis10 in a large of analysis18 interval of analysis10 in a large of analysis10 in a large of analysis19 interval of analysis10 in a large of analysis10 in a large of analysis10 interval of analysis10 in a large of analysis10 in a large of analysis10 interval of analysis10 in a large of analysis10 in a large of analysis10 interval of analysis10 in a large of analysis10 in a large of analysis11 interval of analysis10 in a large of analysis10 in a large of analysis12 interval of analysis10 in a large of analysis10 in a large of analysis13 interval o	1.7 Flood risk	(++)	Site within Flood Zone 1.	
AutomationAutomationAutomatical<	1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
14 Interaction24InteractionInteraction13 Interaction26ResearchResearch14 Interaction26ResearchResearch15 Interaction26ResearchResearch16 Interaction26ResearchResearch17 Interaction26ResearchResearch18 Interaction26ResearchResearch19 Interaction26ResearchResearch10 Interaction26ResearchResearch10 Interaction26ResearchResearch11 Interaction26ResearchResearch12 Interaction26ResearchResearch13 Interaction26ResearchResearch14 Interaction26ResearchResearch15 Interaction26ResearchResearch16 Interaction26ResearchResearch17 Interaction26ResearchResearch18 Interaction26ResearchResearch19 Interaction26ResearchResearch10 Interaction26ResearchResearch11 Interaction26ResearchResearch12 Interaction26ResearchResearch13 Interaction26ResearchResearch14 Interaction26ResearchResearch15 Interaction26ResearchResearch16 Interaction26ResearchResearch16 Interaction <td< 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></td<>	1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.	
A Letter del(1)(1)1 Game de la mente adout mune mente do la bellon.(1)(1)1 Game de la mente adout mune mente do la bellon.(1)(1)1 Game de mante dont mune mente do la bellon.(1)(1)1 Game de mente adout mune mente do la bellon.(1)(1)1 Game de mente adout mune mente do la bellon.(1)(1)1 Game de la bellon.(1)(1)1 Game de la bellon.(1)(1)1 Game de la bellon.(1)(1)1 Game de la bellon.(1)1 Game de la bellon.(1)(1)1 Game de la bellon.(1)1 Game de	1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
1.1 United for the meet it is states C1 Comparison Comparison 2.2 Defines to meet it is state C1 So behaves 400m end (900m et all back state) Comparison 3.3 Defines to anonyther title state C1 So behaves 400m end (900m et all back state) Comparison 3.4 Defines to state state state it is the state it is th	2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
A Longing Free ends wind in a constraint of ends of an annowneed with the ends	3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.3 betained betainprived todashind (1) Intervention of the second betainpoint of the second betain of the s	3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
A Detailed to duration to duratio duratio duration to duration to duration to duration to duratio	3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.3 Detained inferent manipular y solution 0 Inference on manifest secondary school 0 3.6 Detaines to nearest secondary school 0 Bit is hore than 4000m from the nearest secondary school Inference on manifest school Inference on manifest secondary school <td>3.4 Distance to local amenities</td> <td>0</td> <td>Site is between 1000m and 4000m from nearest town, large village or small village.</td> <td></td>	3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.3 defaulted in letters wordnamy studied CP 3.7 Defaunce is nearest CP surgery 0 Site is between 1000m in the nearest CP surgery. Image: Comparison of the subscription of the subsc	3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.7 Detailed inferences of subjery 0 Interact of subjery 0 3.8 Access to Strategic Road Network 0.0 Not applicable. 100% greenfeld alle, within an existing attemment (Tylers Green). 4.1 Brownfield and Greenfield Land 0.0 Development of the site would not result in the loss of agricultural land. 100% greenfeld alle, within an existing attemment (Tylers Green). 4.2 Inpact on agricultural land 0.0 Development of the site would not result in the loss of agricultural land. Information and existent of any development would have the loss of agricultural land. 4.3 Capacity to improve access to open space. 0.0 Development unkeys of subjery of the loss of agricultural land. Information and existent of any development would have to be sensitive to the locator to avoid potential adverse improve 5.1 Landscape sensitivity 0.0 Beeforment unkeys of subjery of the site would not result in the loss of agricultural land. Information and existent of any development would have to be sensitive to the locator to avoid potential adverse improve access to avoid potential adverse improve advector any development would have to avoid potential adverse improve advector any development would have to avoid potential adverse improve advector any development would have to be sensitive to the locator to existing development would have to be sensitive to the locator to existing development would have to be sensitive to the locator to existing development would have to be sensitive to the locator to existing development would havoid potentingradvector any development would have to be	3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.	
3.5 Access us datage, redu vendors Image: Constraint of the site of	3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
4.1 Browning and Greening Land 10 Performent of her 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 60 Site faits within an area of medium landscape sensitivity - characteristics of the landscape are resilient to dange. The form and event of any 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. Site is located adjacent to existing development and is of a scale that is unlikely to negatively impact settlement. 6.1 Topography constraints (r) Topographical constraints exist in the site but potential for mitigation. Site is located adjacent to existing development and is of a scale that is unlikely to negatively impact settlement. 6.2 Distance to gas and oli pipelines 0 Rear or olipielines do not pose any constraint to the site. Impact in intersity of site development would not be constrained by the presence of protected trees either on or Impact in access and no obvious option for vehicular access. 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 <td>3.8 Access to Strategic Road Network</td> <td></td> <td>Not applicable.</td> <td></td>	3.8 Access to Strategic Road Network		Not applicable.	
1-1 inpact of egriculturia initial0Control </td <td>4.1 Brownfield and Greenfield Land</td> <td>(+)</td> <td>Majority of the site is greenfield land within a settlement.</td> <td>100% greenfield site, within an existing settlement (Tylers Green).</td>	4.1 Brownfield and Greenfield Land	(+)	Majority of the site is greenfield land within a settlement.	100% greenfield site, within an existing settlement (Tylers Green).
4-3 C-spladuly diminutore access to deer space 0 International access to deer space 0 5.1 Landscape sensitivity 0:0 Site fails within an area of medium landscape sensitivity - characteristics of the landscape are resilient to chang The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact 5.2 Settlement character sensitivity 0:0 Development is unlikely to have an effect on settlement character. Site is located adjacent to existing development and is of a scale that is unlikely to negatively impact settlement 6.1 Topography constraints 0:0 Diographical constraints exist in the site but potential for mitigation. Site is located adjacent to existing development and is of a scale that is unlikely to negatively impact settlement 6.2 Distance to gas and oil pipelines 0:0 Boor oil pipelines do not pose an constraint to the site. Internative settlement 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 at cecess and no obvious option for vehicular access. 6.4 Access to site 0:0 No contamination issues identified on site to date. No potential contamination identified. 6.5 Contamination constraints 0:0 No contamination size identified on site to date. No potential contamination identified.	4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
S. TLandscape sensitivity (1) and able to absorb development without significant character change. on the adjacent landscape character area. 5.2 Settlement character sensitivity 0 Development is unlikely to have an effect on settlement character. Site is located adjacent to existing development and is of a scale that is unlikely to negatively impact settlement character. 6.1 Topography constraints (1) Topographical constraints exist in the site but potential for mitigation. Image: Constraint of the site of the site of the site of the site. 6.2 Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose any 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 existing access. Only pedestrian access and no obvious option for vehicular access. 6.4 Access to site (-) The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to existing access. Only pedestrian access and no obvious option for vehicular access. 6.5 Contamination constraints 0 No contamination exist in the site to date. No potential contamination identified. 6.5 Contamination Site below site size threshold where it would be expected to significant transcape. No potential contamination identified. <td>4.3 Capacity to improve access to open space</td> <td>0</td> <td>Development unlikely to involve the loss of public open space.</td> <td></td>	4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
3.2 Setterment character sensitivity 0 Intervent of the sensitivity Intervent o	5.1 Landscape sensitivity	(-)		
0.1 rodugraphy constraints (*) Index of the second of	5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Site is located adjacent to existing development and is of a scale that is unlikely to negatively impact settlement character.
6.2 a bistance to gas and on ppennes0A contamination constraints0Power lines do not pose a constraint to the site.6.2 b Distance to power lines0Power lines do not pose a constraint to the site.116.3 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.0The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.0The re is no means of access to the site and no likely prospect of achieving access.0Noly pedestrian access and no obvious option for vehicular access.6.4 Access to site0No contamination issues identified on site to date.No potential contamination identified.No potential contamination identified.	6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
0.2 Distance to power lines 0 Image: Constance to power lines 0 6.3 Impact on Tree Preservation Order (TPO) 0 adjacent to the site. Image: Constance to power lines 0 6.4 Access to site () There is no means of access to the site and no likely prospect of achieving access. 0nly pedestrian access and no obvious option for vehicular access. 6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified.	6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.3 Inipact on the Preservation Order (1FO) 0 adjacent to the site. 6.4 Access to site (-) There is no means of access to the site and no likely prospect of achieving access. Only pedestrian access and no obvious option for vehicular access. 6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified.	6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.4 Access to site C-4 6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified.	6.3 Impact on Tree Preservation Order (TPO)	0		
6.5 Contamination constraints 0 8.6 Traffic invest Site below site size threshold where it would be expected to significantly affect congestion.	6.4 Access to site	()	There is no means of access to the site and no likely prospect of achieving access.	Only pedestrian access and no obvious option for vehicular access.
6.6. Traffic impact Site below site size threshold where it would be expected to significantly affect congestion.	6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.
B503	6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.	B503

Site Reference:	SR-0937
Parish:	North Weald Bassett
Size (ha):	0.38
Address:	Avenue Home, Latton Common, Near Harlow, CM17 9NJ

 Primary use:
 Residential

 Site notes:
 Residential dwelling, outbuildings

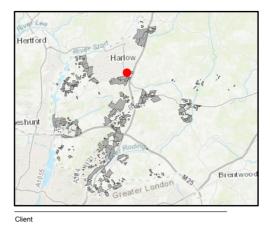
Baseline yield: 6 dwellings

Source for Indicated in Call for Sites 2016-2017 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:6



Epping Forest District Council		
Job Title		
Epping Forest	District Local Plan	
Drawing Status	Date	
Issue	March 2018	
Drawing No	Issue	
SR-0937	Issue Rev 1	
ARUF	Epping Forest District Council	
	www.eppingforestdc.gov.uk opyright and database right (2016) Intermap, increment P Corp., GEBCO, USGS, FAO, NF	

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Criteria	Score		Qualitative Assessment
Criteria			Quantative 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 Traditional Orchards 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 partially within the Mark Bushes Complex LWS 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.	
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.	The site is close to the A414 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 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.	60% greenfield site, adjacent to an existing settlement (Harlow).
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.	Proposed development is low density which reflects surrounding development and not likely to affect settlement character subject.
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 Latton Street. There is potential to provide further points of access from London Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Infilled Pond). Potential adverse impact could be mitigated.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.	B504
		•	l @Arup

Site Reference:	SR-0991
Parish:	North Weald Bassett
Size (ha):	1.67
Address:	The Acorns, Chase Farm, Vicarage Lane West, North Weald Bassett, Essex, CM16 6AL
Primary use:	Residential
Site notes:	Glasshouse site
Baseline yield:	50 dwellings
Source for baseline yield:	Assumption based on 30 dph

Site No constraints identified.

Site selection None adjustment:

Community
feedback:Feedback was received on NWB-A which is within or near to this
site. Refer to Appendix B1.4 for further details.Dwellings:50

Client

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0991	Rev 1
ARUI	

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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	(-)	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 in the north 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	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 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 partially within the St Andrew's Churchyard LWS 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.	
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 Grade II* Listed Building 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 very low, low or medium.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 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, 300m from an existing settlement (North Weald Bassett).
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.	Glasshouse site is located in area of dispersed settlement pattern along Vicarage Lane and development could detract from rural 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 Vicarage Lane West.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Horticultural Nursery). Potential adverse impact could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B505
		-	© Arup

Site Reference:	SR-1013
Parish:	North Weald Bassett
Size (ha):	1.01
Address:	Esgors, High Road, Thornwood, Essex, CM16 6LY

Primary use:ResidentialSite notes:Agricultural fields

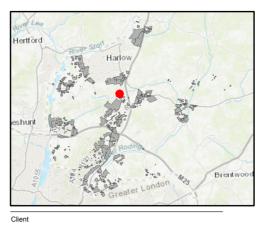
Baseline yield: 13 dwellings

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:13



Epping Forest District Council		
Job Title		
Epping Forest	t District Local Plan	
Drawing Status	Date	
Issue	March 2018	
Drawing No	Issue	
SR-1013	Rev 1	
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, Janan, METL, Esri 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.	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 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	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 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, 550m from an existing settlement (Thornwood).
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 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.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Proposed development is located in rural area some distance from the settlement and adjacent to a Grade II Listed Building, although it is noted that the proposals respond to this constraint. Development is likely to impact on rural 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 multiple points of access from High Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Made Ground / Electricity Substation). Potential adverse impact could be mitigated.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.	B506
	I	1	©Arut

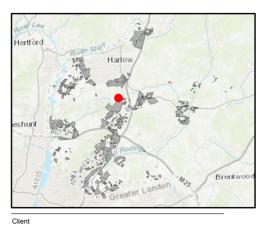
Site Reference: Parish: Size (ha): Address:	SR-1030 North Weald Bassett 0.44 Epping Rugby Club, Upland Road, Thornwood, Epping, Essex,
Primary use: Site notes:	CM16 6NL Residential Agricultural field
Baseline yield:	12 dwellings

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



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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 Deciduous Woodland and Traditional Orchids buffer zone. 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	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 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, 500m from an existing settlement (Thornwood).
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.	Proposed development is limited to the existing line of development along Upland Road and would constitute infill. Development is not likely to affect 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 Upland Road. There is potential to provide further points of access from Upland Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Military / 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.	B507
	I	1	© An

	-
Site Reference:	SR-1031
Parish:	North Weald Bassett
Size (ha):	0.55
Address:	Cunningham House, Pike Way, North Weald Bassett, Epping, Essex, CM16 6BL
Primary use:	Residential
Site notes:	Residential care home
Baseline yield:	16 dwellings
Busenne yieru.	
Source for baseline yield:	Assumption based on 30 dph
Site constraints:	No constraints identified.

Site selection None adjustment:

Community feedback: Dwellings:

The Council did not consult on a growth location which covers or is near to this site. <u>16</u>

Le Hertford Brent Client

Job Title	
Epping Fores	t District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-1031	Rev 1
ARU	P Epping Forest District Council
Sources: Esri, HERE, DeLor GeoBase, IGN, Kadaster NL MapmyIndia, © OpenStreet	n cogyright and database tight (2016) me, Internag, Incennent P. Corp., GEBCO, USGS, FAO, NPS, NRCA, , Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swiss Ade portitubare, and the GIS User Community BeeEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, S User Community

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1 Interfactor2eticle with eticle with <br< th=""><th>Criteria</th><th></th><th>Score</th><th colspan="2">Qualitative Assessment</th></br<>	Criteria		Score	Qualitative Assessment	
1 Interview1111111 Substration of control based and in the pages one seles.11 <td>1.1 Impact on Internationally Protected Sites</td> <td>0</td> <td></td> <td></td>	1.1 Impact on Internationally Protected Sites	0			
Linkense functionality and the second seco	1.2 Impact on Nationally Protected sites	0			
Number Constraint Constrain	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 Roughtalleys Wood Ancient Woodland. The site would likely indirectly affect a small area of the Ancient Woodland, but it is likely that potential effects can be mitigated.	
International Lange and Lange		0	No Ancient or Veteran trees are located within the site.		
11 Interact of the space of name2Interaction of the space of t	1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.		
N NUCL WORK WAY WAYY MAn any product wide of the Last WAR is an integrate wide regioner wide of the last WAR is an integrate wide regioner wide of the last WAR is an integrate wide regioner wide of the last WAR is an integrate wide regioner wide of the last WAR is an integrate wide regioner wide of the last WAR is an integrate wide regioner wide of the last WAR is an integrate wide regioner wide of the last WAR is an integrate wide regioner wide of the last WAR is an integrate wide regioner wide of the last WAR is an integrate wide regioner wide of the last WAR is an integrate wide regioner wide of the last WAR is an integrate wide regioner wide wide of the last WAR is an integrate wide regioner wide wide of the last WAR is an integrate wide wide wide of the last WAR is an integrate wide wide wide wide wide wide wide wid	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 wholly within the relevant buffer zone. The site may indirectly affect the BAP priority habitat but mitigation could be implemented to address this.	
11 Num11 Num11 Num1 Indexa10Set of Pais Default relations and a large and a larg	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 Roughtalley's Local Nature Reserve LWS and wholly within the relevant 250m buffer zone. The site may indirectly affect the Local Wildlife Site, but mitigation can be implemented to address this.	
Linking and setting beesPriPriRest and settingPri1b lenges of and setting0The is that balance the form and setting and setting at the is the isPri11 lenges of and setting0The is that balance the form and setting at the is of a dial goor of outpinPri11 lenges of and setting0The is that balance the form and setting at the is of a dial goor of outpinPri11 lenges of and setting0The is that balance the form and setting at the is of a dial goor of outpinPri11 lenges of and setting0The is that balance the form and setting at the iso settingPri12 lenge of bore setting of a bit setting of a dial goor of outpinPriThe iso settingPri13 lenge of bore setting of the iso setting10PriPriPri13 lenge of bore setting of the iso settingPriPriPriPri13 lenge of bore setting of the iso settingPriPriPriPri13 lenge of bore setting of the iso settingPriPriPriPri13 lenge of bore setting of the iso settingPriPriPriPri14 lenge of the iso settingPriPriPriPriPri14 lenge	1.7 Flood risk	(++)	Site within Flood Zone 1.		
International analysisInInIn13 heads of a same benefits at long arris of alors of alor	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 Scheduled Monument due to distance and replacing existing built form.	
1 student and updateCCC21 Level of ham is Orean let:(a)Bis is no student in the Gene field:(b)11 Clainer is the ensert utilization(a)Bis is no student in the Gene field:(b)12 Clainer is meeted with the ensert utilization(a)Bis is no student in the Gene field:(b)13 Clainer is meeted with the ensert utilization(a)Bis is no student in the Gene field with the Student in the Stud	1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.		
12. Identify that makes (1) 13. Default that makes (2) 13. Default that makes (2) 14. Default that makes (2) 15. Default that makes	1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.		
11 Detarbox for release intrude solution 100 Release solution 100 12 Defansion for release intrude solution 100 Release solution 100 13 Defansion for release intrude solution 100 Release solution 100 14 Defansion for release intrude solution 100 Release solution 100 15 Defansion for release intrude solution 100 Release solution 100 16 Defansion for release intrude solution 100 Release solution 100 16 Defansion for release intrude solution 100 Release solution 100 Release solution 100 17 Defansion for release intrude solution 100 Release solution Release solution Release solution Release solution Release solution Release solution Release solu	2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.		
32 bitsmine in reference 30 stop10Note within 1000m of an amplighter statistication1033 Distance to persponent location6086 a statist 1000m of an amplighter statistication1034 Distance to bear amerities6086 a bearter 1000m of an amplighter statistication1035 Distance to reversit initially many school6086 a bearter 1000m of an amplighter statistication1034 Distance to reversit initially many school6086 a bearter 1000m of an amplighter school1034 Distance to reversit initially many school6086 a bearter 1000m of an amplighter school1034 Distance to reversit initially many school6086 a bearter 1000m of an amplighter school1034 Distance to reversit initially many school6086 a bearter 1000m of an amplighter school1034 Distance to reversit initially many school6086 a bearter 1000m of an amplighter school1034 Distance to reversit initially many6086 a bearter 1000m of an amplighter school1034 Distance to reversit initially school10Notacloalke1034 Distance to reversit initial school10Notacloalke1034 Distance to reversit initial school10101034 Distance to reversit initial school101034 Distan	3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.		
A Lobardone biologi mentiles VM So biatrone biologi mentiles VM	3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.		
A relation of black in indices O Endedded by the presence of the second se	3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.		
3.1 Detailed in the field and formation of the secondary school. Image: Control of the secondary school. Image: Control of the secondary school. 3.6 Distance to rearest secondary school Image: Control of the secondary school. Image: Control of the secondary school. Image: Control of the secondary school. 3.7 Distance to rearest GP suggery Image: Control of the secondary school. Image: Control of the secondary school. Image: Control of the secondary school. 3.8 Distance to rearest GP suggery Image: Control of the secondary school. Image: Control of the secondary school. Image: Control of the secondary school. 3.8 Distance to rearest GP suggery Image: Control of the secondary school. Image: Control of the secondary school. Image: Control of the secondary school. 4.1 Disconfield and Greenfield Land Image: Control of the secondary school. Image: Control of the secondary school. <td>3.4 Distance to local amenities</td> <td>(+)</td> <td>Site is less than 1000m from nearest town, large village or small village.</td> <td></td>	3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.		
32 Detailed inference section of present of purpose 10 37 Detailed to financial section of purpose Sile is between 1000m and 4000m from the nearest GP surgery. 10 38 Access to Statigic Road Network Vm Nm applicable. 100% brownfield site, within an existing settlement (North Wead Bassel). 41 Brownfield and Greenfield Land 40 Molify of the site is previously developed and within or adjacent to a settlement. 100% brownfield site, within an existing settlement (North Wead Bassel). 43 Capacity to improve access to open space. 40 Development could provide an opportunity to improve intex to adjacent existing public open space or provide. Ansighting public part of the site contains open space. The proposals could be configured to avail loss of open space. 51 Lindexcipe sensitivity 100 Bite fails within an area of high indicace sensitivity - ohmacter itscipe of the indicace is environed and could provide open space. Ansighting the adjacent disatesed and statesed to the site contains open space. The proposals could be configured to avail loss of open space. State fails within an area of high indicace is environed and the site contains open space. State space is adjacent disatesed and statesed in the site contains open space. State space is adjacent disatesed and statesed in the site contains open space. State space is adjacent disatesed and statesed in the site contains open space. State space is adjacent disatesed and statesed in the site contain adjacent disatesed and statesed in the site contain adjacent disatesed in the site	3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.		
3.1 Detailed by Retering of Suggery 0 Interviewed of Suggery 0 3.8 Access to Strategic Road Network 1. Not aplicable. 100% brownfield site, within an existing settlement (North Wead Basset). 4.1 Brownfield and Greenfield Land (m) Modphy of the site is previously developed tand within or adjacent to a settlement. 100% brownfield site, within an existing settlement (North Wead Basset). 4.2 Impact on agricultural land 0 Development of the site would not result in the loss of agricultural land. A regigible part of the site contains open space. The proposalits could be configured to avoid loss of open space. State is the site contains open space. The proposalits could be configured to avoid loss of open space. State is the site on the site contains open space. The proposality could and could be configured to avoid loss of open space. State is the site contains open space. The proposality could avoid loss of open space is the site on the site contains open space. The proposality could avoid loss of open space. State is the site on the site is the site on the site is the state on the site. The form and example 5.1 Landscape sensitivity 10 Stee file within an area of the link could provide approximates to its of a scale and nature that refers the surrounding low density character. 5.2 Settement character sensitivity 0 Revelopment not links/to infect on settement character. Proposal part-development or site is of a scale and nature that refers the surrounding low density character. 6.2 Delatince to gas and oil pipelines 0 <td>3.6 Distance to nearest secondary school</td> <td>(-)</td> <td>Site is more than 4000m from the nearest secondary school.</td> <td></td>	3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.		
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4.1 growtheid and Greentein Land (*) Productive for the site or t	3.8 Access to Strategic Road Network		Not applicable.		
** 2 made of agricultual and C Product of agricultual and C 4.3 Capacity to improve access to open space (*) Development culd provide an opportunity to improve links to adjacent existing public open space or provide A negligible part of the site contains open space. The proposals culd be configured to avoid loss of open space. Site fails within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to character area. The key characteristics of the adjacent assessed landscape sensitivity zone extend to this site. The form and extend and development would have to be sensitive to the location to avoid potential adverse impact on adjacent indices character area. 5.2 Settlement character sensitivity 0 Development is unlikely to have an effect on settlement character. Proposed part-redevelopment of likely to a fact acting low density character development of likely to affect settlement character. 6.1 Topography constraints (*) Topographical constraints exist in the site but potential for mitigation. Proposed part-redevelopment of likely to affect settlement character. 6.2a Distance to gas and oil pipelines 0 Ges or oil pipelines do not pose a constraint to the site. Proposed part-redevelopment out the site, but the percentage of the site area affected is limited, and the site area affected is limited, and the site area affected is limited, and the submic access from Pike Way. 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 or	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 (North Weald Basset).	
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5.1 Landscape sensitivity Lef and unable to absorb development without significant character change. 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. Development of site is of a scale and nature that reflects the surrounding low density character. 6.1 Topography constraints (-) Topographical constraints exist in the site but potential for mitigation. Image: Comparison of the site of a scale and nature that reflects the surrounding low density character. 6.2 Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose any constraint to the site. Image: Comparison of the site on the site. Image: Comparison of the site of the sit	4.3 Capacity to improve access to open space	(+)		A negligible part of the site contains open space. The proposals could be configured to avoid loss of open space. Site adjacent to woodland and could provide opportunities to improve access.	
9.2 Seturement character sensitivity 0 Final active sensitivity Development not likely to affect settlement character. 6.1 Topography constraints (+) Topographical constraints exist in the site but potential for mitigation. Image: Constraint of the site of the site. Image: Constraint of the site of the site of the site. 6.2a Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose any constraint to the site. Image: Constraint of the site. 6.2b Distance to power lines 0 Power lines do not pose a constraint to the site. Image: Constraint of the site. 6.3 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 the would not be a significant constraint. 6.4 Access to site (+) Suitable access to site already exists. Existing access from Pike Way. 6.5 Contamination constraints (+) Site below site size threshold where it would be expected to significantly affect congestion. Potential contamination (Military / Made Ground). Potential adverse impact could be mitigated.	5.1 Landscape sensitivity	()		The key characteristics of the adjacent assessed landscape sensitivity zone extend to this site. The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on adjacent landscape character area.	
0.1 Hopography Consumits (+) Index of the site of the	5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Proposed part-redevelopment of site is of a scale and nature that reflects the surrounding low density character. Development not likely to affect settlement character.	
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 adjacent to the site, but the percentage of the site area affected is limited, and the would not be a significant constraint. 6.4 Access to site (+) Suitable access to site already exists. Existing access from Pike Way. 6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination (Military / Made Ground). Potential adverse impact could be mitigated. 6.4 Treffic impact Site below site size threshold where it would be expected to significantly affect congestion. Potential contamination (Military / Made Ground). Potential adverse impact could be mitigated.	6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.		
0.20 Distance to power lines 0 Image: Comparison of the 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, but the percentage of the site area affected is limited, and the would not be a significant constraint. 6.4 Access to site (+) Suitable access to site already exists. Existing access from Pike Way. 6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination (Military / Made Ground). Potential adverse impact could be mitigated. 6.6 Exotific impact Site below site size threshold where it would be expected to significantly affect congestion. Existing access from Pike Way.	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. would not be a significant constraint. 6.4 Access to site (+) Suitable access to site already exists. Existing access from Pike Way. 6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination (Military / Made Ground). Potential adverse impact could be mitigated. 6.6 Exoficit impact Site below site size threshold where it would be expected to significantly affect congestion. Exoficit impact	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 (Military / 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		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.	
6.5 Contamination constraints (-) 6.5 Excerting impact 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 Pike Way.	
6.6 Traffic impact Site below site size threshold where it would be expected to significantly affect congestion. B508	6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Military / 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.	B508	

	5
Site Reference:	SR-1033
Parish:	North Weald Bassett
Size (ha):	11.02
Address:	Land to the East of North Weald Airfield and West of Church Lane, North Weald Bassett, Essex, CM16 6AA
Primary use:	Residential
Site notes:	Pistol shooting club, gymnastics centre and fields
Baseline yield:	330 dwellings
Source for baseline yield:	Assumption based on 30 dph
Site constraints:	No constraints identified.
Site selection adjustment:	None

Community
feedback:Feedback was received on NWB-AF which is within or near to this
site. Refer to Appendix B1.4 for further details.Dwellings:330

Clent

trict Local Plan
Date
March 2018
Issue
Rev 1
Epping Forest District Council

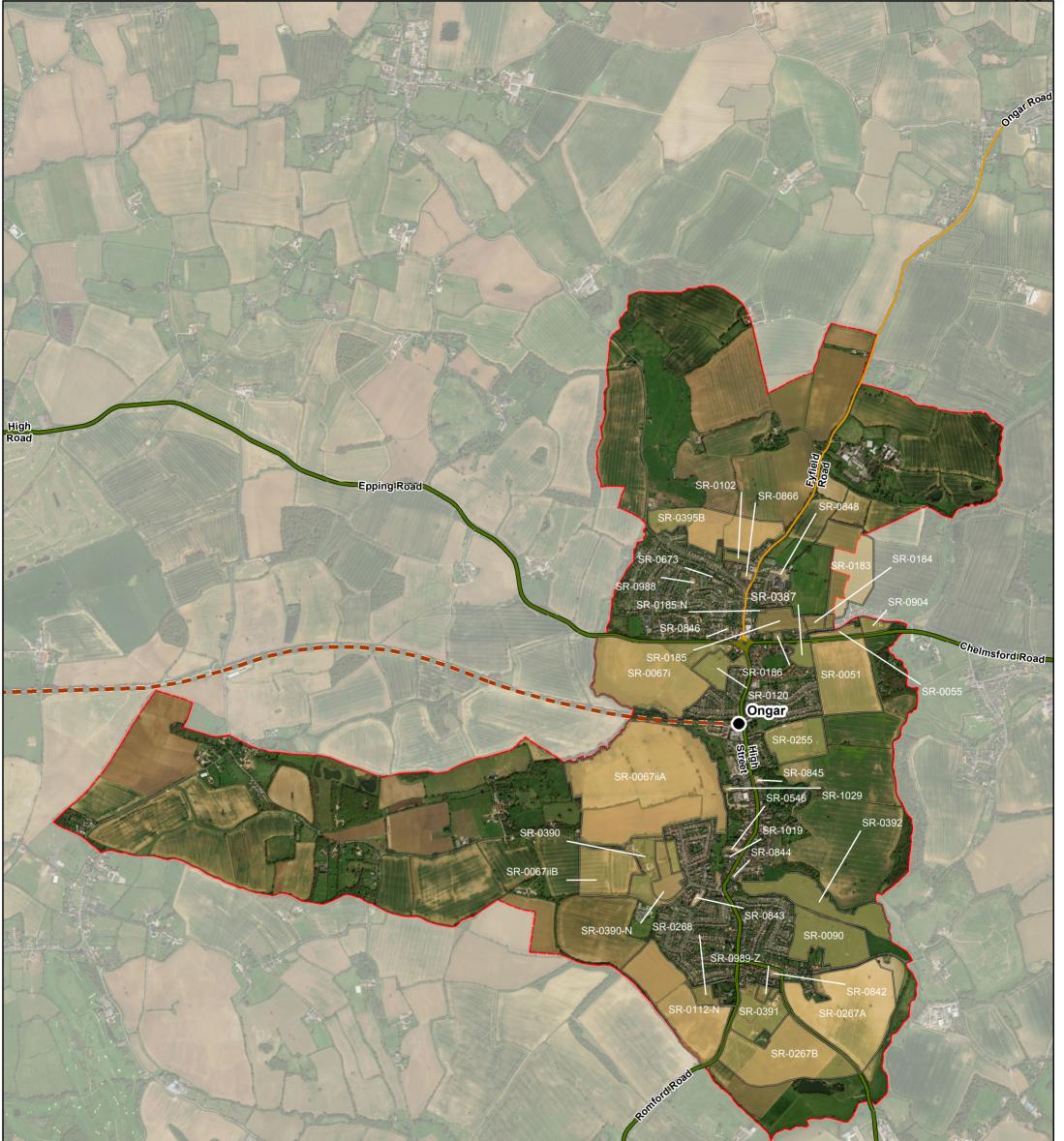
© Jonana US data V Jones Johnson (2016) Sources: Est, HERE, DeLome, Intermap, Incernent P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geoßase, IGN, Kadaster NL, Ordnance Survey, Est Japan, METI, Esn China (Hong Kong), swisstopo, Mapmylicita), © OpenStiteetMap, contributors, and the GIS User Community Sources, ISM, and the GIS User Community AeroGRID, ION, 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	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 partially within the relevant 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.	The site is partially within the Church Lane Flood Meadow LWS 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.	
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated.	Site adjacent to but within setting of Grade II Control Tower. Inappropriate development within setting could cause harm - mitigation through preserving setting and appropriate density, scale, high quality 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 very low, low or medium.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 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.	90% greenfield site, adjacent to an existing settlement (North Weald Bassett).
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 may improve settlement character through redevelopment of a run-down site or improvement in townscape.	Eastern part of the airfield no longer in aviation use. The Masterplan identifies opportunities for development of land to the east of the airfield. Sensitive development offers potential to improve the character of this part of the settlement.
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 multiple points of access from Siskin Way and from Merlin Way. There is potential to provide further points of access from Church Lane.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Military Airfield). Potential adverse impact could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	B509
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Report on Site Selection	Drawing No. EFDC-S2-005-Rev2	Content Residential Sites for Stage 2 and Stage 6.2	Legend
	Date: March 2018	Assessment in Ongar	Residential sites a
ARUP		Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community.	Parish Boundary
Epping Forest District Council	Scale: 1:20,000 @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

assessed at Stage 2 and Stage 6.2

ogy. A full legend can be found at the beginning of the Appendix.

Site Reference:	SR-0051
Parish:	Ongar
Size (ha):	12.54
Address:	Land to south of A414 Chelmsford Road, Ongar, Essex
Primary use:	Residential

Site notes: Agricultural field

Baseline yield: 375 dwellings

Source for Assumption based on 30 dph baseline yield:

Site None constraints:

Site selection None adjustment:

Community
feedback:Feedback was received on ONG-B which is within or near to this
site. Refer to Appendix B1.4 for further details.Dwellings:375

Hertford Harlow Brentwood Client

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0051	Rev 2
sr-0051 ARUI	
ΑΚΟΙ	District Counc

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<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 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.	The site is within the 250m buffer of Clatterford End Plantation 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.	Adjacent to Great Stony School CA and open landscape part of views from within CA so potential harm to setting/appearance of CA. Possible mitigation through reduction in density, sensitive positioning of development on site and 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 A414 and therefore mitigation measures are likely to be required.	
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.		
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.		
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.		
3.3 Distance to employment locations	(+)	Site is 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 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 (Chipping Ongar).	
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.		
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.	B511	
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Site Reference:	SR-0055
Parish:	Ongar
Size (ha):	1.04
Address:	Land between A414 and High Ongar

Primary use:ResidentialSite notes:Agricultural field

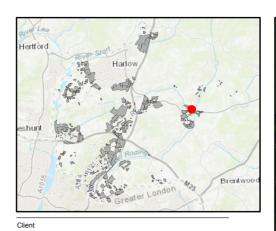
Baseline yield: 31 dwellings

Source for Assumption based on 30 dph baseline yield:

Site None constraints:

Site selection None adjustment:

Community
feedback:Feedback was received on ONG-A which is within or near to this
site. Refer to Appendix B1.4 for further details.Dwellings:31



Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0055	Rev 2
ARUI	Epping Forest District Council

Sources: Est, HERE, DeLorme, Intermap, increment P Corp, GEBCO, USCS, FAO, NPS, NRCAN, GenStase, IGN, Klavalster NL, Orinanco Survey, Est Idapan, MET, Isir China (Hong Kong), swisstopo, MapmyIndia, & OpenStreeNap contributors, and the GIS User Community Source: Est, IgniBiolitohe, 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	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. There may be effects from this impact but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on settings of Scheduled Monument, Conservation Area, or Grade I 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 A414 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is 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	(-)	Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	()	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.	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 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.	
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.	B512
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Site Reference:	SR-0067i	
Parish:	Ongar	
Size (ha):	21.81	
Address:	Land to the west of Ongar	
Primary use:	Residential	
Site notes:	Land to West of Ongar. Agriculture	
Baseline yield:	2,162 dwellings	
Source for	Assumption based on 30 dph	
baseline yield:		
Site constraints:	Flood risk reducing developable area.	
constraints.		
Site selection	Site split into three parcels as per Call for Sites submission. Yield	
adjustment:	based on 30 dph, reduced by 30% due to flood risk.	

Community
feedback:Feedback was received on ONG-F which is within or near to this
site. Refer to Appendix B1.4 for further details.Dwellings:457

Clert

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





Criteria 1.1 Impact on Internationally Protected Sites		0	
1.1 Impact on Internationally Protected Sites		Score	Qualitative Assessment
	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	(-)	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 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	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 small area of a Deciduous Woodland priority habitat, and within the relevant buffer zone. 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 buffer of Ongar Wood LWS and Ongar Oaks LWS. The site is unlikely to affect the features and species of these LWS.
1.7 Flood risk	(-)	Site within Flood Zone 3a where exception test required.	Some 40% of the site is in Flood Zone 2 of which 29% and 24% is also in Flood Zones 3a and 3b respectively. The location of the Flood Zones in the western and southern portion of the site means that only the north-eastern portion could be developed.
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.	Unlikely to impact on RPG, SM, CA or GI LB due to distance. Two GII LBs (Bowes Farm Lodge and outbuilding) to east of site. Possible mitigation by locating development away from LBs, appropriate layout, high quality design/materials/screening.
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 A414 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site 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 more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	95% greenfield site, adjacent to an existing settlement (Harlow).
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 some public open space aligns with the development site, opportunities for re-configuration may enable the yield of houses to be delivered without any overall loss of public open space.
5.1 Landscape sensitivity	()	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 comprises a large site located at the edge of the settlement. Whilst part of the site provides an opportunity for intensification within the existing limits of the settlement, should the full site come forward this would likely affect its character.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	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 A414. There is potential to provide further points of access from the A414.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Farm / 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.	B513

	,	
Site Reference: SR-0067iiA		
Parish:	Ongar	
Size (ha):	42.53	
Address:	Land to the west of Ongar	
Primary use:	Residential	
Site notes:	Land to West of Ongar. Agriculture	
Baseline yield:	2,162 dwellings	
Source for	Assumption based on 30 dph	
baseline yield:		
Site constraints:	Flood risk reducing developable area.	
constraints.		
Site selection	Site split into three parcels as per Call for Sites submission. Based	
adjustment:	on 30 dph, reduced by 20% due to flood risk.	

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

Dwellings: 1,020

Hertford Tertford Harlow Hertford Harlow Hertford Shunt Harlow Hertford Client Epping Forest District Council Job Title

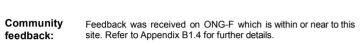
Job Title
Epping Forest District Local Plan
Drawing Status
Issue
March 2018
Drawing No
Issue
SR-0067iiA
Rev 2

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<u>Dwellings: 1,020</u>		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	(-)	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 10 Ancient trees directly affected by the site. The trees are dispersed, and may be affected by development. 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 Wood Pasture and Parkland and the majority of a BAP priority habitat with no main features. It is within five buffer zones. The site is likely to directly affect the BAP priority habitats, but effects 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 Ongar Oaks LWS and approximately half of Ongar Wood 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 2 and exception test not required.	Some 15% of the site is in Flood Zone 2 of which 8% and 9% are in Flood Zones 3a and 3b respectively. Flood Zones 2, 3a and 3b are located along the western site boundary and flood risk can be mitigated through site layout.
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.	Harm to setting of Chipping Ongar CA and Ongar Castle SM through large-scale development on historically open landscape to west of town. Town retains medieval linear settlement pattern which would be harmed through sprawling development to west.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	The majority of the site is within a high sensitivity Green Belt parcel which preserves the setting and special character of the historic Stony Park area of Chipping Ongar. 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	(-)	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 (Chipping Ongar).
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 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 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 Greensted Road.
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.	B514
			© Arup

Site Reference: SR-0067iiB		
Parish:	Ongar	
Size (ha):	7.66	
Address:	Land to the west of Ongar	
Primary use:	Residential	
Site notes:	Land to West of Ongar. Agriculture	
Baseline yield:	2,162 dwellings	
Source for	Assumption based on 30 dph	
baseline yield:		
Site	None	
constraints:	none	
Site selection adjustment:	Site split into three parcels as per Call for Sites submission. Based on 30 dph.	
aujustinent.		



<u>Dwellings:</u> <u>229</u>

Le Hertford Brent Client

Epping Forest Dis	strict Council
Job Title	
Epping Forest Dis	strict Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0067iiB	Rev 2
ARUP	Epping Forest District Council www.eppingforestde.gov.uk





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	(-)	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 at the edges of the site, and development may directly affect both trees. Impacts to the Ancient trees may be mitigated due to the low density and by considered masterplanning.
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 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	0	Site is located within the setting of a heritage asset and effects can be mitigated.	Unlikely to impact on settings of Scheduled Monument, Conservation Area, or GI/GII* LB due to distance. The Rectory GII LB is located to the north so development could impact on setting. Possible mitigation through high quality design/materials/screening
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	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	(-)	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 circa 100m from an existing settlement (Chipping Ongar).
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 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.	Site has been identified as an intensification opportunity. However, the site is on the settlement edge and the proposed density is higher than neighbouring developments.
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 Greensted 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.	B515
			© Arup

Site Reference:	SR-0090
Parish:	Ongar
Size (ha):	9.81
Address:	Land to east of Longfields, Ongar

Primary use:ResidentialSite notes:Agricultural field

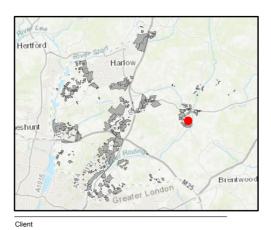
Baseline yield: 114 dwellings

Source for Assumption based on 30 dph baseline yield:

Site None constraints:

Site selection None adjustment:

Community
feedback:Feedback was received on ONG-D which is within or near to this
site. Refer to Appendix B1.4 for further details.Dwellings:114



Epping Forest District Council		
Job Title		
Epping Forest Dis	trict Local Plan	
Drawing Status	Date	
Issue	March 2018	
Drawing No	Issue	
SR-0090	Rev 2	
ARUP	Epping Forest District Council	

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CharacterizationConstructionConstructionConstructionConstructionConstructionCharacterizationConstructionConstructionConstructionConstructionConstructionCharacterizationConstructionConstructionConstructionConstructionConstructionCharacterizationConstructionConstructionConstructionConstructionConstructionCharacterizationConstructionConstructionConstructionConstructionCharacterizationConstruction </td <td>1.1 Impact on Internationally Protected Sites</td> <td>0</td> <td></td> <td></td>	1.1 Impact on Internationally Protected Sites	0		
Landom ControlLoLoControlLandom ControlControlControlControlControlControlLandom ControlControlControlC	1.2 Impact on Nationally Protected sites	0		
AdvancesIDIDInstrumentation manual matureAdvancesAdvances14 InstrumentationIDIDAdvancesID	1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
Interpretation of all is and an and a state of a field of a state of		(-)		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.
Bit Monting Standing Standing Participation Standing	1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
Online Gradie	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 buffer zone for a Coastal Floodplain Grazing Marsh habitat. The site may indirectly affect the habitat, but mitigation can be implemented to address this.
DrivedInterim termInterim termInterim termInterim term16 minute metangana0,0Resource of the stratege of the stratege of the strategeResource of the stratege	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.	
Landom Landom <thlandom< th=""> <thlandom< th=""> <thlandom< td="" th<=""><td>1.7 Flood risk</td><td>(++)</td><td>Site within Flood Zone 1.</td><td>Majority of the site is in Flood Zone 1. Higher Flood Risk Zone 2 affects a negligible proportion of the north-east of the site and can be avoided through site layout.</td></thlandom<></thlandom<></thlandom<>	1.7 Flood risk	(++)	Site within Flood Zone 1.	Majority of the site is in Flood Zone 1. Higher Flood Risk Zone 2 affects a negligible proportion of the north-east of the site and can be avoided through site layout.
National ModelViaReside grant is the Res.Initial Model19 Next Model Model ModelSet Subs de analysis de la de par a rull)Initial Model11 Next Model ModelSet Subs de maximum de la de par a rull)Initial Model11 Next Model ModelSet Subs de maximum de la de par a rull)Initial Model11 Next Model ModelInitial Model12 Next Model Model Model Model Model Model Model Model Model ModelInitial Model13 Next Model Model Model Model Model Model Model Model Model ModelInitial Model14 Next Model ModelInitial Model15 Next Model Model Model Model Model Model Model Model Model ModelInitial Model16 Next Model Model Model Model Model Model Model Model Model ModelInitial Model17 Next Model ModelInitial Model18 Next Model ModelInitial Model19 Next Model Model Model Model Model Model Model Model Model ModelInitial Model19 Next Model Model Model Model Model Model Model Model Model ModelInitial Model19 Next Model ModelInitial Model Model Model Model Model Model Model Model19 Next Model ModelInitial Model Mod	1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated.	
In Fund and any and the start of the star	1.8b Impact on archaeology	(-)		
A Ledar Mark Guete Mark IPI wink. IPI wink. 3.1 Ubdamis for the mark fulled wink IPI Sin the mark fulled wink IPI 3.1 Ubdamis for analytic fulled wink IPI Sin the mark fulled wink IPI 3.1 Ubdamis for analytic fulled wink IPI Sin the mark fulled wink IPI 3.1 Ubdamis for analytic fulled wink IPI Sin the mark fulled wink IPI 3.1 Ubdamis for analytic fulled wink IPI Sin the mark fulled wink IPI 3.1 Ubdamis for analytic fulled wink IPI Sin the mark fulled wink IPI 3.1 Ubdamis for analytic fulled wink IPI Sin the mark fulled wink IPI 3.1 Ubdamis for analytic fulled wink IPI Sin the mark fulled wink IPI 3.1 Ubdamis for analytic fulled wink IPI Sin the mark fulled wink IPI 3.1 Ubdamis for analytic fulled wink IPI Sin the mark fulled wink IPI 3.1 Ubdamis for analytic fulled wink IPI Sin the mark fulled wink IPI 3.1 Ubdamis for analytic fulled wink IPI Sin the mark fulled wink IPI 3.1 Ubdamis for analytic fulled wink IPI Sin the mark fulled wink IPI 3.1 Ubdamis for analytic fulled wink IPI IPI IPI 3.1 Ubda	1.9 Impact of air quality	0		
S Definition for whereaft without owe with the set of the	2.1 Level of harm to Green Belt	()	very high.	
12 Under the reference of a strength10Information of an endowner deficient of an endown	3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.5 Markets of hipperfer traction10Interact of the second s	3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
A Database G Information of the second protect of	3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.3 Description Undersets interprinting Solicity 0 Information Control Contende Contrele Control Control Control Control Control	3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
A D definite in feature sector day location Control of the anter of the ante	3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
Sit Detailed in the sets of salgery 0 Interact of the sale of the	3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.	
3.6 Access to strategic role working Image: Contract of the set	3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
4.1 Browning and Greened Land (1) For any of the ster would involve the loss of the best and most versatile agricultural land (grades 1-3). 4.2 Lippact on agricultural land (2) Development of the site would 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 Lindscape sensitivity (2) 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. 5.2 Settlement character sensitivity (2) Development usingle constraints exist in the site but potential for mitigation. Now density development is proposed which reflects the character of the area. Therefore, development is not likely to the area. 6.1 Topography constraints (2) Deregraphical constraints exist in the site but potential for mitigation. Now density development is proposed which reflects the character of the area. 6.2 Distance to gas and ol pipelines 0.0 Gas on ol pipelines do not pose any constraint to the site. Image: Constraints exist in the site. Image: Constraints exist in the site. 6.3 Lippat on Tree Preservation Order (TPO) 0.0 Power lines do not pose a constraint to the site. Image: Constraints on the site. Image: Constraints on the site. 6.3 Lippat on Tree Preservation Order (TPO) 0.0 Power lines do not pose a constraint to	3.8 Access to Strategic Road Network		Not applicable.	
All inject of agricultural and Col Addition of agricultural and Col 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 Get Sife fils within an area of high landscape sensitivity - character is character change. Cole Sife fils within an area of high landscape sensitivity - character is change. Cole Sife fils within an area of high landscape sensitivity - character is character change. Cole Sife fils within an area of high landscape sensitivity - character is change. Cole Sife fils within an area of high landscape sensitivity - character is character change. Cole Cole Sife fils within an area of high landscape sensitivity - character is character change. Cole	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 (Chipping Ongar).
4.3 Lapacity to improve access to open space 0 Final end open space 0 5.1 Landscape sensitivity 10 Site falls within an area of high landscape sensitivity - obtracterisitics of the landscape are vulnerable to obtaine 0 5.2 Settlement character sensitivity 0 Devolpment is unlikely to have an effect on settlement character. Isour 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 (i) Topographical constraints exist in the site but potential for mitigation. Isour 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 (i) Topographical constraints exist in the site but potential for mitigation. Isour 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 gas and oil pipelines 0 Ges or oil pipelines do not pose a constraint to the site. Isour density development would not be constrained by the preserve of protected trees either on a adjacent to the site. 6.3 Impact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the preserve of protected trees either on a adjacent to the site. Isourcetter the sise development would not be constrained by the preserve	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).	
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3.2 Settiement character sensitivity 0 Intervalue of the set	5.1 Landscape sensitivity	()		
6.1 Holdgraphy Constraints C/1 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.
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0.20 Distance to power lines 0 Image: constrained to power lines Image: constrained 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. Image: constrained to power lines 6.4 Access to site (+) Suitable access to site already exists. Image: constrained to power lines 6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified. 6.6 Trefficiencect 0 Area around the site expected to be uncongested at peak time. Image: constraints	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 Piservation Order (TPO) 0 adjacent to the site. 6.4 Access to site (+) Suitable access to site already exists. 6.5 Contamination constraints 0 No contamination issues identified on site to date. 6.6 Traffic impact 0 Area around the site expected to be uncongested at peak time.	6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified. 6.5 Traffic import 0.0 Area around the site expected to be uncongested at peak time. Mo potential contamination identified.	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	(+)	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.	B516

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Site Reference:	SR-0102
Parish:	Ongar
Size (ha):	0.80
Address:	Land to the south and west (rear) of Nos 57a and 57b Fyfield Road, Ongar
Primary use:	Residential
Site notes:	Small area of scrub/woodland
Baseline yield:	24 dwellings
Source for baseline yield:	Assumption based on 30 dph
Site constraints:	Access to site is significantly constrained, reducing capacity on site to a smaller development of 8-10 homes
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>8</u>

Client

Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0102	Rev 2

Sources: Earl, HERE, Dalcome, Internang, Increment P. Cony, GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Orntance Survey, Earl Japan, MET, Earl China (Hong Kong), swisstopo, MagmyIndia, & OpenStreeMap contributors, and the GIS User Community Source: Earl, Digitalichiote, GeoSeye, Earltstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, 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.	
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.	Unlikely to impact on settings of Registered Park and Garden, Scheduled Monument or Conservation Area due to distance and existing built-up surroundings.
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 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 more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (Chipping Ongar).
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.	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 comprises dense vegetation. Therefore, development 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	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 adjacent to highway.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Hospital). 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.	B517
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Site Reference: Parish: Size (ha): Address:	SR-0112-N Ongar 16.03 Land to the West of Stanford Rivers Road, Ongar, Essex, CM5 9EP
Primary use: Site notes:	Residential Agricultural fields
Baseline yield: Source for baseline yield:	321 dwellings Indicated in representation
Site constraints:	No constraints identified.
Site selection adjustment:	None

Community
feedback:Feedback was received on ONG-E which is within or near to this
site. Refer to Appendix B1.4 for further details.Dwellings:321

Client

Epping Forest District Local Plan Drawing Status Issue Drawing No Issue Drawing No Issue	Job Title	
Issue March 2018 Drawing No Issue	Epping Forest	District Local Plan
Drawing No Issue	Drawing Status	Date
	Issue	March 2018
	Drawing No	Issue
SR-0112-N Rev 1	SR-0112-N	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	(-)	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 dispersed on the west edge of the site, and development may directly affect all 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.	The site is partially within the majority of a Wood Pasture and Parkland habitat, and adjacent to an area of Deciduous Woodland. The site is likely to directly affect the BAP priority habitat but effects could 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.	The site is adjacent to the Kettlebury Spring 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.	
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 Scheduled Monument, Conservation Area, or Grade I Listed Building. Will affect setting of GII* Marden Ash House but possible mitigation through sensitive layout, high quality design/materials, retaining green screening.
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 A128 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 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 (Chipping Ongar).
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 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	0	Access to the site can be created within landholding adjacent to the highway.	Access could be achieved from Stanford Rivers Road to the site.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Infilled Pond). Potential adverse impact could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	B518
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Site Reference:	SR-0120
Parish:	Ongar
Size (ha):	3.34
Address:	Bowes Field, Ongar

Primary use:ResidentialSite notes:Vacant greenfield plot

Baseline yield: 100 dwellings

Source for Assumption based on 30 dph baseline yield:

Site None constraints:

Site selection None adjustment:

Community feedback:

Dwellings:

Feedback was received on ONG-F which is within or near to this site. Refer to Appendix B1.4 for further details. <u>100</u>

Client

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0120	Rev 2
ARUI	Epping Forest District Council

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Linking <t< th=""><th>Criteria</th><th></th><th>Score</th><th>Qualitative Assessment</th></t<>	Criteria		Score	Qualitative Assessment
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Non-Workshold Control Indext of the set of	1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
interplay relaxions		0	No Ancient or Veteran trees are located within the site.	
I integrate to learning specific of results I integrate to learnin integrate to learning specific of results <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.	
Initial contrast with with with the set 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.	The site is adjacent to a Deciduous Woodland buffer zone. The site may indirectly affect the habitat, but mitigation can be implemented to address this.
LT Pool is PDI Manual Manua Manual Manual Manuu Manual Manual Manual Manual Manuu	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.	
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1 as input of all density 0 arctassigger area set, on the site. 13 input of an exaitiy 0 Bits with an example of the back information of the site of a field of proof an example, but it is help hub to fite. Part of the site are done to the AF14 and huberlie milipation measures are likely be treepared. 21 Lover of hum to Green Bait 10 Bits a with Green Bait, where the level of hum caused by release of the lind for densignment would be hyp to 21 Distance to the secret relificate station 0 Site in ore than 400 on fite tases station. Interview of the site are done to the AF14 and huberlie milipation measures are likely to the required. 32 Distance to the secret relificate station 0 Site in ore than 400 on fite tase station. Interview of the site are done to the AF14 and huberlie milipation of the secret relification. 33 Distance to reaseer relifications 0 Site is the situation 100 on an exploying station. Interview of the site are done to the AF14 and huberlie milipation of the secret relification. 34 Distance to reaseer relimity invary station 0 Site is the situation 100 on from the nearest of all angers. Interview of the site area done to the site and done from the nearest of all angers. 35 Distance to reaseer of manyers. Site is the situation 100 on from the nearest of all angers. Interview of the site area done milipation of the secret station of the si	1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated.	Impact on settings of Great Stony Park CA to east, Bowes House Locally Listed Buildings, and Bowes Lodge Farm and outbuildings Grade II Listed Buildings to north. Possible mitigation through sensitive layout, high quality design/materials/screening.
11 single di al quary 10 cut de migged di reduced. 11 21 Level of hum to Green Bott 10 Bot within Gene Bott 10 31 Datanco to the nearest ratifició autoin 60 Sis none than 4000m fon the nearest al of tabe siston. Inclusione di season di di sea	1.8b Impact on archaeology	(-)		
2.1 Even drivini do team bei P1 way hgh. P1 3.1 Datance to the nearest rulinubs station (r) Site is more than 4000m from the nearest ruli or bies station. P1 3.2 Datance to nearest to a stop (r) Site is within 4000m of a bus stop. P1 3.3 Datance to majorgenerit tocations (r) Site is within 4000m from nearest tail or bies stop. P1 3.4 Datance to nearest infait/primary school 0 Site is between 1000m and 4000m from the nearest infait/primary school. P1 3.5 Datance to nearest infait/primary school 0 Site is between 1000m and 4000m from the nearest infait/primary school. P1 3.6 Datance to nearest infait/primary school 0 Site is note than 4000m from the nearest infait/primary school. P1 3.7 Datance to nearest infait/primary school 0 Site is more than 4000m from the nearest GP surpery. P1 3.8 Datance to nearest infait/primary school 0 Site is more than 4000m from the nearest GP surpery. P1 3.9 Datance to nearest infait/primary school 0 Site is station to loop in the nearest infait/primary school. P1 3.1 Datance to nearest infait/primary school 0 Site is station to loop in the nearest GP surpery. P1 3.1 Datance to nearest infait/primary	1.9 Impact of air quality	(-)		Parts of the site are close to the A414 and therefore mitigation measures are likely to be required.
3.1 Detained to the feature function water 10 3.2 Distance to nearest that stop (n) Set is within 400m of a water, set is within 1000m of an employment allabocation. 3.3 Distance to local amenities (n) Set is within 1000m from nearest toom, large village or small village. 3.4 Distance to local amenities (n) Set is less than 1000m from the nearest infert/primary school. Image: Comparison of the image: Comparison of	2.1 Level of harm to Green Belt	()		
3.2 Distance to rearise due app (*) Set within 1000m of an employment site/location. 3.3 Distance to be nearest infant/primary school (*) Set is less than 1000m from hearest local primary school. 3.4 Distance to hearest infant/primary school (*) Set is now than 4000m from the nearest infant/primary school. 3.6 Distance to nearest infant/primary school (*) Set is now than 4000m from the nearest infant/primary school. 3.6 Distance to nearest infant/primary school (*) Set is now than 4000m from the nearest geordary school. 3.7 Distance to nearest econdary school (*) Set is now than 4000m from the nearest GP surgery. 3.7 Distance to nearest CP surgery (*) Set is now than 4000m from the nearest GP surgery. 3.8 Access to Strategic Road Network (*) Nataplicable. 4.1 Brownfeld and Greenfield Land (*) Moptry of the site is greenfield iand adjacent to a settlement. 100% greenfield site, adjacent to an existing settlement (Chipping Ongar). 4.2 Inpact on agricultural land (*) Development unlikely to involve the loss of public open space. No public open space is located in the site area. Development will notively the loss of public open space. 4.1 Inducates exentility (*) Development unlikely to involve the loss of public open space. No public open space is located in the site area. Developme	3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.3 Statistics to employment octations (e) For the end of the statistics (f) 3.4 Distance to local amenities (e) Site is them 1000m from the nearest town, large vilage or small village. 3.5 Distance to nearest infant/primary school 0 Site is between 1000m and 4000m from the nearest infant/primary school. Image: Comparison of the statistics 3.6 Distance to nearest infant/primary school (e) Site is more than 4000m from the nearest secondary school. Image: Comparison of the statistics 3.7 Distance to nearest of Surgery (e) Site is more than 4000m from the nearest Secondary school. Image: Comparison of the statistics 3.6 Access to Strategic Road Network Image: Comparison of the statistics Not applicable. Image: Comparison of the statistics 4.1 Brownfield and Greenfield Land (c) Mointy of the site is greenfield and adjacent to a settlement. Image: Comparison of the statistics of the best and most venatile agricultural land (grades 1-3). 4.2 Lippack to inprove access to open space 0 Development without the loss of public open space. No public open space is located in the site area. Development without significant character charage. 5.1 Landscape sensitivity 0 Development without significant character charage. No weight development is proposed which reflects the character of the area. Therefore, development is proposed which reflects the	3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.4 Distance to nearest infant/primary school 0 Set is between 1000m from the nearest infant/primary school. 3.5 Distance to nearest secondary school 0 Set is nore than 4000m from the nearest secondary school. Image: Comparison of the nearest secondary school 3.7 Distance to nearest secondary school 0 Set is less than 1000m from the nearest GP surgery. Image: Comparison of the nearest GP surgery. 3.7 Distance to nearest GP surgery 0 Set is less than 1000m from the nearest GP surgery. Image: Comparison of the nearest GP surgery. 4.1 Brownfield and Greenfield Land 0 Mol applicable. Image: Comparison of the set would involve the loss of the best and most versatile agricultural land (grades 1-3). 4.2 Impact on agricultural land 0 Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3). 6.1 Landscape sensitivity 0 Development unlikely to involve the loss of public open space. No public open space is located in the site area. Development unlikely to involve the loss of public open space. 6.1 Landscape sensitivity 0 Set falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change. Nor upblic open space is located in the site character of the area. Therefore, development withou significant character change. 6.1 Landscape sensitivity 0 Development is unlikely to have a	3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.5 Detailed to heartest manipprinary school 0 Image: Constraints of the constof constraints of the constraints of the cons	3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest GP surgery (e) 3.7 Distance to nearest GP surgery (f) 3.8 Access to Strategic Road Network Not applicable. 4.1 Brownfield and Greenfield Land (f) Majority of the site is greenfield land adjacent to a settlement. 100% greenfield site, adjacent to an existing settlement (Chipping Ongar). 4.2 Impact on agricultural land (f) Majority 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 will not 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 (h) Site fails within an area of high landscape ensitivity - characteristics of the landscape are vulnerable to change 5.2 Settlement character sensitivity 0 Development will not significant character. Low density development is proposed which reflects the character of the area. Therefore, development have an impact on the character of the area. 6.1 Topographical constraints exist in the site but potential for miligation. Image: Capacity to the area and constraints exist in the site but potential for miligation. 6.2 a Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose any constraint to the site. Image: Capacity ton the character of the area.	3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
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 (Chipping Ongar). 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 fails within an area of high landscape 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. 6.1 Topography constraints (-) Topographical constraints exist in the site but potential for mitigation. 6.2.2 Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose any constraint to the site.	3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.	
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4.3 Capacity to improve access to open space 0 Improve access to open space 0 4.3 Capacity to improve access to open space 0 Improve access to open space 1 5.1 Landscape sensitivity (-) Site falls within an area of high landscape sensitivity - character change. Improve access to open space Improve access to open space 5.1 Landscape sensitivity (-) Site falls within an area of high landscape sensitivity - character change. Low density development is proposed which reflects the character of the area. Therefore, development have an impact on the character of the 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 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.	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).	
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6.2a Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose any constraint to the site.	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.
b.2a Distance to gas and on pipelines 0	6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2b Distance to power lines 0 Power lines do not pose a constraint to 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		
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, s 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.
6.4 Access to site (+) Suitable access to site already exists.	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.	6.5 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.	6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	B519

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SR-0183	Hertfo
Ongar	5
11.21	12
Land to the East of Old Ongar County Secondary School, High Ongar	
Residential	eshur
Agricultural field	J
236 duellinge	4
350 dwennings	Client
Assumption based on 30 dph	Eppi Job Titl
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None	SR-0
	Ongar 11.21 Land to the East of Old Ongar County Secondary School, High Ongar Residential Agricultural field 336 dwellings Assumption based on 30 dph None

Community Fee feedback: site

3.7 Distance to nearest GP surgery

3.8 Access to Strategic Road Network

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

Site is less than 1000m from the nearest GP surgery.

(+)

Not applicable.

Client

Job Title	
Epping Fores	t District Local Plan
Drawing Status	Date
lssue	March 2018
Drawing No	Issue
SR-0183	Rev 2
ARU	P Epping Forest District Council www.eppingforestdc.gov.uk
Sources: Esri, HERE, DeLor GeoBase, IGN, Kadaster NL MapmyIndia, © OpenStreet	n cogyright and database right (2016), me, Intermag: Incoment P Corp. GEBCO, USGS, FAO, NPS, NRCA, , Ordnance Survey, Earl Japan, METI, Earl China (Hong Kong), swiss App contributors, and the GIS User Community aceEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, 3 User Community



<u>Dwellings:</u> <u>336</u>		Source: Exri, DigitalGiobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRD, 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	(-)	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, 2 of which are located along the north-eastern boundary of the site, and 1 of which is located in the north-west. 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 partially within a Deciduous Woodland and 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	(+)	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 I Listed Building due to distance and existing built-up surroundings.
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.	Although a small part of the site intersects with a high sensitivity Green Belt parcel, the proposed development would have a limited impact upon the setting of the historic Stony Park area of Chipping Ongar due to its limited intervisibility.
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	(-)	Site is more than 4000m from the nearest secondary school.	

4.1 Brownfield and Greenfield Land	()	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.	100% greenfield site, 300m from an existing settlement (Chipping Ongar).
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.	The scale of the proposed development and the extent of the site, is likely to have a negative affect on the predominantly rural character of the area. Development may contribute to urban sprawl.
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	(-)	Low level congestion expected at peak times within the vicinity of the site.	B520

Site Reference:	SR-0184
Parish:	Ongar
Size (ha):	0.88
Address:	0.96 ha plot of land adjacent to High Ongar Road, High Ongar
Primary use:	Residential
Site notes:	Agricultural field
Baseline yield:	26 dwellings
-	
Source for baseline yield:	Assumption based on 30 dph
Succime field.	
Site	None
constraints:	
Site selection	None
adjustment:	

Sit adjustment:

Community feedback:

Feedback was received on ONG-A which is within or near to this site. Refer to Appendix B1.4 for further details. <u>26</u>

<u>Dwellings:</u>

elles Hertford Brentw

Job Title	
Epping Fores	t District Local Plan
Drawing Status	Date
lssue	March 2018
Drawing No	Issue
SR-0184	Rev 2

database right (2016) icrement P Corp., GEBCO, USGS, FAO, NPS, NRCAN, vey, Esri Japan, MET1, Esri China (Hong Kong), swisstor , and the GIS User Community ar Geographics, CNES/Airbus DS, USDA, USGS, IV treetMap contributors, a obe, GeoEye, Earthstar MapmyIndia, C Source: Esri, Dig AeroGRID, IGN,



5.2 Settleffield chaladuler setts/initig (f) Integration of the setting of the s				
Linking Linking Linking Linking Linking Linking Link	Criteria		Score	Qualitative Assessment
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Linking Linking <thlinking< th=""> <th< td=""><td>1.2 Impact on Nationally Protected sites</td><td>0</td><td>Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.</td><td></td></th<></thlinking<>	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.	
XindiandYearComparing the second of th	1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
Change and a statute of an anti- and a statute an	1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1 Interfact or product your of the Construction of	1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
Number of the state of the state in the state in the state of the state of the state in the state of the state 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.	
Control Control Control 12 dramped an interface served and 00 Serve data by and data set of produces and and and and data set of produces 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.	
1 administration of the second of the seco	1.7 Flood risk	(++)	Site within Flood Zone 1.	
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3.6 Address to bilingly from involution Image: Contract of the set of the s	3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
1.1 bit where and betermined and be	3.8 Access to Strategic Road Network		Not applicable.	
12. Implication agricultual and Lef 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 cuild detract from the existing settlement character. 5.2 Settlement character sensitivity (c) Development cuild detract from the existing settlement character. 6.1 Topography constraints (c) Topographical constraints exist in the site but potential for mitigation. 6.2 Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose 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 afjacent to the site. 8.4 Access to site (e) No contamination identified on site to date. No potential contamination identified.	4.1 Brownfield and Greenfield Land	()	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.	100% greenfield, 200m from an existing settlement (Chipping Ongar).
1.3. Capacity to improve access to open space 0 Image: Capacity to improve access to open space 0 5.1 Landscape sensitivity Image: Capacity to improve access to open space 0 Ste falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to obarge 5.2 Settlement character sensitivity (c) Development could detract from the existing settlement character. Ste is on the edge of the existing settlement and the proposals are for higher density development to an elegibouring developments. Therefore, development is likely to affect the predominantly rural character of the area elegibouring developments. Therefore, development is likely to affect the predominantly rural character of the area elegibouring development. Therefore, development is likely to affect the predominantly rural character of the area elegibouring development. 6.1 Topography constraints (c) Topographical constraints exist in the site but potential for mitigation. 6.2 a Distance to gas and oll pipelines 0 Gas or oil pipelines do not pose any constraint to the site. 6.2 b 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 (e) Suitable access to site already exists. No potential contamination identified. 6.	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 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 1 neighbouring developments. Therefore, development is likely to affect the predominantly rural character of the art 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. 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.	
0.1 Topography constraints (*) Topographical constraints exist in the site but potential for mitigation. 6.1 Topography constraints (*) Topographical constraints exist in the site but potential for mitigation. 6.2a Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose any constraint to the site. 6.2b Distance to power lines 0 Power lines do not pose a constraint to the site. 6.3 Impact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. 6.4 Access to site (*) Suitable access to site already exists. 6.5 Contamination constraints 0 No contamination issues identified on site to date. 6.4 Access to site (*) Suitable access to site already exists.	5.1 Landscape sensitivity	()		
0.1 Hopography Constraints (*) Index of the state of the stat	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.
6.24 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 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. 0.5 Trefficienced (+) Low level congestion expected at peak times within the vicinity of the site.	6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
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 (+) Suitable access to site already exists. 6.5 Contamination constraints 0 No contamination issues identified on site to date. 0.5 Contamination constraints 0 Low level congestion expected at peak times within the vicinity of the site.	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. 6.5 Contamination constraints 0 No contamination issues identified on site to date. 6.6 Traffic impact (+) Low level congestion expected at peak times within the vicinity of the site.	6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
0.4 Access to site (*) 6.5 Contamination constraints 0 0.6 Traffic impact (*) Low level congestion expected at peak times within the vicinity of the site.	6.3 Impact on Tree Preservation Order (TPO)	0		
b.s. Contamination constraints 0 c.s. Contamination constraints 0 b.s. Contamination constraints 0 c.s. Example a monost 0 Low level congestion expected at peak times within the vicinity of the site.	6.4 Access to site	(+)	Suitable access to site already exists.	
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.
B521	6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	B521

Site Reference:	SR-0184-N
Parish:	Ongar
Size (ha):	1.26
Address:	Plot of land adjacent to High Ongar Road, High Ongar

Primary use:ResidentialSite notes:Agricultural field

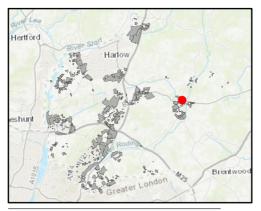
Baseline yield: 26 dwellings

Source for Assumption based on 30 dph baseline yield:

Site No constraints identified. constraints:

Site selection None adjustment:

Community
feedback:Feedback was received on ONG-A which is within or near to this
site. Refer to Appendix B1.4 for further details.Dwellings:26



District Council
District Local Plan
Date
March 2018
Issue
Rev 1
Epping Forest District Council

Sources: Earl, HERE, DaLorme, Internag, Incement P Corp., CEBCO, USGS, FAO, NPS, NRCAN, Geoßase, ICN, Kadater ML, Ordnane Survey, Esri Japan, METL Earl China (Hong Kong), swisstop, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community Source: Esri, DigitalChiche, Geoleve, 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.	
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 Scheduled Monument or Conservation Area 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	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site 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 more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	()	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.	100% greenfield, 200m from an existing settlement (Chipping Ongar).
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 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	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.	B522
			• Arup

Site Reference:	SR-0185
Parish:	Ongar
Size (ha):	3.06
Address:	Plot of land adjacent to High Ongar Road, High Ongar
Primary use:	Residential
Site notes:	Agricultural field
Baseline yield:	92 dwellings
Source for baseline yield:	Assumption based on 30 dph

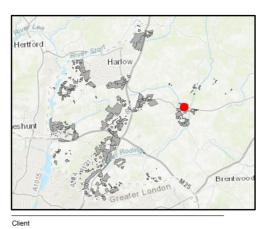
Site None constraints:

Site selection None adjustment:

Community Feedback feedback: site. Refer

Feedback was received on ONG-A which is within or near to this site. Refer to Appendix B1.4 for further details. <u>92</u>

Dwellings:



Job Title	
Epping Fores	t District Local Plan
Drawing Status	Date
lssue	March 2018
Drawing No	Issue
SR-0185	Rev 2
ARU	Epping Forest District Council
ΑΝΟΙ	District Council

Sources: Earl, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geoßase, IGN, Kadaster NL, Ordnance Survey, Earl Japan, METT, Earl China (Hong Kong), swisstopo. Mapmylicita, & OpenStreetMap contributors, and the GIS User Community Source: Earl, DigitalGiobe, GeoCye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRD, ICN, and the GIS User Community



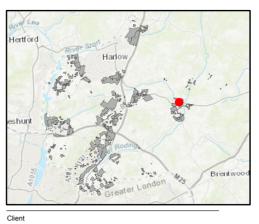
<u>Dweilings:</u> <u>92</u>		Aerocku, kak, and the cas user community		
Criteria		Score	Qualitative Assessment	
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).		
1.2 Impact 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.		
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 on settings of Conservation Area and Scheduled Monument due to distance. Setting of Grade II Listed Building to south-west of site could be impacted - mitigation through good screening, 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 A414 and therefore mitigation measures are likely to be required.	
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.		
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.		
3.2 Distance to nearest bus stop	(+)	Site 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 more than 4000m from the nearest secondary school.		
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.		
3.8 Access to Strategic Road Network		Not applicable.		
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (Chipping Ongar).	
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 predominantly semi-rural 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	(-)	Low level congestion expected at peak times within the vicinity of the site.	B523	
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Site Reference:	SR-0185-N
Parish:	Ongar
Size (ha):	3.13
Address:	Plot of land adjacent to High Ongar Road, High Ongar and 12 Fyfield Road, Ongar, CM5 0AH
Primary use:	Residential
Site notes:	Rear part of garden to residential dwelling and field
Baseline yield:	129 dwellings
Source for baseline yield:	Allocated in Draft Local Plan and indicated in Call for Sites 2016-2017
644	No constraints identified

Site No constraints identified.

Site selection None adjustment:

Community
feedback:Feedback was received on ONG-A which is within or near to this
site. Refer to Appendix B1.4 for further details.Dwellings:129



Epping Forest District Council		
Job Title		
Epping Forest	District Local Plan	
Drawing Status	Date	
lssue	March 2018	
Drawing No	Issue	
SR-0185-N	Rev 1	
	Copyright and database right (2016) e Interman Dig GERCO LISIOS FAO. NEW Copyright and database right (2016) e Interman Dig GERCO LISIOS FAO. NEW Copyright and Catabase right (2016) e Interman Dig GERCO LISIOS FAO. NEW Copyright and Catabase right (2016) e Interman Dig Cerco Lisios FAO. NEW Copyright and Catabase right (2016) e Interman Dig Cerco Lisios FAO. NEW Copyright and Catabase right (2016) e Interman Dig Cerco Lisios FAO. NEW Copyright and Catabase right (2016) e Interman Dig Cerco Lisios FAO. NEW Copyright and Catabase right (2016) e Interman Dig Cerco Lisios FAO. NEW Copyright and Catabase right (2016) e Interman Dig Cerco Lisios FAO. NEW Copyright and Catabase right (2016) e Interman Dig Cerco Lisios FAO. NEW Copyright and Catabase right (2016) e Interman Dig Cerco Lisios FAO. NEW Copyright and Catabase right (2016) e Interman Dig Cerco Lisios FAO. NEW Copyright and Catabase right (2016) e Interman Dig Cerco Lisios FAO. NEW Copyright and Catabase right (2016) e Interman Dig Cerco Lisios FAO. NEW Copyright and Catabase right (2016) e Interman Dig Cerco Lisios FAO. NEW Copyright and Catabase right (2016) e Interman Dig Cerco Lisios FAO. NEW Copyright and Catabase right (2016) e Interman Dig Cerco Lisios FAO. NEW E Interma Dig Cerco	

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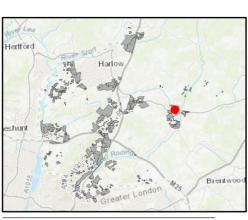
<u>Dweinings.</u> <u>129</u>				
Criteria		Score	Qualitative Assessment	
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).		
1.2 Impact on Nationally Protected sites	0	Based 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.	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.		
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 on settings of Conservation Area and Scheduled Monument due to distance. Setting of Grade II Listed Building to south-west of site could be impacted - mitigation through good screening, 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 very close to the A414 and therefore mitigation measures are likely to be required.	
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.		
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.		
3.2 Distance to nearest bus stop	(+)	Site 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 more than 4000m from the nearest secondary school.		
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.		
3.8 Access to Strategic Road Network		Not applicable.		
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (Chipping Ongar).	
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 predominantly semi-rural 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	0	Access to the site can be created within landholding adjacent to the highway.	Access could be achieved from High Ongar Road to the site.	
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.	B524	
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Site Reference:	SR-0186	Hertford
Parish:	Ongar	
Size (ha):	0.27	
Address:	Land adjacent to Chelmsford Road (A414) near the Four Wantz roundabout, High Ongar	
Primary use:	Residential	eshunt
Site notes:	Vacant scrub land plot	A.
		A1055
Baseline yield:	10 dwellings comprising 2 market homes and 8 affordable homes	
Source for	Indicated in Call for Sites	Client
baseline yield:		Eppin
		Job Title
		Eppin
Site	None	Drawing S
constraints:		Issue
		Drawing N
Site selection	None	SR-01
adjustment:		ΔΓ

Community feedback:

Dwellings:

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



Epping Forest District Council		
Job Title		
Epping Forest D	istrict Local Plan	
Drawing Status	Date	
Issue	March 2018	
Drawing No	Issue	
SR-0186	Rev 2	
ARUP	Epping Forest District Council	
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increment P Corp., GEBCO, USGS, FAO, NPS, NRCA urvey, Esri Japan, METI, Esri China (Hong Kong), swiss rs, and the GIS User Community lser 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	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	0	Site is located within the setting of a heritage asset and effects can be mitigated.	Potential impact on setting of Great Stony School Conservation Area to south and Grade II Listed Wantz Farmhouse but possible mitigation through high quality design/materials and good screening.
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 A414 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site 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 more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	()	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.	100% greenfield site, 300m from an existing settlement (Chipping Ongar).
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 predominantly rural 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.	B525
	I	l	unA (i)

	· · · · · · · · · · · · · · · · · · ·	1
Site Reference:	SR-0255	
Parish:	Ongar	
Size (ha):	6.51	
Address:	Land comprising the recreation field and sports club at Love Lane, Ongar	
Primary use:	Residential	e
Site notes:	Existing playing fields and amenity open space, with car park and sports club building and former Council offices.	1 10 - 30
		1
Baseline yield:	193 dwellings	-
Source for	Assumption based on 30 dph	c
baseline yield:		E
		J
		E
Site	None	-
constraints:		ŀ
		-
		۔ د
Site selection adjustment:	None	č
aajaotmonti		
		-

Community
feedback:Feedback was received on ONG-C which is within or near to this
site. Refer to Appendix B1.4 for further details.Dwellings:193

Client

Job Title	
Epping Fores	t District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0255	Rev 2
ARU	P Epping Forest District Council

Sources: Est, HEFE, DeLorme, Internap, Increment P.Corp., GEBCO, USGS, FAO, NPS, NRCAN, GenStase, IGN, Kindater NL, Contrance Survey, Est InJagna, MET, LES richne (rlong Kong), swisstopo, Mapnyindia, & OpenStreeMap contributors, and the GIS User Community Source: Est, Ingliaticidose, Geolye, Earthstar Ceographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Name Header by development Header by de				
1 Nuber	Criteria		Score	Qualitative Assessment
Minister MinisterMinister Minister Minister MinisterMinister Minister MinisterCompare AdvancementAllMinister Minister Minister MinisterMinister Minister Minis	1.1 Impact on Internationally Protected Sites	0		
Link and section of the section of	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.	
Identify Id	1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
International Lange and Lange		(-)		There is 1 Ancient tree directly affected by the site. The tree is located in the south-west corner of the site and may be affected by development. Impacts may be mitigated by considered masterplanning or translocation.
International set with some international set with a status set press outlet status of the status set press outlet	1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
Initial constraints and one should be an intervention of a set of a se	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 habitat, but mitigation can be implemented to address this.
I house Image Despine on making and the second of the se	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.	
Landmark Landmark Landmark Landmark 	1.7 Flood risk	(++)	Site within Flood Zone 1.	
I a long of a medium (mathematication of a medium of a former quark 1 former of a quark (mathematication of a quark share for head of a quark of for and for quark of the unit of duark quark	1.8a Impact on heritage assets	0		Impact on settings of Conservation Area and Scheduled Monument to south. Possible mitigation by locating some development to north of site adjacent to existing development but reduction in density.
11 betack did using 12 betack bit due using 13 betack bit due using the set of the due using the due using the due using the set of the due using	1.8b Impact on archaeology	(+)		
21 Literation of the material minimum (united minimum (united minimum) 470 Write pipe. 31 Dataments for the material minihule statuts 640 76 is notes thank 4000m from the material of the baseboxin at or the statuts. 32 Dataments for earlied minimum (united minimum) 640 76 is notes thank 4000m from the material of the baseboxin 1 33 Dataments for earlied minimum (united minimum) 640 76 is notes thank 4000m from the material principle of earlied minimum (united minimum) 1 34 Dataments for local material statuts 640 76 is notes thank 4000m from the material statuts/material minipum statutocil. 1 34 Dataments for notes and minimum (united minimum) 640 76 is notes thank 4000m from the material statuts/material minipum statutocil. 1 34 Dataments for notes and 10 ⁴ Augery 640 76 is notes thank 4000m from the material statuts/material and moter weatly notes thank 4000m from the material statutor/material and 4000m from the material statutor/material earlied minipum statutocil. 1 34 Dataments for notes and 10 ⁴ Augery 640 76 is notes thank 4000m from the material statutor/material earlied minipum statutocil. 1 34 Dataments for notes and statutal and thank 4000m from the material statutorial data 4000m from the material data 4000m from the material data 4000m from the material	1.9 Impact of air quality	0		
1 Outline is in the left of and is and index status 10 Image: Control of a status 10 12 Defance is needed, based of a status 10 Real without 0000 of a base statu. Image: Control of a status Image: Control of a status 13 Defance is needed, based of a status 10 Real without 0000 of a base statu. Image: Control of a status Image: Control of a status 14 Defance is needed, based of a status 10 Real without 0000 of a based of a status Image: Control of a status Image: Control of a status 15 Defance is needed, based of a status 10 Real without 0000 of a based of Palago of and Vilago of and Vilago of and Vilago of and Vilago of a status Image: Control of A Status Image:	2.1 Level of harm to Green Belt	()	very high.	
12 Updation to instruction (as source) (H) International and the state (as source) 13 Definition to employment (countors) (H) Site is which (1950 of an any dynamic table) source) 14 Definition to instruction (as source) (H) Site is which (1950 of an any dynamic table) source) 15 Definition to instruction (as source) Site is which (1950 of an any dynamic table) source) Site is which (1950 of an any dynamic table) source) 15 Definition to instruction (as source) Site is which (1950 of an any dynamic table) source) Site is which (1950 of an any dynamic table) source) 15 Definition to instruction (As source) Site is which (1950 of an any dynamic table) source) Site is which (1950 of an any dynamic table) source) 16 Definition to instruction (As source) Site is which (1950 of an any dynamic table) source) Site is which (1950 of an any dynamic table) source) 16 Definition to instruction (As source) Site is which (1950 of an any dynamic table) source) Site is source) Site is which (1950 of an any dynamic table) source) 14 Definition to instruction (As source) Site is which (1950 of an any dynamic table) source) Site is source) Site is source) Site is source) 14 Definition is in any dynamic table) source) Site is	3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.3 Junited empiripant column (1) Intervention (1) 3.4 Dutation is local amention (1) Site is each ant 1000m from the marrent town, large village as small village. Intervention 3.5 Dutation is local amention (1) Site is been in 1000m from the marrent town, large village as small village. Intervention 3.6 Dutation is reasonal intervention (1) Site is been in 1000m from the marrent town, large village as small village. Intervention 3.7 Dutation is reasonal exercisely solution (1) Site is been intervention in the marrent OP surgery. Intervention 3.6 Dutation is reasonal exercisely solution (1) Not applicable. Intervention Intervention 3.7 Dutation is reasonal exercisely solution (1) Not applicable. Intervention Intervention 4.1 Brownfeld and Greenfield Land (1) Not applicable. Intervention Intervention Intervention 4.2 Inpact on applicultural land (1) Not applicable. Intervention Intervention Intervention Intervention 5.1 Landscape servelivity (1) Restorement may involve the loss of the lest and point westle agrinultural dramace of the unit capplicable. Intervention Intervention of unit restorement of unit restorement of uni	3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
14 Security Structure 10 Intervention 10 15 Substruct to transmits 0 Site is between 1000m and 4000m from the nearest infant/primary school. 10 16 Substruct to rearest infant/primary school 00 Site is between 1000m from the nearest infant/primary school. 10 17 Obtaines to rearest excordary school 00 Site is note than 4000m from the nearest lecordary school. 10 18 Substruct to rearest QP surgery 10 Site is less than 1000m from the nearest QP surgery. 100% greenfield and document (Ohigoing Organ). 18 Substruct to rearest QP surgery 10 Site is less than 1000m from the nearest QP surgery. 100% greenfield and question to an excisting settement (Ohigoing Organ). 18 Structure 0 Majority of the site settement to a settement. 100% greenfield and question to an excisting settement (Ohigoing Organ). 14 Structure 0 Development ray involve the loss of the lest and most versatile apricultural land registres to site of setting and instance setting and instance set with aprice to reare defecting or and registres to rearest of the site would involve the loss of the lest and most versatile apricultural land registres to site of the site would involve the loss of the lest and most versatile apricultural land registres to site of the site would involve the loss of the lest and most versatile apricultural land registres to a great of the presence of the site would area contregreates to reare of the hale would involve the loss of	3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
2.3 Detailed or investest secondary school 0 Income the nearest of P surgery 0 3.6 Detailed or investest OP surgery 00 Set is stand to from the nearest OP surgery 00 3.7 Detailed or investest OP surgery 00 Set is stand to from the nearest OP surgery 100 3.8 Detailed and Greenfeld Land 0 Mort applicable. 100% greenfeld site, adjacent to a resting settlement (Dipping Ongar). 4.1 Recording and Greenfeld Land 0 Mort applicable. 100% greenfeld site, adjacent to a resting settlement (Dipping Ongar). 4.3 Capacity to improve access to gree space 0 Development of the bias of the best of the best and nost versatile spricultural land (grades 1-3). 4.1 Recording to improve access to gree space 0 Development of the bias of public open space but there are oppointies for on-site of settlement and indiversite settlement. Indiversite settlement (Dipping Ongar). 4.1 Landscope sensitivity 0 Development on the site settlement character. Abouty informal section ground aligns with the development site, oppoint Ongar Castent, The propose access to great the advacent on the site settlement character. Abouty informal section on public site as adjacent to be site. 5.2 Settlement character sensitivity 0 Development character sensitivity characters sensitivity. About as advaced on public sis the adge of the settlement and onthe Onspoint Orage C	3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.1 Distance to reserts GP surgery (r) Site is so that into the nearest GP surgery (r) 3.7 Distance to nearest GP surgery (r) Site is so that into 00m from the nearest GP surgery (r) 3.8 Access to Strategic Road Network (r) Not applicable. (n) 4.1 Brownfield and Greenfield Land (r) Not applicable. (n) 4.2 tripact on agricultural land (r) Overdommet The site is greenfield land adjacent to a settlement. (n) 4.3 Capacity to improve access to open space (r) Overdommet The site is of public open space but there are coprohumites for on-site of setting or Admorph informal recreation ground aligns with the development site, sportunities for re-configuration or re-provisite of re-site of setting or 5.1 Landscape sensitivity (r) Site fails within a area of high indicape sensitivity - characteristics of the indicape we vulnerable to change Site is located on paying fields at the edge of the settimenent and roth of Chapping Orgar Caster. The propose 5.2 Settement character is ensitivity (r) Site fails within a area of high indicape sensitivity - characteristics of the indicape merivity and tripace sensitivity - characteristics of the indicape merivity and tripace sensitivity - characteristics of the indicape merivity - characteristics of the indicape m	3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.7 Description (b) interface (or subject) (c) An or applicable. 1.8 Access to Strategic Road Network (c) Not applicable. 100% greenfield site, adjacent to an existing settlement (Chipping Ongar). 4.1 Brownfield and Greenfield Land (c) Not applicable. 100% greenfield site, adjacent to an existing settlement (Chipping Ongar). 4.2 Impact on agricultural land (c) Development of the site wood involve the loss of the best and most versalle agricultural land (grades 1-3). 4.3 Capacity to improve access to open space (c) Development may involve the loss of public open space but there are opportunities for on-site of the site. Athough informal recreation ground aligns with the development site, opportunities for e-configuration or re-provide code of the settlement character sensitivity 5.1 Landscape sensitivity (c) Development could detact from the existing settlement character. Site is located on paying fields at the adge of the settlement and north of Chipping Ongar Caste. The propose development is likely to have a negative affect on the character of the area. 6.1 Topography constraints 0 No topography constraints are identified in the site. Importance of power lines do not pose a constraint to the site. 6.2 Distance to gas and all pipelines 0 Gas or ol poes a constraint to the site. Importance of prostraints Importance of the access to site already oxists. Importance of prostraints I	3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.	
SARCEESE to Strategic Real Network Image: Contract of the set is greenfield and adjacent to a settlement. 10% greenfield site, adjacent to an existing settlement (Chipping Organ). 4.1 Brownfield and Greenfield Land (c) Monty of the site is greenfield and adjacent to a settlement. 10% greenfield site, adjacent to an existing settlement (Chipping Organ). 4.2 Impact on agricultural land (c) Development of the site would involve the loss of public open space but there are opportunities for on-site off-setting or outprove access to open space. Athough informal recreation ground aligns with the development site, opportunities for re-configuration or re-proved could reduce effects. 5.1 Landscape sensitivity (c) Site fails within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development through stated change. Site is located on playing fields at the adge of the settlement character. 6.2 Settlement character sensitivity (c) Development are identified in the site. Site is located on playing fields at the adge of the settlement character. 6.1 Topography constraints 0 No topography constraints are identified in the site. Site alian access to prove an againvalue and align playing field at the adge of the settlement character of the site. 6.2 Distance to power lines 0 Geo only pleines do not pose any constraint to the site. Site alian access to site advectopment would not be constrained by the presence of protected tress either	3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
4.1 strownied and understeined Land (-) Performance 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 public open space but there are opportunities for n-site off-setting or outdireduce effects. Athough informal recreation ground aligns with the development site, opportunities for re-configuration or re-provision of explore effects. 5.1 Landscape sensitivity (-) Site faits within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character. Site is located on playing fields at the edge of the settlement and north of Chipping Ongar Castle. The proposes development is likely to have a negative affect on the character of the area. 6.1 Topography constraints 0 No topography constraints are identified in the site. Site faits are identified in the site. 6.2 Distance to gas and oil pipelines 0 Reservation Order (IPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent torth site. 6.3 Impact to Tree Preservation Order (IPO) 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 (-) Suble access to site already exists. Image:	3.8 Access to Strategic Road Network		Not applicable.	
12.2 mpact on agricultual and 10 Performance 4.3 Capacity to improve access to open space (c) Development may involve the loss of public open space but there are opportunities for no-site off-setting or outdireduce effects. Athough informal recreation ground aligns with the development site, opportunities for re-configuration or re-provise outdireduce effects. 5.1 Landscape sensitivity (c) Site fails within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change. Site is located on playing fields at the edge of the settlement and north of Chipping Ongar Castle. The proposes development is likely to have a negative affect on the character of the area. 5.2 Settlement character sensitivity (c) Development could detract from the existing settlement character. Site is located on playing fields at the edge of the settlement and north of Chipping Ongar Castle. The proposes development is likely to have a negative affect on the character of the area. 6.1 Topography constraints 0 No topography constraints are identified in the site. Site is located on playing fields at the edge of the settlement and north of Chipping Ongar Castle. The proposes development linkely to have a negative affect on the character of the area. 6.2a Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose a constraint to the site. Site development would not be constrained by the presence of protected trees either on or afjacent to the site. 8.3 Impact on Tree Preservation Order (TPO) 0 <	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 (Chipping Ongar).
**3. Lapacity to improve access to open space (*) mitigation. could reduce effects. 5.1 Landscape sensitivity (*) Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change 5.2 Settlement character sensitivity (*) Development could detract from the existing settlement character. Site is located on playing fields at the edge of the settlement and north of Chipping Ongar Castle. The proposes development is likely to have a negative affect on the character of the area. 6.1 Topography constraints 0 No topography constraints to the site. Site as on of pipelines do not pose any constraint to the site. 6.2 Distance to power lines 0 Gas or oil pipelines do not pose any constraint to the site. Image: Constraint of the evelopment 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. 6.4 Access to site (+) Suitable access to site already exists. No polential contamination identified. 6.5 Contamination constraints 0 No contamination issues identified on site to date. No polential contamination identified.	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).	
b.1 Latitude persistivity Left and unable to absorb development without significant character change. 5.2 Settlement character sensitivity (-) Development could detract from the existing settlement character. 5.1 Topography constraints 0 No topography constraints are identified in the site. 6.1 Topography constraints 0 Rotography 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 (+) Sutable access to site already exists. 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	(-)		Although informal recreation ground aligns with the development site, opportunities for re-configuration or re-provision could reduce effects.
2.2 Setuentient character sensitivity C1 Interview of the area. 6.1 Topography constraints 0 No topography constraints are identified in the site. 6.1 Topography constraints 0 Rescription of the site. Interview of the site. 6.2a Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose any constraint to the site. Interview of the site. 6.2b Distance to power lines 0 Power lines do not pose a constraint to the site. Interview 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. Interview of the site. 6.4 Access to site (4) Suitable access to site already exists. No contamination issues identified on site to date. No potential contamination identified.	5.1 Landscape sensitivity	()		
0.1 https://graphy.constraints 0 Performance Performance 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. 0.4 Terefore incode Area around the site expected to be uncongested at peak time.	5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site is located on playing fields at the edge of the settlement and north of Chipping Ongar Castle. The proposed development is likely to have a negative affect on the character of the area.
6.24 Distance to gas and on pipelines 0 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. Image: Constraint to the site 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. 6.4 Access to site (+) Suitable access to site already exists. Image: Contamination constraints 0.5 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. 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: Suitable access to site already exists. 6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified.	6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.3 Impact on the Preservation Order (TPO) 0 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. 0.3 Tarffic innect 0 Area around the site expected to be uncongested at peak time.	6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
0.4 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		
0.5 Contamination constraints 0 Area around the site expected to be uncongested at peak time.	6.4 Access to site	(+)	Suitable access to site already exists.	
6.6 Traffic impact 0 Area around the site expected to be uncongested at peak time. B526	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.	B526

Site Reference:	SR-0267A
Parish:	Ongar
Size (ha):	21.97
Address:	Land to the south-east of Ongar

Primary use: Residential Site notes:

Baseline yield: 1,060 dwellings and 35,000 sqm commercial

Source for
baseline yield:Assumption based on 80:20 housing to employment 30 dph and
0.4 plot ratio for commercial

Site No constraints identified. constraints:

Site selection
adjustment:Multi-parcel site, which has been split out. Yield based on baseline,
and reduced proportionally based on site size.

Community
feedback:Feedback was received on ONG-D which is within or near to this
site. Refer to Appendix B1.4 for further details.Dwellings:750

Hertford Hertford eshunt Greater London

Epping Forest District Council	
Job Title	
Epping Forest Di	strict Local Plan
Drawing Status	Date
lssue	March 2018
Drawing No	Issue
SR-0267A	Rev 2
ARUP	Epping Forest District Council
© Contains OS data © Crown copyri	ight and database right (2016)

Client

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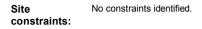
Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.	There is 1 Ancient tree directly affected by the site. The tree is located in the centre of the site and may be affected by development. Impacts may be mitigated by considered masterplanning or 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 partially 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 adjacent to Hallsford Bridge Meadow 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 Zones 2, 3a and 3b, covering circa 7%, are located along a section of the south-eastern site boundary 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 SM, CA or GI LB due to distance. Settings of GII* Newhouse Farm and locally listed Knowleton Hall should be considered. Possible mitigation through sensitive layout 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	(-)	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 A128 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 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 (Chipping Ongar).
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. The proposals could be configured to avoid loss of public open space. Site adjacent to existing public open space and could provide opportunities to improve access to public open space.
5.1 Landscape sensitivity	()	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 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.	Only 3% of site is in HSE middle zone located in southern corner of the site, none in inner zone. Due to location and size of affected area constraint to development considered negligible. HSE guidance advise against development for affected area.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Access from Brentwood Road and Stondon Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Farm / Within 250m of Landfill Site). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B527
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Site Reference:	SR-0267B
Parish:	Ongar
Size (ha):	16.81
Address:	Land to the south-east of Ongar

Primary use: Residential Site notes:

Baseline yield: 1,060 dwellings and 35,000 sqm commercial

Source for
baseline yield:Assumption based on 80:20 housing to employment 30 dph and
0.4 plot ratio for commercial



Site selection
adjustment:Multi-parcel site, which has been split out. Yield based on baseline,
and reduced proportionally based on site size.

Community
feedback:Feedback was received on ONG-D which is within or near to this
site. Refer to Appendix B1.4 for further details.Dwellings:574

Hertford Hertford eshunt Greater London

	District Council
Epping Forest	District Local Plan
Drawing Status	Date
lssue	March 2018
Drawing No	Issue
SR-0267B	Rev 2
ARUI	C Epping Forest District Council

Client

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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.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.	There is 1 Ancient tree directly affected by the site. The tree is located in the 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 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 within the 250m buffer of Hallsford Bridge Meadow LWS and Kettlebury Spring LWS. The site is unlikely to affect the features and species of these LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	Some 95% of the site is located in Flood Zone 1, with around 5% in the south of the site in Flood Zone 2. 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 setting of Scheduled Monument, 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 A128 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 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, circa 50m from an existing settlement (Chipping Ongar).
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.	As a result of the site characteristics development is unlikely to adversely affect the wider landscape character.
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 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 26% of the site is in HSE middle consultation zone located along southern boundary. None in inner zone. Due to location and size of affected area mitigation is possible through layout design. HSE guidance advise against development for affected area
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Access from Brentwood Road and Stanford Rivers Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Infilled Gravel Pit / 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.	B528
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Site Reference:	SR-0268
Parish:	Ongar
Size (ha):	1.47
Address:	Land to the South of Kettlebury Way, Ongar

Primary use: Residential Site notes:

Baseline yield: 43 dwellings

Source for Assumption based on 30 dph baseline yield:

Site None constraints:

Site selection None adjustment:

Community Feedb feedback: site. F

Feedback was received on ONG-E which is within or near to this site. Refer to Appendix B1.4 for further details. <u>43</u>

Dwellings:

Client

Job Title	
Epping Forest District Local Plan	
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0268	Rev 2
^{sr-0268}	





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	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	The site is almost wholly within a portion of a Wood Pasture and Parkland priority habitat. The site is likely to directly affect the habitat, but effects may be mitigable.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer of Kettlebury Spring 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 located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.	Unlikely to impact on settings of SM, CA or GI LB. Will impact on setting of GII* Marden Ash House. Possible mitigation through reduction in density, sensitive layout (locating development away from LB), and 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 A128 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 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 (Chipping Ongar).
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	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.	Existing access from Marden Ash house, from Stanford Rivers 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.	B529
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Site Reference:	SR-0387
Parish:	Ongar
Size (ha):	1.49
Address:	Land off Great Stony Park

Primary use: Residential Site notes:

Baseline yield: 45 dwellings

Source for Assumption based on 30 dph baseline yield:

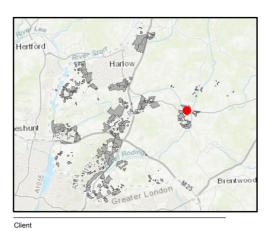
Site None constraints:

Site selection None adjustment:

Community feedback:

Feedback was received on ONG-B which is within or near to this site. Refer to Appendix B1.4 for further details. **45**

Dwellings:



Job Title	
Epping Forest District Local Plan	
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0387	Rev 2
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.	
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 would likely result in the loss of a heritage asset or result in a significant impact that cannot be mitigated.	Harm caused to character of Great Stony School CA by developing outside of the original layout. Additional properties added to the school when converted but sensitively located and designed. Further development harmful to unique uniform character.
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 A414 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site 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 more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	()	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.	100% greenfield site, 50m from 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	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 is likely to substantially harm the existing settlement character.	Site is within the Great Stony School Conservation Area, adjacent to the former school and located at the edge of Chipping Ongar. The proposed development would likely significantly alter 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	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	Access appears only to be available from a private road.
6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	B530
			© Arup

Site Reference:	SR-0390
Parish:	Ongar
Size (ha):	9.17
Address:	Greensted Road, Ongar

Primary use: Residential Site notes:

Baseline yield: 272 dwellings

Source for Assumption based on 30 dph baseline yield:

Site None constraints:

Site selection None adjustment:

Community Fe feedback: sit

Feedback was received on ONG-F which is within or near to this site. Refer to Appendix B1.4 for further details. <u>272</u>

Hertford Behunt Beshunt Beshunt Beshunt Brentwood Brentwood Brentwood

Client	
Epping Forest Di	strict Council
Job Title	
Epping Forest Di	strict Local Plan
Drawing Status	Date
lssue	March 2018
Drawing No	Issue
SR-0390	Rev 2
	Epping Forest District Council www.eppingforestde.gov.uk

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Dwellings: 272		Magmy/India, @ OpenStreefMap contributors, and the GIS User Community Source: Esri. DigitalGicke, 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.	
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, 2 of which are located along the western edge of the site, and 1 in the north. Impacts to the Ancient trees may be mitigated due to the low density and by considered masterplan 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 partially 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 located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.	Unlikely to impact on settings of SM, CA, or GI LB due to distance. Contains The Rectory GII LB to the north so development will impact on this. Possible mitigation by locating development away from LB and through high quality design/materials/screening.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	The majority of the site lies within a high sensitivity Green Belt parcel which performs relatively strongly in preserving the historic setting and special character of Chipping Ongar. If the site was released it may harm the purposes of the wider Green
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	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 (Chipping Ongar).
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 subject to sensitive design close to the Listed Building.
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 across the southern part of the 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)	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 achieved from Greensted 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.	B531
		1	L O Au

Site Reference:	SR-0390-N
Parish:	Ongar
Size (ha):	3.32
Address:	Land at Greensted Road, Ongar, Essex, CM5 9HJ

 Primary use:
 Residential

 Site notes:
 Agricultural land and residential dwellings

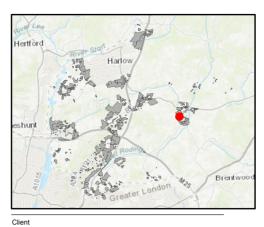
Baseline yield: 100 dwellings

Source for Assumption based on 30 dph baseline yield:

Site No constraints identified. constraints:

Site selection None adjustment:

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



Epping Forest Di	strict Council
Job Title	
Epping Forest Di	strict Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0390-N	Rev 1
ARUP	Epping Forest District Council
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<u>Bweinigs.</u> 100			
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.	A small part of the site is 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.	
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, Scheduled Monument or Grade I Listed Building due to distance and existing built form in between.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is 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 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 (Chipping Ongar).
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	(-)	Gas or oil pipelines may constrain part of the site but there is potential for mitigation.	Gas distribution pipeline (intermediate pressure) running through the southern part of the 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)	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 achieved from Greensted Road.
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.	B532
		1	© An

Dwellings:

Site Reference: Parish: Size (ha): Address:	SR-0391 Ongar 6.52 Land between Stanford Rivers Road and Brentwood Road, Ongar
Primary use: Site notes:	Residential
Baseline yield:	195 dwellings
Source for baseline yield:	Assumption based on 30 dph
Site constraints:	Circa 10% of the site is covered by SR-0457 (23 dwellings) and as such is omitted from the yield.
Site selection adjustment:	Capacity reinstated for site selection assessment (23 dwellings) to account for overlapping site.
Community feedback:	Feedback was received on ONG-D which is within or near to this site. Refer to Appendix B1.4 for further details.

site. Refer to Appendix B1.4 for further details. <u>195</u>

Hertford Brent Client

Job Title	
Epping Fores	t District Local Plan
Drawing Status	Date
lssue	March 2018
Drawing No	Issue
SR-0391	Rev 2
ARU	P Epping Forest District Council

NPS, DS, USDA, USG



Dweinings. 195			
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 Wood Pasture and Parkland buffer zone. The site may indirectly affect the BAP priority habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer of Kettlebury Spring 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 SM, CA or Grade I Listed Building due to distance. Will affect settings of Grade II Dyers and Grade II* Marden Ash House but possible mitigation through sensitive layout 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	(-)	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 A128 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 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 (Chipping Ongar).
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	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 subject to sensitive design close to the Listed Buildings.
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 (Brewery / Farmyards). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B533
			© Arup

Site Reference:	SR-0392
Parish:	Ongar
Size (ha):	9.44
Address:	Land north-east of Longfields, Ongar

Primary use: Residential Site notes: Greenfield open land.

Baseline yield: 288 dwellings

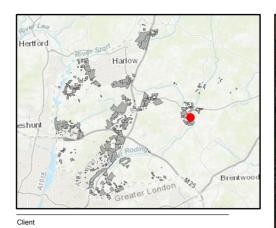
Source for baseline yield: Assumption based on 30 dph

Site None constraints:

Site selection None adjustment:

Community feedback: Dwellings:

Feedback was received on ONG-D which is within or near to this site. Refer to Appendix B1.4 for further details. <u>288</u>



Job Title	
Epping Forest	t District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0392	Rev 2

database right (2016) icrement P Corp., GEBCO, USGS, FAO, NPS, NRCAN, vey, Esri Japan, MET1, Esri China (Hong Kong), swisstor , and the GIS User Community ar Geographics, CNES/Airbus DS, USDA, USGS, IV GeoEye, Earthstar



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	(-)	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 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 may not be retained in their entirety but effects can be mitigated.	The site is partially within the majority of a Coastal Floodplain Grazing Marsh. The site is likely to directly affect the priority habitat, but mitigation may 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 Clatterford End Plantation LWS and Hallsford Bridge Meadow. The site is unlikely to affect the features and species of these LWS.
1.7 Flood risk	()	Site within Flood Zone 3b and not likely to be suitable for development.	Some 83% of the site is in Flood Zone 2 of which circa 64% is in Flood Zones 3a and 3b. The location of the high risk Flood Zones is such that the site is not likely to be suitable for development.
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 settings of Chipping Ongar Conservation Area and Ongar Castle Scheduled Monument by developing on historically open landscape around the medieval settlement.
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.	Majority of the site is far enough away from A road to not have a significant impact.
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is 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 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 (Chipping Ongar).
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 is likely to substantially harm the existing settlement character.	Site located in the Cripsey Brook basin, which contributes to the historic character of the site. Site located on the edge of the settlement and given the extent of the site would result in significant urban sprawl and change in the settlement pattern.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	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 issues could be overcome with potential for new access creation from Stondon Road or Coopers Hill (and over Cripsey Brook).
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination over parts of site (Gasworks on west end / 3 landfills within 250m on east end). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B534
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Sita Suitability Accomment

Site Suitability Assessment				
Site Reference	: SR-0395B			
Parish:	Ongar			
Size (ha):	11.72			
Address:	Land to North of Ongar			
Primary use:	Residential			
Site notes:	Existing school/leisure centre playing fields and agricultural land			
Baseline yield	382 dwellings			
Source for baseline yield:	Assumption based on 30 dph			
Site constraints:	Reduction in site capacity by 1/2 due to flood risk			
Site selection	Assumption based on 30 dph of area of this part of split site whic			

site which 1 • • is not flood constrained. adjustment:

Community feedback: Feedback was received on ONG-G which is within or near to this site. Refer to Appendix B1.4 for further details. <u>Dwellings:</u> <u>352</u>

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Epping Forest District Council www.eppingforestdc.gov.uk atabase right (2016)

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 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	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 and Coastal Floodplain Grazing Marsh 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 3a where exception test required.	Some 36% of the site is in Flood Zone 2 of which 33% and 29% are also in Flood Zones 3a and 3b respectively. The location of the Flood Zones in the western portion of the site means that only the eastern portion could be developed.
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 RPG, SM, or CA due to distance. LLB Lodge House (serving Shelley Hall) to east of site and possible impact on wider setting of GII* Shelley Hall - possible mitigation through appropriate layout/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	(-)	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	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 more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (Chipping Ongar).
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 allotments align with the development site, opportunities for re-configuration may enable the yield of houses to be delivered without any overall loss of public open space.
5.1 Landscape sensitivity	()	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 identified as a potential regeneration area. Considering the scale of the proposed development and its area coverage, it is likely to have a negative affect the rural character of the area. Development may contribute to urban sprawl.
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 Fyfield Road.
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.	B535
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	5
Site Reference:	SR-0546
Parish:	Ongar
Size (ha):	0.32
Address:	Ongar Fire Station, 67 High Street, Ongar, CM5 9DT
Primary use:	Residential
Site notes:	Fire station and associated parking.
Baseline yield:	10 dwellings
-	
Source for baseline yield:	Assumption based on 30 dph
basenne yield.	
Site	Circa 15% of the site is Flood Zone 3b and the yield is decreased
constraints:	accordingly.
Site coloction	None
Site selection adjustment:	NUTE

adjustment:

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

Client

Job Title	
Epping Fores	t District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0546	Rev 2
ARU	P Epping Forest District Council

Sources: Earl, HERE, Dal, orme, Jinghang, Increment P.Corp, GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, ICA, Kadater NL, Ordnano Survey, Earl Japan, MET, Earl China (Hong Kong), avissiopo, MagmyIndia, & OpenStreeMap contributora, and the GIS User Community Source: Earl, Digitalicides, GeoSye, Earlstatr 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	(-)	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 within two buffer zones. The site is likely to directly 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 3a where exception test required.	Some 50% of the site is in Flood Zone 2 of which 27% is in Flood Zones 3a and 3b. The location of the Flood Zones in the western halve of the site means that the eastern portion could be developed.
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 for some sympathetically designed development to rear of fire station (high quality design/materials/layout). Fire station could be replaced with well designed housing on High Street which could enhance the street scene and this part of CA.
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 A128 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+)	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 more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.	60% brownfield site, within an existing settlement (Chipping Ongar).
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.	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 identified as a potential regeneration area 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)	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.	B536
		•	arup ()

Site Reference:	SR-0673
Parish:	Ongar
Size (ha):	0.31
Address:	St. Peter's Avenue Garages, Nos. 1-30, Ongar

 Primary use:
 Residential

 Site notes:
 Council owned garages with associated parking and turning area.

Baseline yield: 9 dwellings

Source for Assumption based on 30 dph baseline yield:

Site Site is an awkward shape.

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

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Job Title	
Epping Fores	t District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0673	Rev 2
ARU	P Epping Forest District Council

Client

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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.		
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.	Unlikely to impact on settings of Registered Park and Garden, Scheduled Monument or Conservation Area due to distance and existing built-up surroundings.	
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.		
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.		
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.		
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.		
3.2 Distance to nearest bus stop	(+)	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 more than 4000m from the nearest secondary school.		
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.		
3.8 Access to Strategic Road Network		Not applicable.		
4.1 Brownfield and Greenfield Land	(+)	Majority of the site is greenfield land within a settlement.	Split site (50% greenfield and brownfield). Site is within an existing settlement (Chipping Ongar).	
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 largely located in the site area. Development would result in loss of public open space (public open spaces covers 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	0	Development is unlikely to have an effect on settlement character.	Site comprises existing garages, parking area and grassed public open space to the rear of housing, and is identified as potential regeneration area. Infill development is unlikely to affect 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.	Access off St Peter's Avenue.	
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.	B537	
	I	1	© Aru	

		Bud
Site Reference:	SR-0842	Hertford
Parish:	Ongar	
Size (ha):	0.28	
Address:	Car park at The Stag pub, Brentwood Road, Ongar	
		A
Primary use:	Residential	eshunt
Site notes:	Public house and car park.	4-2
		44
		A1055
Deceline violdu	14 dwellinge	
Baseline yield:	14 dwellings	Client
Source for	Indicated in Settlement Capacity Analysis (equivalent to 49 dph)	
baseline yield:		Epping
		Job Title
Cite	There is a singular TPO on site, but sensitive design could avoid	Epping
Site constraints:	the need to reduce the yield. Locally Listed Building (the Stag	Drawing S
	public house) is located on-site; yield not amended since a scheme has not been worked up and potential impact unknown.	Issue
		Drawing N
Site selection	None	SR-084
adjustment:		
		Π
-		

Community
feedback:The Council did not consult on a growth location which covers or is
near to this site.Dwellings:14

Hertford Hertford eshunt Brentwood Greater London

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0842	Rev 2
sr-0842	

e Consains US bala's Utivin Colynigin and Galabase ingin (2010) Sources: Esin (HERE, Det Cumer, Intermap, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esir Japan, METI, Esir China (Hong Kong), swisstopo Magmyindia, CopenSiteetMap contributors, and the GIS User Community Source: Esir, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRDI, ON, and the GIS User Community



Proceeding Proceed	<u>Dweinings. 14</u>	<u>nings. 14</u>			
11 Microards12 exists and1324 exists and12 material and strate stra	Criteria		Score	Qualitative Assessment	
11 Markan Markan Marka Marka 10 Restance decision for a set of a set	1.1 Impact on Internationally Protected Sites	0			
Link and constructionLoLoSchemistic Schemistic	1.2 Impact on Nationally Protected sites	0			
SubserviceInterpretationInterpreta	1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.		
Charlow de grant work dansVVCharlow de de cale and work work de		(-)		There are 2 Ancient trees directly affected by the site. The trees are located in the north and south of the site and may be affected by development. Impacts may be mitigated by considered masterplanning or translocation.	
11 Induction Water States with an end of the state of	1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.		
11 Muchanity and 12 Product12121212 Product13enter mode and construction of the second of the 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.	The site is wholly within a Wood Pasture and Parkland buffer zone. The site may indirectly affect the BAP priority habitat, but mitigation can be implemented to address this.	
11 MathemMathem11 MathemSecond and any and any and any and any and any	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 pa	1.7 Flood risk	(++)	Site within Flood Zone 1.		
International and addingCityCityCityCityCity12 Incert of a pathCitySold employee or eddedSold employee or eddedSold employee or edded12 Under drin stores factCitySold employee or eddedSold employee or eddedSold employee or edded13 Decine is face stores face store	1.8a Impact on heritage assets	(-)		Unlikely to impact on settings of Scheduled Monument, Conservation Area or Grade I Listed Buildings due to distance. The Stag Locally Listed Building should be retained in any development.	
InterfactorR1action inspict or indicatorR121. Level of hum SO win hatR1Bin or Al Kanes In the Control hub.R131. Defance to be nearent multi-basetinR1Bin or al Kanes In the control of the Station.R132. Defance to be nearent multi-basetinR1Bin with SO win the Society of the Station.R131. Defance to be nearent multi-basetinR1Bin with SO win the Society of the Soc	1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.		
12. Identify them 0 where box CP 13. Defause to the mease in whole 0 and one how 40000 from the assess in it or to be station. CP 13. Defause to the mease in whole 0 and one how 40000 from the assess in it or to be station. CP 13. Defause to the mease in whole 0 and	1.9 Impact of air quality	(-)		Parts of the site are close to the A128 and therefore mitigation measures are likely to be required.	
1.1 Updating to the interact value into the interact value interact value interact value interact value interact value interact value interaction value interact value interaction value interaction value interactin v	2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.		
3.2 bitance to reace do soon 10 Incrementation reace do soon 10.0 3.1 bitance to employment locations 10 8 to between thorbitan or an employment bitabilitation. Incrementation reace do soon Incrementation	3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.		
3.5. blanks is delinprint location (r) Interact in the set of the print in the set	3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.		
Control Contren Control Control	3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.		
2 - Distance in interprintly studie 0 Performance Performance 3 - Distance in interprintly studie 0 Ste is now hand 4000m from the nearest Secondary school. Performance 3 - Distance in nearest Secondary school 0 Ste is between 1000m and 4000m from the nearest Secondary school. Performance 3 - Distance in nearest Secondary school 0 Ste is between 1000m and 4000m from the nearest Secondary school. Performance 3 - Distance in nearest Secondary school 0 Ste is between 1000m and 4000m from the nearest Secondary school. Performance 4 - Rooms to Ste orgeticature lend 0 Mainterprintly developed and within or adjacent to a settlement. Porformance 4 - Stepes on agriculture lend 0 Development unities of agricultural and. Performance (Printle) to move the loss of agricultural and. Performance (Printle) to move the loss of agricultural and. 4 - Stepes on agriculture lend 0 Development unities/ to move on agricultural and. Performance (Printle) to move the loss of agricultural and. 5 - Stepes on agriculture lend 0 Bevelopment unities/ to move on agricultural and. Performance (Printle) to move the loss of agricultural and. 6 - Roopagality combinity 0 Bevelopment unities/ to move on agricultural and. Performance (Printle) to move agricultur	3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.		
3.10 Labeling in presents definition for the mease of CP surgery 00 Reference of CP surgery 0.0 3.7 Distance to remeets GP surgery 0.0 Reference of CP surgery 0.0 Reference of CP surgery 0.0 3.8 Access to Strategic Road Network 0.0 Monitory of the site is previously diveloped and within or adjacent to a settlement. DidN's trouverfield site, within an existing settlement (Chipping Onjar). 4.1 Brownfield and Greenfield Land 0.0 Monitory of the site is previously diveloped and within or adjacent to a settlement. DidN's trouverfield site, within an existing settlement (Chipping Onjar). 4.2 Impact on agricultural land 0.0 Development of the site of public open space. Impact on the existing of the site is evolution transfer of public open space. 5.1 Landiscope sensitivity 0.0 Set fiels within an area diverging encisity - characteristics of the landscape sensitivity - characteristics of the landscape sensitivity of the set set character context is urban and development is unlikely to advelopment and intervelopment of a run-down site or improvementation. Reference the character context is urban and development and intervelopment of a run-down site or improvementation. Reference the character context is urban and development and intervelopment of a run-down site or improvementation. Reference the character context is urban and development and intervelopment of a run-down site or improvementation. Reference the character context is urban andvelop field context for and by improving site	3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.		
1.1 Deskinde & interest of subject 0 Interest of subject 1 3.8 Access to Strategic Road Network 1 Naplot of the site is previously developed and within or adjacent to a settlement. 100% brownfield site, within an existing settlement (Ohipping Onger). 4.1 Brownfield and Greenfield Lund 0 Development of the site out of the	3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.		
3.6 Access to straight Road Network Image: Control Straight Road Network Image: Control Straight Road Network 4.1 Brownfield and Greenfield Land Image: Control Straight Road Network 100% brownfield site, within an existing settlement (Chipping Ongar). 4.2 Impact on agricultural land 0 Development on the lass of agricultural land. Image: Control Straight Road Network 4.3 Capacity to improve access to open space 0 Development unlikely to involve the loss of public open space. Image: Control Straight Road Network 5.1 Landscape sensitivity 0 Site fails within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate interview at site character context is urban and development is unlikely to adversely affect the wider landscape development may improve settlement character change. 5.2 Settlement character sensitivity 0 Site fails within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate interview. Site la located within the settlement area. It is an existing car park along Breintwood Road. Redevelopment or inprovement in the character of the area by improving afrest scene. 6.1 Topography constraints 0 Boetography constraints are identified in the site. Improvement is unlikely to have a significant adverse impact on the suitability of the site for development would be constrained by the presence of protected trees either on or adjacent of the asie on or adjacent of the asie cout able incooporated into the suitability of the sis for developme	3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.		
4.1 Brownied and orderended Land 0 Development 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 0 Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate interacter. The relevant site character context is urban and development is unlikely to adversely affect the wider landscape are able to accommodate interacter. 5.2 Settlement character sensitivity (r) Development may improve astilement character through redevelopment of a run-down site or improvement in enline the character of the area by improving street scene. 6.1 Topography constraints 0 No topography constraints are identified in the site. 6.2 Distance to pas and oil pipelines 0 Gas or all pipelines do not pose any constraint to the site. 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 could be incorporated into the site for development to the site. 6.4 Access to site (r) 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 of the sit	3.8 Access to Strategic Road Network		Not applicable.		
1.2 Implication a land 0 Proceeding of a proceedi	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 (Chipping Ongar).	
1.1 Landscape sensitivity 0 Ste fails within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development is unlikely to adversely affect the wider landscape sensitivity 5.1 Landscape sensitivity 0 Ste fails within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development is unlikely to adversely affect the wider landscape are able to accommodate development is unlikely to adversely affect the wider landscape are able to accommodate. 5.2 Settlement character sensitivity (*) Development without significant character through redevelopment of a run-down site or improvement in brance. Site is located within the settlement area. It is an existing car park along Brentwood Road. Redevelopment or enhance the character of the area by improving street scene. 6.1 Topography constraints 0 No topography constraints are identified in the site. Image: Comparison of the area by improving street scene. 6.2 Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose a constraint to the site. Image: Comparison of the site could be incorporated into the development proposed, subject to car be 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 car be site. 6.4 Access to site (+) Suitable access to site already exists. Potential contamination (In	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 (+) Development may improve settlement character through redevelopment of a run-down site or improvement in enhance the character of the area by improving street scene. 6.1 Topography constraints 0 No topography constraints are identified in the site. Image: Constraints on the site on the site. 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. 6.2 Distance to power lines 0 Power lines do not pose a constraint to the site. Image: Constraint on the site. 6.3 Impact on Tree Preservation Order (TPO) (+) Sutable access to site already exists. Image: Constraints Image: Constraints 6.4 Access to site (+) Sutable access to site already exists. Image: Constraints Potential contamination on site, which could be mitigated. 6.2 Traffic immed. Site below site size threshold where it would be constrained by significant during significant during immediate during and the site of development would be constrained by the presence of protected trees either on or adjacent to the site or during the site for development of the site for development of the site of devel	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. enhance the character of the area by improving street scene. 6.1 Topography constraints 0 No topography constraints are identified in the site. enhance the character of the area by improving street scene. 6.2a Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose any constraint to the site. enhance the character of the area by improving street scene. 6.2b Distance to power lines 0 Power lines do not pose a constraint to the site. enhance the character of the area by improving street scene. 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 subability of the site for development the site for development to the site could be mitigated. 6.4 Access to site (-) Solutial contamination on site, which could be mitigated. Potential contamination (Infilled Pond). Potential adverse impact that could be mitigated. 6.5 Contamination (-) Site below site size threshold where it would be expected to significantly affect congestion. Potential contamination (Infilled Pond). Potential adverse impact that could be mitigated. </td <td>5.1 Landscape sensitivity</td> <td>0</td> <td></td> <td>The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.</td>	5.1 Landscape sensitivity	0		The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.	
0.1 Hopography Consumits 0 Additional additionadditional additional additional additionadditi	5.2 Settlement character sensitivity	(+)		Site is located within the settlement area. It is an existing car park along Brentwood Road. Redevelopment could enhance the character of the area by improving street scene.	
6.24 Distance to gas and on pipelines 0 Performance in gas and on pipelines 0 6.2b Distance to power lines 0 Power lines do not pose a constraint to the site. 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 cather 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. Image: Contamination constraints 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 Terfite imaged Site below site size threshold where it would be expected to significantly affect congestion. Image: Contamination constraints	6.1 Topography constraints	0	No topography constraints are identified in the site.		
6.20 Distance to power lines 0 Image: contrained by the presence of protected trees either on or adjacent to the site could be incorporated into the development proposed, subject to can 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 can the site for development 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. 6.6 Traffic impact Site below site size threshold where it would be expected to significantly affect congestion.	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) (*) 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. (*) 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 Site below site size threshold where it would be expected to significantly affect congestion. Endet Site below site size threshold where it would be expected to significantly affect congestion.	6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.		
0.4 Access to site (*) 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 Site below site size threshold where it would be expected to significantly affect congestion.	6.3 Impact on Tree Preservation Order (TPO)	(-)			
6.5 Contamination 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.		
	6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Infilled Pond). Potential adverse impact that could be mitigated.	
B538	6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.	B538	

Site Reference:	SR-0843
Parish:	Ongar
Size (ha):	0.36
Address:	Industrial site south 'The Borough', Ongar, Essex

 Primary use:
 Residential

 Site notes:
 Builders merchant and yard

Baseline yield: 18 dwellings

Source for Indicated in Settlement Capacity Analysis (equivalent to 50 dph) baseline yield:

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:	18

Client

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0843	Rev 2
ARUI	P Epping Forest District Council

Sources: Earl, HERE, Dalcome, Internap, Increment P.Corp, GEBCO, USCS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnanco Survey, Earl Japan, METI, Earl China (Hong Korg), swisstopo, MapmyIndia, © OpenSiteetMap contributors, and the GIS User Community Source: Earl, DigitalGiote, GeoEye, Earlbard Geographics, CNES/Alribus DS, USDA, USCS, AeroGRD, CN, 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 Traditional Orchard and Coastal Floodplain Grazing Marsh 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 Scheduled Monument, Conservation Area or Grade I Listed Building due to distance and existing developed site.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	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 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 previously developed land within or adjacent to a settlement.	100% brownfield site, within an existing settlement (Chipping Ongar).
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 identified as a rundown industrial area as a potential regeneration area. Redevelopment could enhance the character of the area 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	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Yard). 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.	B539
		I	© Arug

One ountai	Sincy Assessment
Site Reference:	SR-0844
Parish:	Ongar
Size (ha):	0.11
Address:	Ongar Bridge Car Dealership, High Street, Ongar, Essex
Primary use:	Residential
Site notes:	Car dealership and associated car parking.
Baseline yield:	17 dwellings
Buschine yield.	
Source for	Indicated in Settlement Capacity Analysis (equivalent to 155 dph)
baseline yield:	
Site	None
constraints:	
	SLAA reduced the conceits of this site based on flood risk. Deced
Site selection adjustment:	SLAA reduced the capacity of this site based on flood risk. Based on the flood risk mapping this site is not flood constrained. Capacity
,	has been re-instated for site selection assessment.
•	

Community
feedback:The Council did not consult on a growth location which covers or is
near to this site.Dwellings:17

Client

Epping Forest Di	strict Council
Job Title	
Epping Forest Di	strict Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0844	Rev 2
ARUP	Epping Forest District Council
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Sourcea: Est, HERE, Dalcome, Internag, Increment P.Corp., CEBCO, USOS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnano Survey, Est Japan, METL, Est China (Hong Kong), swisstopo MapmyIndia, © OpenStreeMap contributors, and the GIS User Community Source: Est, Joliatolichoe, 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	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 Traditional Orchard habitat and within the relevant and Coastal Floodplain Grazing Marsh 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 2 and exception test not required.	Some 35% of the site is in Flood Zone 2. Flood Zone 2 is located in the south-western portion of the site and flood risk can be mitigated through site layout.
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.	Possible opportunity to enhance this part of the Conservation Area with sympathetically designed housing, which comprises high quality materials, appropriate layout and density and good 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 A128 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+)	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 more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.	100% brownfield site, within an existing settlement (Chipping Ongar).
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.	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 comprises car dealership. Redevelopment could improve the street scene. The proposed density is significantly higher than neighbouring developments so sensitive design may be required.
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.	B540
L		I	© Arup

Site Suital	oility Assessment
Site Reference:	SR-0845
Parish:	Ongar
Size (ha):	0.20
Address:	Car Park east of High Street, Ongar, Essex
Primary use:	Residential
Site notes:	Pay and Display car park adjacent to Ongar Library
Baseline yield:	27 dwellings
Source for	Indicated in Settlement Capacity Analysis (equivalent to 134 dph)
baseline yield:	
Site	Circa 30% of the site is located within the Chipping Ongar Castle
constraints:	Scheduled Monument which reduces the site yield.
Site selection	None
adjustment:	NOTE
~	
Community	The Council did not consult on a growth location which covers or is
feedback:	near to this site.

ellea Hertford Brenty Client Epping Forest District Council

Epping Forest	District Council
Job Title	
Epping Forest	t District Local Plan
Drawing Status	Date
lssue	March 2018
Drawing No	Issue
SR-0845	Rev 2
ARUI	P Epping Forest District Council www.eppingforestdc.gov.uk
Sources: Esri, HERE, DeLom GeoBase, IGN, Kadaster NL, MapmyIndia, © OpenStreetM	copyright and database right (2016) ne, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NI Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), si ap contributors, and the GIS User Community



Criteria Score Qualitative Assessment 11 regist onternationally instruction faits 0 Fills of abusing last of the program and the rail content to create Matter instruction according to the program and the rail content to create Matter instruction according to the program and the rail content to create Matter instruction according to the program and the rail content to create Matter instruction according to the program according to the progra	
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Development could detract from the existing settlement character. Site is a surface parking within a Conservation Area and adjacent to Chinging Ongar Castle. The pro-	andscape
5.2 Settlement character sensitivity (-)	
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 (Car Park / 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.	41

Pa	e Reference: rish:	SR-0846 Ongar
	e (ha):	0.11
Pri	dress: mary use: e notes:	Green space at Walter Mead Close, Ongar, Essex Residential Small area of green space within residential estate
Ba	seline vield:	6 dwellings

Baseline yield: 6 dwellings

Source for Indicated in Settlement Capacity Analysis (equivalent to 52 dph) baseline yield:

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:	6

Client

Job Title	
Epping Fores	t District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0846	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	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.	Unlikely to impact on settings of Registered Park and Garden, Scheduled Monument, or 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	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	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 more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(+)	Majority of the site is greenfield land within a settlement.	100% greenfield site, within an existing settlement (Chipping Ongar).
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 within the settlement area and low density development proposed. However, it is located on open space and its loss could impact 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 (Depots / Infilled Ponds). 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.	B542
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Site Reference:	SR-0848
Parish:	Ongar
Size (ha):	0.54
Address:	Ongar Leisure Centre, The Gables, Ongar, Essex
Primary use:	Residential
Site notes:	Ongar Leisure Centre and car park
Baseline yield:	26 dwellings
Source for	Indicated in Settlement Capacity Analysis (equivalent to 48 dph)
baseline yield:	indicated in Settlement Capacity Analysis (equivalent to 46 upri)
-	
Site	There are two TPOs and a small area of blanket TPO coverage along the northern boundary of the site but impact could likely be
constraints:	
	mitigated by site layout.
	mitigated by site layout.
Site selection	None
Site selection adjustment:	

Community	Th
feedback:	nea
Dwellings:	<u>26</u>

The Council did not consult on a growth location which covers or is near to this site. <u>26</u>

Client

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0848	Rev 2
ARUI	P Epping Forest District Council

Sources: Earl, HERE, Dalcome, Internap, Increment P Corp., CEBCO, USOS, FAO, NPS, NRCAN, GenBase, ICA, Kedatster ML, Ordnance Survey, Eri Japan, METL, Earl China (Hong Kong), swisstopo Magmyincia, & OpenStreetMap contributors, and the GIS User Community Source: Earl: Digitalicitore, ecercye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



<u>Dwellings:</u> <u>26</u>		Aerouskub, itsik, and the UIS 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.	
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 Scheduled Monument or Conservation Area 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	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site 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 more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.	100% brownfield site, within an existing settlement (Chipping Ongar).
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.	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 Chipping Ongar leisure centre. Redevelopment could enhance the area character. However, proposed housing number is at a higher density than the adjacent developments. Therefore, sensitive design would be required to minimise effect on 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.	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.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Car Park / 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.	B543
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	-
Site Reference:	SR-0866
Parish:	Ongar
Size (ha):	0.29
Address:	Smiths Brasserie and site of former bowls green at the rear, Fyfield Road, Ongar, Essex, CM5 0AL
Primary use:	Residential
Site notes:	Blanket TPO coverage immediately abuts the northern site boundary but impact can be mitigated by design. Car park for Smiths Brasserie restaurant, immediately adjacent to the site, and area of private green space.
Baseline yield:	14 dwellings
Source for baseline yield:	Indicated in Planning Application Form (equivalent to 48 dph)
Site constraints:	An application was refused for 14 flats due to insufficient off-street parking. Assumed dwellings on site is reduced to take this into account.
Site selection adjustment:	None
Community	The Council did not consult on a growth location which covers or is

Community T feedback: n Dwellings: 1

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

10

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Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0866	Rev 2
ARUI	D Epping Forest District Council

Sources: Earl, HEFE, Dalcrme, Januarian Jorgeneral P.Corp., GEECO, USGS, FAO, NPS, NRCAN, Geoßase, ICN, Kadatater NL, Ordnano Survey, Earl Japan, MET, Earl China (Hong Kong), avissiopo, Magnyindia, & OpenStreeMap contributors, and the GIS User Community Source: Earl, Digitalicidore, Geogrege, 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.	
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 Park and Garden, Scheduled Monument or Conservation Area due to distance and existing built-up surroundings.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	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 more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(+)	Majority of the site is greenfield land within a settlement.	70% greenfield site, within an existing settlement (Chipping Ongar).
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. Part of it is an existing car park along Fyfield Road. Redevelopment could enhance the character of the area by improving street scene.
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 (Car Park / Made Ground). 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.	B544
L	I	I	qupA (3)

Site Reference:	SR-0904
Parish:	Ongar
Size (ha):	1.08
Address:	Land between High Ongar Road and Chelmsford Road, Ongar, Essex, CM5 9LY
Primary use: Site notes:	Residential Agricultural land

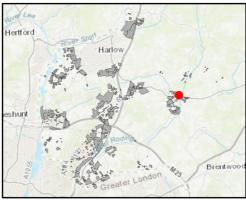
Baseline yield: 20 dwellings

Source for Indicated in Call for Sites 2016-2017 baseline yield:

Site No constraints identified.

Site selection None adjustment:

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



Client	
Epping Fores	t District Council
Job Title	
Epping Fores	t District Local Plan
Drawing Status	Date
lssue	March 2018
Drawing No	Issue
SR-0904	Rev 1
ARUI	P Epping Forest District Council
Sources: Esri, HERE, DeLorr GeoBase, IGN, Kadaster NL, MapmyIndia, © OpenStreet/V	n copyright and database right (2016) me, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, N , Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), n lap contributors, and the GIS User Community eceEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS User Community

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OneUseImage: Constraint of the second	<u>Dwennigs.</u> <u>20</u>	-		
Initial Information International State Stat	Criteria		Score	Qualitative Assessment
Milled WorkshowVRestance with a set of a	1.1 Impact on Internationally Protected Sites	0		
Antone work work work work work work work work	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.
AdvanchmentNoNoNo1 Answard angle affection frame of a set of a field of	1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
An integration into it.CInterfact of the second interfact of the distance of		0	No Ancient or Veteran trees are located within the site.	
DefinitionControlControlControlControlControl1 Sever solution0.0Sever solutionSever solutionSever solutionSever solution1 Sever solution0.0Sever solution <td< td=""><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></td<>	1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
Charge controlCImage controlControl17 Hours00Read to call a start of the data of a low of the data of the d	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.	
Linkand, Linka	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.	
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NumberImage: State in the state	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, Grade I Listed Buildings or Scheduled Monument due to distance.
A intervalueA is and the impace indexid.A is and the impace indexid.12 identify the operation of the intervalue indexide in	1.8b Impact on archaeology	(-)		
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1 I based of the field area interviewed with a set and the state of the state	2.1 Level of harm to Green Belt	()		
32 Defaults the end us stort4060	3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.3 Joaching and peripher location (r) Information of the second peripher location 1.4 Datamets local amerities (r) Reals less than 1000m from nearest team, large vilage or anall vilage. Information 3.5 Datamets local amerities (r) Reals less than 1000m from hearest team, large vilage or anall vilage. Information 3.6 Datamets local amerities (r) Reals less than 1000m from hearest team, large vilage or anall vilage. Information 3.7 Datamets local amerities (r) Reals less than 1000m from hearest team, large vilage or anall vilage. Information 3.6 Datamets local angery (r) Reals local and to hearest local angery Information 3.6 Datamets local angery (r) Reals local and to hearest local angery Reals local angery 4.1 Devectivel and Genetified Lard (r) Reals local angery Reals local angery Reals local angery 4.2 Instance for angery (r) Reals local anger that is nother within or adjoont to a settiment. Reals local anger training loc	3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
a Construction Construction CO Information Construction 3.5 Datasets in nearest infortymmy schol CO Set is as the 1000m from the nearest infortymmy schol 3.6 Datasets in nearest infortymmy schol CO Set is as the 1000m from the nearest infortymmy schol 3.7 Datasets in nearest infortymmy schol CO Set is as the 1000m from the nearest infortymmy schol 3.7 Datasets in nearest infortymmy schol CO Set is assess infortion and 4000m from the nearest Infortymmy schol 3.8 Datasets in Situation in nearest infortymmy schol CO Set is assess infortion and 4000m from the nearest Infortymmy schol 3.7 Datasets in Situation in nearest infortymmy schol Set is assess infortion and 4000m from the nearest Infortyme schol Set is assess infortion and 4000m from the nearest Infortyme schol 4.1 Reserviced Caruppeer Situation and 4000m from the nearest Infortyme schol Set is assess infortion and 4000m from the nearest Infortyme schol Set is assess infortion and excloses infortyme schol 4.1 Reserviced Caruppeer Situation and Autom the nearest Infortyme schol Set is assess infortion and excloses infortyme schol Set is assess infortyme schol 4.1 Reserviced Caruppeer Situation and Autom the nearest Infortyme schol Set is assess infortyme schol Set is assess infortyme schol 4.1 Reserviced Caruppeer Situation and Autom the nearest Infortyme schol Set is assess infortyme schol Set is assess infortyme schol 4.1 Reserviced Caruppeer Situation Situa	3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
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3.0 Udentitie 0 hearing texteending section 10 Information of the section of the sectin of the section of the section of the section of the	3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
a) Default of interface of sugley 0 Interface of sugley 0 3 Baccess to Strategic Road Network 0 Not applicable. 5% 4.1 Brownfield and Greenfield Land 0-0 Notapplicable. 5% 4.2 Impact on agricultural land 0-0 Development of the site is greenfield tand that is nother within nor adjacent to a settlement. 5% greenfield site, 350m from an existing settlement (Chipping Ongar). 4.2 Impact on agricultural land 0-0 Development unlikely to involve the loss of the bast and most wrastle agricultural land (gredes 1-5). Interface of any and wrastle agricultural land (gredes 1-5). 5.1 Landscape sensitivity 0-0 Development unlikely to involve the loss of public open space. Interface of any and wrastle agricultural significant character and sognificant character and sognifica	3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.	
SACCESS IN Stating read Fin Find <	3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
4.1 Brownied and Greenies Land 1 4.1 Brownied and Greenies Land 1 4.2 Inpact on agricultural land 1 Development of the sile would involve the loss of the best and most versatile agricultural land (grodes 1-5). Image: Comparison of the sile would involve the loss of the best and most versatile agricultural land (grodes 1-5). 4.3 Capacity to improve access to open space 0 Development unlikely to involve the loss of hubic open space. Image: Comparison of the landscape are summable to change. 5.1 Landscape sensitivity 0 Set fails within an area of high landscape sensitivity - chanderistics of the landscape are summable to change. Image: Comparison of the landscape are summable to change. 5.2 Settisment character sensitivity 0 Performent is unlikely to import on character. Image: Comparison of the landscape are summable to change. 6.1 Topography constraints 0 Performent is unlikely to import on character. Image: Comparison of the landscape are summable to change. 6.2 Distance to gas and il pipelines 0 Room of pipelines do not pose ar constraint to the site. Image: Comparison of the site site in the site. 6.3 Inpact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the preserve of protected trees either on site site access from High Ongar Read. There is potential to provide further points of access from High Ongar Read. There is potential to provide further points of a	3.8 Access to Strategic Road Network		Not applicable.	
4.2 Inpact of agricultural andCM	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, 350m from an existing settlement (Chipping Ongar).
4.3 Capitally in line for a does in topic a goes 0 Information and capital control of the set of the set of the indecape sensitivity - character	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).	
3.1 Landscape sensitivity C* 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 not likely to inpact on character and built form of adjacent development. Therefore development is not likely to inpact on character. 6.1 Topography constraints 0 No topography constraints are identified in the site. Image: Comparison of the site of the site of the site. 6.2 a Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose any constraint to the site. Image: Comparison 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 High Ongar Road. There is potential to provide further points of access from High Ongar Road. There is potential to provide further points of access from High Ongar Road. There is potential to provide further points of access from High Ongar Road. There is potential to provide further points of access from High Ongar Road. There is potential to provide further points of access from High Ongar Road. There is potential to provide further points of access from High Ongar Road. There is potential to provide further points of access from High Ongar Road. There is potential to provide further points of access from High Ongar Road. 6.4 Access to site 0 No contamination constraints 0 No contamination dettified on site to dete.	4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
3.2 Settlerifiering Character exercision 0 An one operation of the set	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.	
6.1 HobGraphy Constraints 0 Percent and the state of the stat	5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	
6.2a Distance to gas and oil pipelines 0 Function in the stree in the stre	6.1 Topography constraints	0	No topography constraints are identified in the site.	
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. Existing access from High Ongar Road. There is potential to provide further points of access from High Ongar Road. 6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified. 6.4 Traffic impact Site below site size threshold where it would be expected to significantly affect congestion. 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.	
6.5 Initiact of the Preservation Order (TPO) 0 adjacent to the site. 6.4 Access to site (+) Suitable access to site already exists. Existing access from High Ongar Road. There is potential to provide further points of access from High Ongar Road. 6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified. 6.6 Traffic import Site below site size threshold where it would be expected to significantly affect congestion. Existing access from High Ongar Road.	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. 6.6 Traffic import 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 0 6.6 Traffic impact 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 High Ongar Road. There is potential to provide further points of access from High Ongar 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.	B545

Site Reference:	SR-0988
Parish:	Ongar
Size (ha):	0.20
Address:	20-34 St. Peters Avenue, Shelley, Ongar, Essex, CM5 0BT

 Primary use:
 Residential

 Site notes:
 Retail uses and residential dwellings

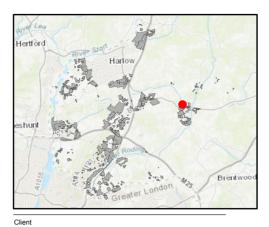
Baseline yield: 20 dwellings

Source for Indicated in Call for Sites 2016-2017 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:20



Epping Forest District Council		
Job Title		
Epping Forest Dis	trict Local Plan	
Drawing Status	Date	
Issue	Date March 2018	
Drawing No	Issue	
SR-0988	Rev 1	
ARUP	the ad database right (2016) nap, increment P Corp., GEBCO, USGS, FAO, NPS	

Sources: Earl, HERE, DeLome, Intermap, Increment P Corp., GEECO, USGS, FAO, NPS, NRCAN, Geoßase, IGN, Kadaren NL, Ordnance Survey, Earl Japan, METI, Earl China (Hong Kong), swisstopc Mapmylindia, ⁶OpenStreeMap contributors, and the GIS User Community Sources(Int), Rightaneous, Survey, Earl Andread, State (Stream), Sources (Stream), ArrorGetti), (R), and the GIS User Community AeroGetti), (R), 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.	
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, Scheduled Monument or Registered Park and Garden due to distance and built-up surroundings.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	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	(-)	Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.	100% brownfield site, within an existing settlement (Chipping Ongar).
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 comprises existing retail with housing above and parking garages. Infill development not likely to negatively affect 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 Shelley Close.
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.	B546

	-
Site Reference:	SR-0989-Z
Parish:	Ongar
Size (ha):	0.80
Address:	Land to the rear of Hunters Chase and West of Brentwood Road, Ongar, Essex, CM5 9DQ
Primary use:	Residential
Site notes:	Field and copse
Baseline yield:	24 dwellings
Source for baseline yield:	Assumption based on 30 dph
Site constraints:	No constraints identified.

Site selection None adjustment:

Community feedback: Dwellings:

Feedback was received on ONG-D which is within or near to this site. Refer to Appendix B1.4 for further details. <u>24</u>

Lea Hertford Brenty

Client	
Epping Forest	District Council
Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0989-Z	Rev 1
ARUF	Epping Forest District Council
Sources: Esri, HERE, DeLorme GeoBase, IGN, Kadaster NL, O MapmyIndia, © OpenStreetMap	opyright and database right (2016) Intermap, Increment P Corp., GEBCO, USGS, FAO, NPS, NRC ridnance Survey, Esri Japan, METT, Esri China (Hong Kong), swis contributors, and the GIS User Community Eye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, ser Community



Dwellings: 24		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.	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 Wood Pasture and Parkland 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	0	Site is located within the setting of a heritage asset and effects can be mitigated.	Unlikely to impact on settings of Scheduled Monument, Conservation Area, Grade I or Grade II* Listed Buildings due to distance. Will affect setting of Grade II Dyers but possible mitigation through sensitive layout 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	(-)	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 A128 and therefore mitigation measures are likely to be required.	
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.		
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.		
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.		
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.		
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.		
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.		
3.6 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 (Chipping Ongar).	
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	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.	There are protected trees on and adjacent to the site, but the percentage of the site area affected is limited and, as a result of their locations, they would not be a significant constraint.	
6.4 Access to site	(+)	Suitable access to site already exists.	Existing access from Brentwood 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.	B547	
			© Arup	

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SR-1019	Hertf
Ongar	5.4
0.15	1
Taylor's Yard, 41 - 49 High Street, Ongar, Essex, CM5 9DT	-
	P
Residential	eshu
Building and hard standing	4
	++
	YI
6 dwellings	
o dwolinigo	
Indicated in pre-application request	Client
	Ерр
	Job Ti
Elead Diak Zana 2h affecta western and southern parts of the site	Ерр
However the pre-application enquiry is for the conversion of an	Drawin
existing building and car parking on western part of site. Therefore	lssu
	Drawir
None	SR-′
	٨
	A
	Ongar 0.15 Taylor's Yard, 41 - 49 High Street, Ongar, Essex, CM5 9DT Residential Building and hard standing 6 dwellings Indicated in pre-application request Flood Risk Zone 3b affects western and southern parts of the site. However the pre-application enquiry is for the conversion of an existing building and car parking on western part of site. Therefore no adjustment to the capacity made.

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

Hertford Regeneration eshunt Greater London

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-1019	Rev 1
ARUI	D Epping Forest District Council

Sources: Earl, HEFE, DeLorme, Intermap, increment P.Conp, GEBCO, USGS, FAO, NPS, NRCAN, Goolaase, IGN, Kakater NL, Orthance Survey, Earl Japan, METL, Earl China (Hong Kong), swisstopo, MapmyIndia, & OpenStreeNap contributors, and the GIS User Community Source: Earl, Upgliaticitohe, George, Earlbatar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Criteria 1.1 Impact on Internationally Protected Sites		Score	Qualitative Assessment
			1
	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 Coastal Floodplain Grazing Marsh and Traditional Orchards 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 2 and exception test not required.	Some 56% of the site is in Flood Zone 2, of which 10% and 18% are is in both Flood Zone 3a and 3b respectively. The Flood Zones are located across the western side of the site, but existing site layout allows for the constraint to be avoided.
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 Chipping Ongar Conservation Area and adjacent Listed Buildings. Impact mitigated through high quality, sensitive design and materials and appropriate density/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.	Impacts from air pollution can be mitigated through design, setting properties back from the roadside.
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	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 more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network	rategic 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 (Chipping Ongar).
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 conversion of High Street frontage site within Conservation Area. Proposed loss of active frontage is likely to affect 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 High Street.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Builders Yard / Works / 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.	B548

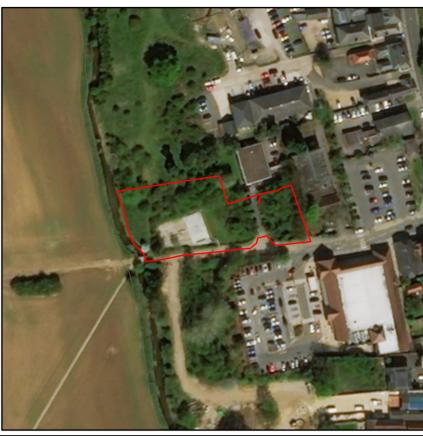
	,
Site Reference:	SR-1029
Parish:	Ongar
Size (ha):	0.31
Address:	Land adjacent to Bansons Lane, Ongar, Essex, CM5 9AR
Primary use:	Residential
Site notes:	Copse and hardstanding
Baseline yield:	12 dwellings
0	Indicated in the application request
Source for baseline yield:	Indicated in pre-application request
-	
Site	Western third of site is located within Flood Risk Zone 3b (30%). However, this part of the site is not proposed for development in the
constraints:	pre-application enquiry (open space). No capacity adjustment
	made.
Site selection	None
adjustment:	
A	

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

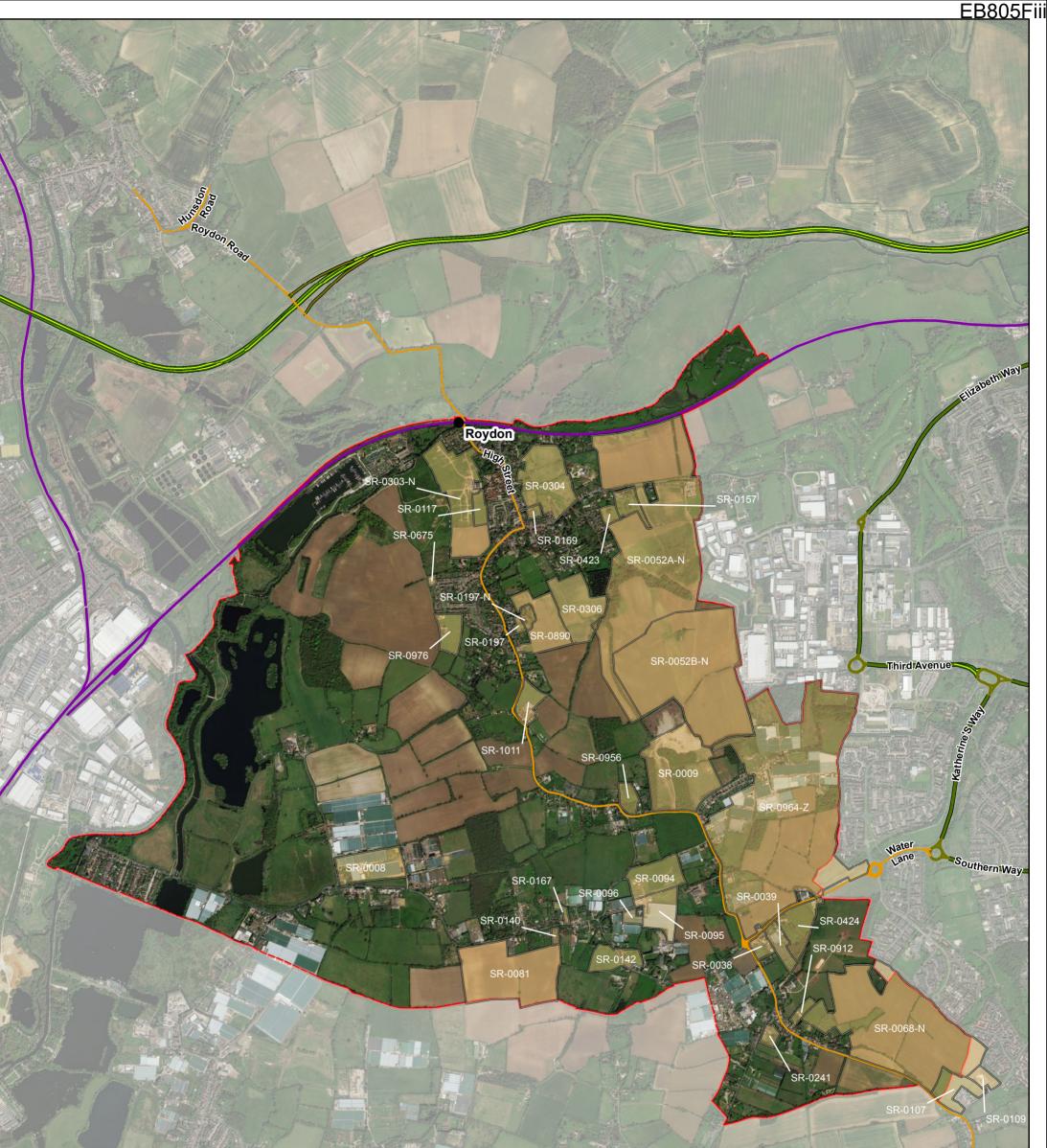
Hertford Beshunt Brentwood Greater London

Client	
Epping Forest	District Council
Job Title	
Epping Forest	t District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-1029	Rev 1
ARUI	P Epping Forest District Council
Sources: Esri, HERE, DeLorn	copyright and database right (2016) ne, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS Ordnance, Sugary, Esci Janan, METL Esci China (Hong Kong

Sources: Earl, HERE: Durante of grant and dealages in Source, SEECO, USES, FAO, NPS, NRCAN, GealBase, ICN, Kadates NL, Grante Carl, Sourcey, Earl Appa, METI, Earl China (Hong Kong), avisatopo, Media (Second Second Se



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 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 wholly within the Ongar Oaks LWS 250m buffer zone. The site may indirectly affect the Local Wildlife Site, but mitigation could be implemented to address this.
1.7 Flood risk	(+)	Site within Flood Zone 2 and exception test not required.	Some 47% of the site is in Flood Zone 2, of which 28% and 30% are is in both Flood Zone 3a and 3b respectively. The Flood Zones are located across the western side of the site, but existing site layout allows for the constraint to be avoided.
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 Chipping Ongar CA - area of significant archaeological potential - development could harm to CA character. Possible mitigation through adequate archaeological recording/excavation (to be discussed with ECC) and appropriate scale, density, 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	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	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	85% greenfield site, adjacent to an existing settlement (Chipping Ongar).
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.	Key characteristics of the adjacent landscape sensitivity zone assessed as highly sensitive extend to the whole of this site. Development would be likely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Proposed infill development within Conservation Area set back from High Street of a scale and density that reflects adjacent development in town centre, and proposes retention of open space. Therefore development not likely to affect 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 Bansons Lane. There is potential to provide further points of access from Bansons Lane.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Horticultural Nursery / Infilled 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.	B549
L	I	1	QupA ©



Mazeing Roa	Stleonards Road		the second
Report on Site Selection	Drawing No. EFDC-S2-0019-Rev2	Content Residential Sites for Stage 2 and Stage 6.2 Assessment in Roydon	Legend Residential sites assessed at Stage 2 and Stage 6.2
ARUP Epping Forest District Council	Date: March 2018 Scale: 1:20,000 @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	This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.

Site Reference:	SR-0008
Parish:	Roydon
Size (ha):	5.96
Address:	Tower Nursery, Netherhall Road, Roydon
Primary use: Site notes:	Residential Four large Glasshouse Nurseries

Baseline yield: 182 dwellings

Source for Assumption based on 30 dph 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.
Dwollings:	182

Hertford Brentwood

Epping Forest I	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0008	Rev 2

Client

Sources: Earl, HERE, DeLorme, Intermap, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnanos Survey, Earl Japan, METI, Earl China (Hong Kong), swisstopo Mapmi/ridia, ⁹ OpenStreetMap contributors, and the GIS User Community Source: Earl, DigitalGiote, GeoEye, Earthstair Geographics, CNES/Airbus DS, USDA, USGS, ArcroGhD, 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 are not likely to be significant alone but should be checked for in- combination effects.	Potential for recreational pressure effects in combination on Lea Valley Special Protection Area.
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 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 1.	Over 99% of the site is located in Flood Zone 1, with less than 1% in the west of the site in Flood Zone 2. This 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.	Possible impact on setting of Netherhall Gatehouse (SM, GI Listed Building, GII* Listed Building). Potential enhancement of wider landscape setting through removal of glasshouses and replacement with housing of 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	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	(-)	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, 2,000m from an existing settlement (Lower Nazeing).
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 adjacent zone of high 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.	Existing glasshouses, and development is of a scale that could effect the dispersed low density settlement character on Hamlet Hill. Impact could be mitigated through design and layout. Loss of glasshouse could affect market garden character of 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.	The large protected tree on the west boundary could be incorporated through careful layout design.
6.4 Access to site	(+)	Suitable access to site already exists.	Epping Road and Old House Lane both have suitable access points.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Horticultural Nurseries). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B551
L		1	QurA ©

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Site Reference:	SR-0009
Parish:	Roydon
Size (ha):	14.86
Address:	Land north side of Epping Road, known as 'Halls Green'
Primary use:	Residential
Site notes:	Vacant land and wooded area
Popolino violdu	463 dwellings
Baseline yield:	405 dweinings
Source for	Assumption based on 30 dph
baseline yield:	
Site	Only circa 4ha (two parcels adjacent road) developable accounting
constraints:	for woodland/Scheduled Monument constraints. Under option to house builder - assumed residential led use.
	nouse builder - assumed residential led use.
Site selection adjustment:	None
aajuotinent.	
Community	Foodbook was presided on LIAD A which is within as you to this
Community feedback:	Feedback was received on HAR-A which is within or near to this site. Refer to Appendix B1.4 for further details.
	••

Dwellings:

<u>120</u>

Hertford Hertford eshunt Greater London

Client Epping Forest District Council Job Title Epping Forest District Local Plan Drawing Status Date Issue Date March 2018 Drawing No SR-0009 Rev 2 Contains OS data & Crown copyright and database right (2016) Surges: End Effect Delouse Information Control (2006) FAO. MPI

© Contains Q5 drate © Crown copyright and database right (2016) Sources: Esri, HERE, DeLome, Intermap, Increment P Corp., GEECO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstop Mapmrylindia, © OpenStreetMap contributora, and the GIS User Community Source: Esri, DigitalGiobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



<u>Dwellings: 120</u>		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 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 12 Ancient trees directly affected by the site. The trees at the edges and 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 unlikely to be retained and effects cannot be mitigated.	The site encompasses two Deciduous Woodland habitats, and is partially within the majority of a BAP priority habitat with no main feature. The site is likely to direct the habitats, and these 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.	Site encompasses a small portion of the Roydon Brickfields North LWS and may directly affect some of the LWS, but effects can be mitigated. Site is within the 250m buffer of Brickfields Wood LWS and Worlds End LPS however is unlikely to affect 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.	Site contains Cold War gun emplacement SM and within N&SR CA. Possibility for enabling development to secure future of SM. Scale of development could harm setting of SM and this part of CA, possible mitigation through high guality design and layout.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site 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	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, 1,500m from an existing settlement (Roydon).
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 is likely to substantially harm the existing settlement character.	Site comprises Halls Green Farm. Farm provides a break between the 'long green' settlement at Halls Green to the west and from the substantial areas of glasshouses to the east. Major development could substantially harm the character of the settlement.
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 (Brickworks and Anti-Aircraft Gun Site). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B552
	•		©Arup

	,
Site Reference:	SR-0038
Parish:	Roydon
Size (ha):	1.32
Address:	Land at Tylers Cross Farm, Water lane, Tylers Cross, Harlow
Primary use:	Residential
Site notes:	Farmhouse/Residential Buildings, Outbuildings and Farm Yard.
Baseline yield:	31 dwellings
•	
Source for baseline yield:	Assumption based on 30 dph
Succime yieldi	
Site	Listed buildings on site reduces capacity for development by circa
constraints:	1/2.
Site selection	None
adjustment:	

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

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Job Title	
Epping Fores	t District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0038	Rev 2
ARUI	P Epping Forest District Council

Sources: Earl, HEFEE, Dalcome, Intermap, Increment P.Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadatater NL, Ordnance Survey, Earl Japan, MET, Lard China (Hong Kong), swisstopo, MapmyIndia, & OpenStreetMap contributors, and the GIS User Community Source: Earl, DigitalCilobe, GeoSeye, 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	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 the buffer zone for a Traditional Orchard habitat. 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 located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.	Within N&SR CA and site contains four GII LBs. Density to be reduced or substantial harm caused to setting and significance of listed farm buildings. Possible mitigation through high quality sympathetic design and far fewer dwellings than proposed.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site 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	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, 1,000m from an existing settlement (Harlow).
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.	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.	Intensification of housing could impact the Listed Buildings on site and detract from the Nazeing and South Roydon Conservation Area. Proposals may require mitigation through design and layout.
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 (Farm). Potential adverse impact that could be mitigated over eastern end of site.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.	B553
	I	1	C Arup

Site Reference:	SR-0039
Parish:	Roydon
Size (ha):	2.15
Address:	Land at Bourne Farm, Water Lane, Tylers Cross, Harlow

 Primary use:
 Residential

 Site notes:
 Nursery (Glasshouses) with residential dwelling on front of site

Baseline yield: 65 dwellings

Source for Assumption based on 30 dph baseline yield:

Site None constraints:

Site selection None adjustment:

Community F feedback: s

Feedback was received on HAR-B which is within or near to this site. Refer to Appendix B1.4 for further details. <u>65</u>

<u>Dwellings:</u>

Hertford Hertford Harlow eshunt Ov Greater London

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0039	Rev 2

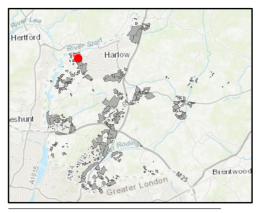
Client

Sources: Esri, HERE, Detorme, Internap, increment Porp, CeBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap Contribuers, and the GIS User Community Source: Esri, DigitalGioles, GeoSye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



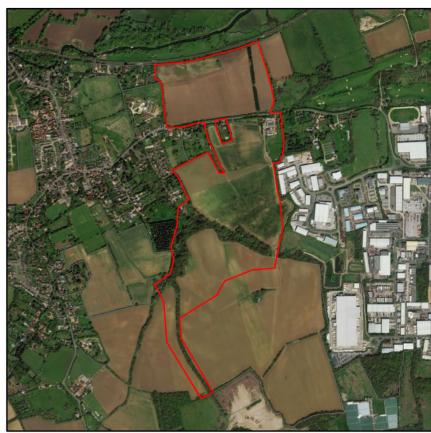
Dweinings: 65	Aerocku, tok, and the oto user community		
Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally 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	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.	There is 1 Ancient tree directly affected by the site. The tree is located in the south of the site and may be affected 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 partially within the buffer zone for a Traditional Orchard habitat. 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 located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.	Within Nazeing and South Roydon Conservation Area but possible for development of high quality design/materials and appropriate layout.
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 all of the site is within a high sensitivity Green Belt parcel which prevents the sprawl of Harlow. The Green Belt parcel is a gateway point to the town with added strategic importance and its release may harm the purposes of the wider Green Belt.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	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, 1,000m from an existing settlement (Harlow).
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.	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.	Loss of glasshouses could impact the market garden character of the area. Site is within a Conservation Area, and adjacent to Listed Buildings. The density of development is likely to have a detrimental impact on settlement character.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	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 Water Lane.
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.	B554
			© Arup

	Criteria		So
<u>Dwellings:</u>	<u>1,656</u>		Source: Es AeroGRID
Community feedback:	Feedback was received o site. Refer to Appendix B1.	n HAR-A which is within or near to this 4 for further details.	© Contain: Sources: E GeoBase, MapmyInd
Site selection adjustment:	None		Drawing SR-00
Site constraints:		affected by Flood Risk Zone 3b (8%). ount for the constrained part of site to able area.	Drawing
Source for baseline yield:	Taken from AECOM Harlov site 'P'	v Strategic Site Assessment (2016) for	Client Eppir Job Title
Baseline yield:	1,800 dwellings		Afres
Primary use: Site notes:	Residential Agricultural land		es h unt
Parish: Size (ha): Address:	Roydon 56.05 Land at East End Farm, Ha	arlow, Essex, CM19 5HG	
Site Reference:	SR-0052A-N		Hertfor



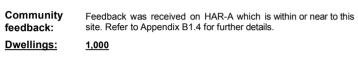
Epping Forest District Council	
Job Title	
Epping Forest I	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0052A-N	Rev 1
ARUP	Epping Forest District Council
	pyright and database right (2016) Intermap, increment P Corp., GEBCO, USGS, FAO, NP

Declame, internet usessee right (210) Declame, internet Corp., GEBCO, USGS, FAO, NPS, NRCAN, Ier NL, Ordnance Survey, Esri Japan, METI, Eari China (Hong Kong), swisstop StreeMap contitutors, and the GIS User Community obe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, he GIS User Community ndia, © (Esri, Dig ID, IGN,



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 a higher density of Ancient and/or Veteran trees, or are configured in such a way that direct loss or harm is likely.	There are approximately 52 Ancient trees directly affected by the site. The trees are dispersed within the site, though development may directly affect the trees. The density of the dispersed trees is such that direct harm is likely.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site comprises an area of Deciduous Woodland and a portion of Wet Woodland, and is adjacent to a BAP priority habitat with no main feature. The site will directly affect habitats but effects may be mitigated through considered masterplanning.
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 almost the whole of the Worlds End LWS and is partially within three LWS 250m buffer zones. 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.	Some 90% of the site is in Flood Zone 1. Higher Flood Risk Zones 2, 3a and 3b, covering 10%, are located on the northern site boundary. These areas can be avoided and the flood risk 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.	Unlikely to impact on settings of RPG, SM, GI or GII* LB. Given scale of site impact on setting of CAs and setting of GII LB within site – Eastend Farmhouse. Possible mitigation through sensitive layout and high quality 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.	The majority of the site is within very high sensitivity Green Belt parcels which contribute strongly to preventing the sprawl of Harlow and its coalescence with Roydon. 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	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 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 (Harlow).
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.	Low density urban extension proposed which reflects the semi-rural character between Roydon and Harlow. Development will constitute an urban extension and 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)	(-)	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 would not prevent the proposed use, but because of their size and location would be likely to constrain the number of dwellings which could be accommodated.
6.4 Access to site	(+)	Suitable access to site already exists.	Existing multiple points of access from Roydon Road. There is potential to provide further points of access from Roydon Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Farm). Potential adverse impact could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	B555
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Site Reference:	SR-0052B-N
Parish:	Roydon
Size (ha):	38.01
Address:	Land at East End Farm, Harlow, Essex, CM19 5HG
Primary use:	Residential
Site notes:	Agricultural land
Baseline yield:	1,000 dwellings
Source for	Taken from AECOM Harlow Strategic Site Assessment (2016) for
baseline yield:	site 'S'
Site	No constraints identified.
constraints:	
Site selection adjustment:	None
aajuotinenti	



Hertford Brentwood

Client	
Epping Forest District Council	
Job Title	
Epping Forest D	istrict Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0052B-N	Rev 1
ARUP	Epping Forest District Council
© Contains OS data © Crown cop Sources: Esri, HERE, DeLorme, I	byright and database right (2016) ntermap, increment P Corp., GEBCO, USGS, FAO, NPS

Sources: Earl, HERE, DeLome, Internap, Incentent P Corp., GEECO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Earl Japan, METI, Earl China (Hong Kong), swisstopc Mapmyindia, CopenStreetMap contributors, and the GIS User Community Source: Earl, DiglialClobe, GeoEys, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AreaGRID, RAM, 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	(-)	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 located at the edge of the 250m buffer for the Harolds Grove 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	(-)	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 4 Ancient trees directly affected by the site. The trees are dispersed around the edges 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	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 BAP priority habitat with no main feature, and is within three 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 Roydon Brickfields North LWS and Brickfield Wood LWS; and partially within the relevant 250m buffer zones. The site may indirectly affect the Local Wildlife Sites, but mitigation could be implemented to address this.
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 RPG, Grade I or Grade II* LBs. Given scale of site impact on setting of Nazeing and South Roydon CA and Scheduled Monument to south. Possible mitigation through sensitive layout 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	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	(-)	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 (Harlow).
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.	Low density urban extension proposed which reflects the semi-rural character of the area on edge of Harlow. Development will constitute an urban extension and 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	()	There is no means of access to the site and no likely prospect of achieving access.	There is no existing access to the site. The site is surrounded by existing development and agricultural third party land.
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.	B556
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		V V
Site Reference:	SR-0068-N	Hertfo
Parish:	Roydon	
Size (ha):	36.03	-
Address:	Land West of Sumners and North of Epping Road, Harlow, Essex, EN9 2DH	
Primary use:	Residential	eshunt
Site notes:	Agricultural land	4-
		44
		400
Baseline yield:	1000 dwellings	
Source for	Taken from Draft Policy SP 3 Allocations around Harlow contained	Client
baseline yield:	in the Draft Local Plan	Eppi
		Job Title
		Eppi
Site	No constraints identified.	Drawing
constraints:		lssue
		Drawing

Site selection None adjustment:

Community
feedback:Feedback was received on HAR-B which is within or near to this
site. Refer to Appendix B1.4 for further details.Dwellings:1,000

Hertford Hertford eshunt Or Greater London

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0068-N	Rev 1
ARUI	Epping Forest District Counci

Sources: Est. HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geoßase, IGN, Kadaert NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopc Mapmi/Idia, ⁶OpenstiteeMap contributors, and the GIS User Community Source: Esri, DigitalGibbe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



<u>Dweinings.</u> <u>1,000</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	(-)	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 19 Ancient trees directly affected by the site. The trees are dispersed within 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	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 BAP priority habitat with no main feature, and is partially within three 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.	SW of site within N&SR CA - designated due to surviving historic landscape and settlement pattern - potential harm to character. Broadley Common linear historic settlement so development could erode this. Mitigation - limiting development to NE 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.	The majority of the site is located in a high sensitivity Green Belt parcel which plays an important role in preventing the sprawl of Harlow. 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 is within 400m of a bus stop.	
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 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 (Harlow).
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 landscape character. The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on 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 extension to Harlow provides an opportunity to establish a new settlement character, and improve / reinforce the character of the outlying western parts of Harlow.
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 Epping Road.
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.	B557
			oup @

	-
Site Reference:	SR-0081
Parish:	Roydon
Size (ha):	16.05
Address:	Hamlet Hill Land, Hamlet Hill, Roydon, Essex
Primary use:	Residential
Site notes:	Agricultural field
Baseline yield:	478 dwellings
Dasenne yielu.	
Source for	Assumption based on 30 dph
baseline yield:	
Site	Gas pipeline will reduce capacity due to buffer along southern
constraints:	edge. Reduction by 1/4.
Site selection adjustment:	None
aujustment.	

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

e Lea Hertford Brentw 147.8 Client

Job Title	
Epping Forest	t District Local Plan
Drawing Status	Date
lssue	March 2018
Drawing No	Issue
SR-0081	Rev 2
ARUI	P Epping Forest District Council www.eppingforestdc.gov.uk
Sources: Esri, HERE, DeLom GeoBase, IGN, Kadaster NL, MapmyIndia, © OpenStreetM	i copyright and database right (2016) ne, Intermap, increment P Cop., GEBCO, USGS, FAO, NPS, NRCA Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swissi ap contributors, and the GIS beer Community octyve, Earthstar Geographics, CNES/Airbus DS, USDA, USGS,



<u>Dwellings: 358</u>		Souroe: Exri, 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 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 BAP priority habitat with no main features, and within three 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	0	Site is located within the setting of a heritage asset and effects can be mitigated.	Partially adjacent to N&SR CA to east, impact on setting. Unlikely to impact on setting of GILB due to distance. Possible mitigation by locating development along Hamlet Hill and away from CA 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	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	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, 2,000m from an existing settlement (Lower Nazeing).
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.	Site characteristics are such that a detailed assessment would be likely to find high vulnerability, at least in part of the site. Development would need to be strongly constrained in extent and form so as not to adversely affect the wider landscape.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Significant development on land south of Hamlet Hill could have impact on the dispersed 'long green' settlement pattern at Roydon Hamlet; detached dwellings with large grounds. May require mitigation through design and layout, o a reduction in density.
6.1 Topography constraints	()	Topographical constraints in the site may preclude development.	
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.	More than 74% of the site is in HSE inner and middle consultation zones running through the middle of the site. Mitigation will be difficult due to the location and size of the affected area. Sensitivity level 3. HSE guidance 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.	Access off Hamlet 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.	B558

Site Reference:	SR-0094
Parish:	Roydon
Size (ha):	5.05
Address:	Land at North of Villa Nursery, Reeves Lane, Roydon, Essex

Primary use:ResidentialSite notes:Existing agricultural field.

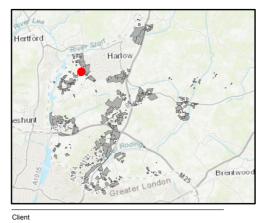
Baseline yield: 154 dwellings

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:126



Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0094	Rev 2
ARUI	P Epping Forest District Council www.eppingforestdc.gov.ak

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), swisstopo Mapmi/Idia, ⁶OpenStreetMap contributors, and the GIS User Community Source: Earl, 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 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 proposed development lies outside of the Impact Risk Zone and therefore Impact Risk Zone requirements are not applicable.
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 Traditional Orchard. 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 located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.	Entirely within N&SR CA. CA designated in part due to landscape quality so harm to significance through development in open landscape. Possible impact on setting of Grade I Listed Building and SM could be mitigated.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be 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	(-)	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 (Roydon).
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.	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 located some distance from the settlements of Roydon and Hall's Green, and adjacent to an area of glasshouses within Conservation Area. Development could have a detrimental impact on the rural / agricultural character of the area.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Access off Reeves 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.	B559

Site Reference: SR-0095			
Parish:	Roydon		
Size (ha):	4.48		
Address:	Merry Weather Nursery, Reeves Lane, Roydon, Essex		

 Primary use:
 Residential

 Site notes:
 Nursery (Glasshouses) and existing agricultural field.

Baseline yield: 126 dwellings

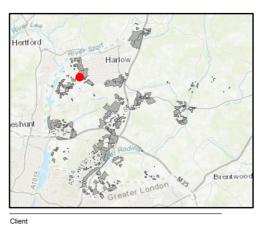
Source for Assumption based on 30 dph baseline yield:

Site No constraints identified. constraints:

Site selection None adjustment:

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

 Dwellings:
 126



Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
lssue	March 2018
Drawing No	Issue
SR-0095	Rev 2
ARUI	D Epping Forest District Council
Sources: Esri, HERE, DeLormo GeoBase, IGN, Kadaster NL, C MapmyIndia, © OpenStreetMa	copyright and database right (2016) e, Intermap, increment P Corp. GEBCO, USGS, FAO, NPS, NRCA profnance Survey, Earl Japan, METI, Earl China (Hong Kong), swiss p contributors, and the GIS User Community Seye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS,



<u>Dwellings: 126</u>		Source: Exr. DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community	Contraction and a second
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 proposed development lies outside of the Impact Risk Zone and therefore Impact Risk Zone requirements are not applicable.
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 Traditional Orchard. 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 located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.	Partially within N&SR CA. Possible enhancement through removal of glasshouses, however CA designated in part due to landscape quality so potential for harm to significance through development in open landscape.
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 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 (Roydon).
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.	As a result of the site characteristics 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 some distance from the settlements of Roydon and Halls Green, and adjacent to an area of glasshouses within an Conservation Area. Development would likely have a detrimental impact on the rural / agricultural character of the area.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Access off Reeves Lane.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Horticultural Nurseries). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B560

Site Reference:	SR-0096
Parish:	Roydon
Size (ha):	0.68
Address:	Villa Nursery, Reeves Lane, Roydon, Essex

Primary use:ResidentialSite notes:Nursery (Glasshouses) cover the site.

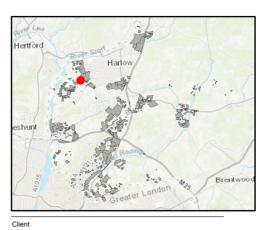
Baseline yield: 21 dwellings

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:21



Epping Forest District Council				
Job Title				
Epping Forest Dis	trict Local Plan			
Drawing Status	Date			
Issue	March 2018			
Drawing No	Issue			
SR-0096	Rev 2			
	Epping Forest www.eppingforestdc.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	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 lies outside of the Impact Risk Zone and therefore Impact Risk Zone requirements are not applicable.
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 located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.	Partly within N&SR CA. Possible enhancement through removal of glasshouses and replacement with housing of high quality design/materials and sensitive layout. Possible impact on setting of Grade I Listed Building and SM could be mitigated.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be 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	(-)	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 (Roydon).
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.	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 glasshouse close to the settlement of Roydon. Loss of the greenhouse could affect the market garden character of area.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Access off Reeves 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.	B561

Community feedback:

Dwellings:

<u>135</u>

	-	SIL
Site Reference:	: SR-0107	Hertford
Parish:	Roydon	
Size (ha):	3.37	123
Address:	Land at Epping and Parsloe Road, Roydon, Essex (Blakes Farm)	
Primary use: Site notes:	Residential Agricultural fields	eshunt
Baseline yield:	135 dwellings comprising 100 market homes and 35 affordable	Client
Source for baseline yield:	Indicated in Call for Sites	Epping F
0.11		Job Title Epping Fe
Site constraints:	None	Drawing Status
constraints.		Issue
Site selection	None	Drawing No
adjustment:		AR

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

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Brent

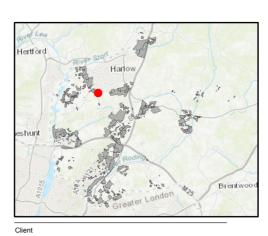
<u>Dwellings: 135</u>		AeroGRID, IGN, and the GIS User Community	The Patter State of Barrier State of Bar
Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination 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.	The site is partially within BAP priority habitat with no main features and Wood Pasture and Parkland 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.	Unlikely to impact on setting of Conservation Area 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. Site lies outside of areas identified as being at risk of poor air quality.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor all quality.	
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	The site is almost entirely within a high sensitivity Green Belt parcel identified as important for preventing the sprawl of Harlow. The site is within a clear, consistent rural buffer area, and its release may harm the purposes of the wider Green Belt.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 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, 400m from an existing settlement (Harlow).
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.	The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on the wider landscape character.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Site is close to the south-western corner of Harlow, and development is not likely 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.	Access off Parsloe Road or Epping Road.
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	0	Area around the site expected to be uncongested at peak time.	B562
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Site Reference:	SR-0109
Parish:	Roydon
Size (ha):	1.30
Address:	Richmonds Farm, Parsloe Road, Epping Green, CM16 6QB
Primary use:	Residential
Site notes:	Farmyard and Former Nursery
Baseline yield:	37 dwellings
-	
Source for baseline yield:	Assumption based on 30 dph
Site	None
constraints:	
Site selection	None

Site selection None adjustment:

Community Fe feedback: si <u>Dwellings: 33</u>

Feedback was received on HAR-B which is within or near to this site. Refer to Appendix B1.4 for further details. <u>37</u>



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

u⊂onamis US data U⊂town copyright and database right (2016) 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), awisstopo, Mapmi/dia, Ø OpenStreetMap contributors, and the GIS User Comunity Source: Earl, DigitalGiote, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRD, 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 BAP priority habitat 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 located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.	Site contains GII Richmond Farmhouse and possible curtilage listed outbuildings. Potential harm to setting but possible mitigation through high quality design/materials and appropriate layout/density.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 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 (Harlow).
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.	The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on the adjacent highly sensitive landscape character area.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Proposed low density development is not likely to impact on character of the settlement in this location, subject to the sensitive layout/scale and high quality design and materials to mitigate any impacts on the Grade II Listed Farmhouse.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Existing access off Parsloe Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Industrial Works, Farm & 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.	B563
<u> </u>		I	Qup ©

	-	1-1
Site Reference:	SR-0117	Hertfo
Parish:	Roydon	15.1
Size (ha):	1.31	
Address:	The paddock to the rear of Barn House, Farm Close, Roydon, Essex, CM19 5LW	
Primary use:	Residential	eshun
Site notes:	Open land.	T-
		2 miles
Baseline yield:	39 dwellings	
Source for	Assumption based on 30 dph	Client
baseline yield:		Eppi
		Job Title
		Eppi
Site constraints:	None	Drawing
constraints:		lssue
		Drawing
Site selection	None	SR-0
adjustment:		Δ

Community
feedback:Feedback was received on ROY-C which is within or near to this
site. Refer to Appendix B1.4 for further details.Dwellings:39

Hertford Hertford eshurt Brenkwood

Epping Forest Dist	Date
U.S.	Date
lecuo	
issue	March 2018
Drawing No	Issue
SR-0117	Rev 2

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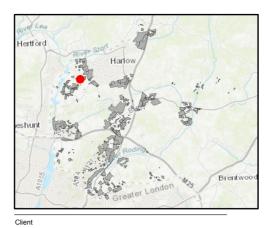
Automation Automation Automation Automation Automation 1.1 Impact on Internationally Protected Sites 6.00 Effects of allocating site for the Impact Risk Zones there is no requirement to consult Natural England because the proposed Reidential development between 400m and 2km from Epping Forest Special Area of Conservation. In-combination 1.2 Impact on Nationally Protected Sites 0.0 Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed Reidential development between 400m and 2km from Epping Forest Special Area of Conservation. In-combination 1.3 Impact on Ancient Woodland 0.0 Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed Incommentation 1.3 Impact on Ancient Woodland 0.0 No Ancient Or Veteran trees are located within realise. Incommentation 1.4 Impact on Epping Forest Buffer Land. 0.0 No effect as features and species could be retained or due to distance of BAP priority habitatis from site. Insignation can be implemented to address this. 1.6 Impact on Local Wildlife Sites 0.0 Stel han offect as features and species could be retained or due to distance of IGAP priority habitatis from site. Insignation can be implemented to address this. 1.7 Flood risk 0.0 Stel whin Flood Zone 1. Stel whin Flood Zone 1. Stel whin Flood Zone 1.	Criteria		Score	Qualitative Assessment
ChipMandon ManukaniChi Manua				
Number2Request sets sets sets sets sets sets sets	1.1 Impact on Internationally Protected Sites	(-)	combination effects.	
Date interventionvvvvvLinking das with the set of the	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 Interpretational Interpretational Interpretational 	1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
NumberNumbe	1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
Landom ConstructionUConstructionInstructionInstruction16 generation20RestructionAnnual Section17 bank20RestructionAnnual Section18 bank20RestructionAnnual Section19 bank20RestructionAnnual Section10 bank20RestructionAnnual Section10 bank20RestructionAnnual Section10 bank20RestructionAnnual Section10 bank20RestructionAnnual Section10 bank20RestructionAnnual Section10 bank20RestructionAnnual Section21 bank20 </td <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.	
Notice and notation of the sector of the 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.	
ChronicCarloControl	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.	
Interfact Prof Perfact Profession Prof Performance Profession Prof Profession Profesin Prof	1.7 Flood risk	(++)	Site within Flood Zone 1.	
Industry Image of a geodeside and a lower devides of being without and a lower devides of the factory of the geodesic a	1.8a Impact on heritage assets	(-)		linear core but has already happened on west side. Possible mitigation through sensitive layout and high quality
Initial dataImage: Constraint of the second of	1.8b Impact on archaeology	(-)		
A low notion R R R R R 11 Space for exceed minibiation R R R R R 12 Space for exceed minibiation R R R R 13 Space for exceed minibiation R R R R 13 Space for exceed minibiation R R R R 13 Space for exceed minibiation R R R R 13 Space for exceed minibiation R R R R 13 Space for exceed minibiation R R R R 13 Space for exceed minibiation R R R R 13 Space for exceed minibiation R R R R 13 Space for exceed minibiation R R R R 13 Space for exceed minibiation R R R R 13 Space for exceed minibiation R R R R 13 Space for exceed minibiation R R R R 13 Space for exceed minibiation R R R R 13 Space for exceed minibiation R R R R 14 Space for exceed minibiation R R R	1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
A Locate the matter instructionCPControl12 Detere th meet this singCoSee Meet 400 and 1000 of a two flip13 Detere th meet this singCoSee Meet 400 and 1000 of a two flip14 Detere th tool anotherCoSee Meet 400 and 1000 of a two flip15 Detere th tool anotherSee Meet 400 and 1000 of a two flipSee Meet 400 and 1000 of a two flip16 Detere th tool anotherSee Meet 4000 of a two flipSee Meet 4000 of a two flip17 Detere th see Heet 4000 of a two flipSee Meet 4000 of a two flipSee Meet 4000 of a two flip18 Detere th see Heet 4000 of a two flipSee Meet 4000 of a two flipSee Meet 4000 of a two flip19 Detere th see Heet 4000 of a two flipSee Meet 4000 of a two flipSee Meet 4000 of a two flip10 Detere th see Heet 4000 of a two flipSee Meet 4000 of a two flipSee Meet 4000 of a two flip10 Detere th see Heet 4000 of a two flipSee Meet 4000 of a two flipSee Meet 4000 of a two flip11 Detere th see Heet 4000 of a two flipSee Meet 4000 of a two flipSee Meet 4000 of a two flip12 Detere th see Heet 4000 of a two flipSee Meet 4000 of a two flipSee Meet 4000 of a two flip13 Detere th see Meet 4000 of a two flipSee Meet 4000 of a two flipSee Meet 4000 of a two flip14 Detere th see Meet 4000 of a two flipSee Meet 4000 of a two flipSee Meet 4000 of a two flip14 Detere th see Meet 4000 of a two flipSee Meet 4000 of a two flipSee Meet 4000 of a two flip14 Detere th see Meet 4000 of a two flipSee Meet 4000 of a two flipSee Meet 4000 of a two fl	2.1 Level of harm to Green Belt	(-)		
2.1 Determine the entropy of a set of the transmission of the entropy of the en	3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.	
3.3 Littaries is definitional (dots) (d) Functional (dots) (d) 3.4 Datasets is definitional (dots) (d) Sets are functional (dots) (d) 3.5 Datasets is reasest intelligibility (dots) (d) Sets are functional (dots) (d) 3.6 Datasets is reasest intelligibility (d) (d) Sets are functional (dots) (d) Sets are functional (dots) 3.7 Datasets is reasest intelligibility (d) (d) Sets are functional (dots) (d) Sets are functional (dots) (d) 3.7 Datasets is reasest is constant (d) sets (d) Sets are functional (dots) (d) Sets are functional (dots) (d) 3.7 Datasets is reasest is constant (d) sets (d) Sets are functional (dots) (d) Sets are functional (dots) (d) 3.7 Datasets is reasest is constant (d) sets (d) form the reaset (d) sets (d) form the last are functional (dots) (d) Sets are functional (d)	3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
A durates for a result(r)International field13. Durates for result if statement(r)Set bes than 1000m from the nearest infattipining school.Image: Comparison of the com	3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.3 Landards in termination regimes tool (1) Information in the matrix section is a set of the matrix section is a set of the matrix set of the matri	3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
SA Distance in neuroiday studied C) Information in the neuroiday studied C) 3.7 Distance to nearest OP suggey OR See in one than 4000m from the neuroid OF suggey. See in one than 4000m from the neuroid OF suggey. 3.8 Access to Statistical Read Network Via Not applicable. See in one than 4000m from the neuroid OF suggey. See in one statistical statis statistical statistical statistical statistical stati	3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.7 Distance to the latest of supply (a) International statest of supply (b) 3.8 Access to Strategic Road Network (c) Not splicable. 100% specified site, adjacent to an oxiding settement (Roydon). 4.1 Brownfield and Greenfield Land (c) Development of the site is greenfield tand on out wessitile adjacent to a settement. 100% specified site, adjacent to an oxiding settement (Roydon). 4.2 Inpact on agricultural land (c) Development unlikely to involve the loss of the best and most wessitile agricultural land (grades 1-3). International settement (Roydon). 5.1 Landscope setsitivity (c) Development unlikely to involve the loss of public open space. International settement (Roydon). 6.2 Settement character sensitivity (c) Sterefision settement character. Response and settement character sensitivity inpact the settement character. 6.1 Dipographic constraints exist in the site but potential for miligation. International settement character sensitivity inpact the settement character. Response and other potential of a subject on oppea existement to the site. 6.2 Distance to great and oppearing (c) Response trained on potential of a subject on oppea existement to the site. International settement character sensitivity inpact the adjacent to potential for miligation. International settement character sensitivity inpact the adjacent character sensitivity inpact the adjacent character sensitivity inpact the	3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.	
SA Access to stating in that weaking Image: Constraints Image: Constraint Image: Constraints	3.7 Distance to nearest GP surgery	(-)	Site is more than 4000m from the nearest GP surgery.	
4.1 Both media dia Green label(a)1.1 Control of the set out of the best of the b	3.8 Access to Strategic Road Network		Not applicable.	
4.2 Inpact of agricultural and(c)C4.3 Capacity to improve access to open space0Development unlikely to involve the loss of public open space.Improve access to open space05.1 Landscape sensitivity(c)Site faits within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to changeImprove access to open space05.2 Settlement character sensitivity0Development is unlikely to have an effect on settlement character.The scale and extent of development is limited and it is set back and screened from the historic core by modern.6.1 Topography constraints0Topographical constraints exist in the site but potential for mitigation.The scale and extent of development is limited and it is set back, and screened from the historic core by modern.6.2 Distance to gas and oil pipelines0Gas or oil pipelines do not pose a constraint to the site.Improvement of the settlement of the settlement of the settlement of protected there settlement of protected there settlement of protected there settlement of protected there settlement of the settleme	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 (Roydon).
4.3 Capacity of information access to be principation0Contract of the setting indexed persentity of the landscape sensitivity of hardscape sensitivity of hardscap	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).	
1.1 Lanidscape sensitivityC1and unable to absorb development without significant character change.5.2 Settlement character sensitivity0Development is unlikely to have an effect on settlement character.The scale and extent of development is limited and it is set back and screened from the historic core by modern development and is unlikely to negatively impact the adjacent Conservation Area, or wider character of the settlement.6.1 Topography constraints(+)Topographical constraints exist in the site but potential for mitigation.The scale and extent of development and is unlikely to negatively impact the adjacent Conservation Area, or wider character of the settlement.6.2 a Distance to gas and oil pipelines0Gas or oil pipelines do not pose any constraint to the site.Image: Conservation Area, or wider character of the settlement.6.3 Impact on Tree Preservation Order (TPO)0The intensity of site development would not be constrained by the presence of protected trees either on or diacent to the site.Access to site would need to be through Farm. Dotential adverse impact that could be mitigated.6.4 Access to site(+)Detential for access to the site to be created through thrid party land and agreement in place, or existing accessAccess to site would need to be through Farm. Dotential adverse impact that could be mitigated.6.5 Tortific impact0Potential contamination on site, which could be mitigated.Detential contamination (Infilled Gravel Pit, Farm). Potential adverse impact that could be mitigated.6.6 Tortific impact0Ace around the site expected to be uncongested at peak time.Access to site would need to be through Farm. Dotential adverse impact that could be mitigated.	4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
9.2 Settlement character settlement. 6.1 Topography constraints 6.1 Topographi constraints 6.1 Topographi constraints exist in the site but potential for mitigation. 6.1 Topographi constraints 6.2 Topographi constraints 6.2 Topographi constraints 6.2 Topographi constraints 6.2 Topographi constraints 6.3 Topographi constraints 6.3 Topographi constraints 6.3 Topographi constraints 7.1 Topographi constraint	5.1 Landscape sensitivity	()		
C. 1 Houghaphy ConstraintsC.End of the state of t	5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	The scale and extent of development is limited and it is set back and screened from the historic core by modern development and is unlikely to negatively impact the adjacent Conservation Area, or wider character of the settlement.
6.2 a Distance to gas and oil pipelines 0 Interventing the state of the st	6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
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. 0 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 to site would need to be through Farm Close or Temple Mead. 6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination on site, which could be mitigated. 6.6 Trefficiencest 0 Area around the site expected to be uncongested at peak time. Entertiencest	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 neer reservation Order (FPO) 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 would need to be through Farm Close or Temple Mead. 6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination on site, which could be mitigated. 6.6 Traffic impact 0 Area around the site expected to be uncongested at peak time. Expected to be uncongested at peak time.	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 import 0.0 Area around the site expected to be uncongested at peak time.	6.3 Impact on Tree Preservation Order (TPO)	0		
6.5 Contamination constraints (-) Area around the site expected to be uncongested at peak time.	6.4 Access to site	(-)		Access to site would need to be through Farm Close or Temple Mead.
	6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Infilled Gravel Pit, Farm). Potential adverse impact that could be mitigated.
	6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B564

Site Reference: Parish: Size (ha): Address:	SR-0140 Roydon 0.37 Hill Farm Nursery, Hamlet Hill, Roydon, Harlow, Essex
Primary use: Site notes:	Residential Wooded/scrubland
Baseline yield:	12 dwellings
Source for baseline yield:	Assumption based on 30 dph
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:	12



, FAO, NPS, NRCAN (Hong Kong), swissto us 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 is adjacent to a BAP priority habitat with no main features, and within three 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	0	Site is located within the setting of a heritage asset and effects can be mitigated.	Adjacent to Nazeing and South Roydon Conservation Area to east, impact on setting. Unlikely to impact on setting of Grade I Listed Building due to distance. Possible mitigation through high quality design/materials and sensitive layout.
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 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, 2,100m from an existing settlement (Lower Nazeing).
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.	The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on the adjacent landscape character area.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site is heavily vegetated plot within Roydon. Proposed density of development is higher than that of adjacent plots, and therefore could negatively impact the character of the village.
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 there is tree coverage across much of the site, the percentage of the site area affected by protected trees is limited, and these would not be a significant constraint.
6.4 Access to site	(+)	Suitable access to site already exists.	Access off Hamlet Hill.
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		Site below site size threshold where it would be expected to significantly affect congestion.	B565
	•	•	© Arup

Site Reference:	SR-0142
Parish:	Roydon
Size (ha):	3.17
Address:	Beale Oaken, Tylers Road, Roydon Hamlet, Essex

 Primary use:
 Residential

 Site notes:
 Dwelling and agricultural field

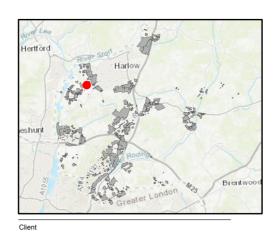
Baseline yield: 91 dwellings

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:91



Epping Forest Dis Drawing Status	Date
-	Date
leeuo	
15500	March 2018
Drawing No	Issue
SR-0142	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	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 the buffer zone for BAP priority habitat with no main features. 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 the Nazeing Church Fields 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 located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.	Partially within Nazeing and South Roydon Conservation Area. Unlikely to impact on setting of Grade I Listed Building. Possible mitigation through high quality design/materials and sensitive layout.
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	(+)	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	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, 2,400m from an existing settlement (Lower Nazeing).
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.	As a result of the site characteristics 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 on the edge of the existing settlement with scattered developments around it. Therefore, development is likely to affect the predominantly semi-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 off Hamlet Hill.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination on east site (Horticultural Nursery / 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.	B566
			aru QurA ©

Site Reference:	SR-0157
Parish:	Roydon
Size (ha):	2.05
Address:	Mount Pleasant House, Harlow Road, Roydon, Essex
Primary use:	Residential
Site notes:	Dwelling house and gardens
Baseline vield:	150 dwellings comprising 100 market homes and 50 affordable
Source for baseline yield:	Indicated in Call for Sites
basenne yield.	
Site	Lower density 30 dph

Site Lower density 30 d 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:	60

Hertford Bishunt Greater London

Job Title	
Epping Fores	t District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0157	Rev 2

DS, USDA, USGS



<u>Dwellings:</u> 60		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 50 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 the Wet Woodland and Deciduous Woodland 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 the Worlds End 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	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, Conservation Area or Grade I LB. Site contains LLB - building should be retained and development should consider its setting. Possible 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 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	(+)	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 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.	95% greenfield site, 600m from an existing settlement (Roydon).
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 on existing residential site. Therefore development is not likely to have an impact on 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.	Access off Harlow 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.	B567
			l © Arup

Site Reference:	SR-0167
Parish:	Roydon
Size (ha):	0.44
Address:	Belmont, Hamlet Hill, Roydon

Primary use:ResidentialSite notes:Dwellings and gardens

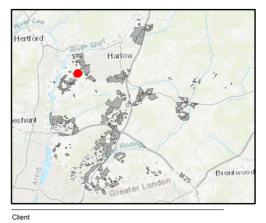
Baseline yield: 13 dwellings

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:13



Job Title	
Epping Fores	t District Local Plan
Drawing Status	Date
lssue	March 2018
Drawing No	Issue
SR-0167	Rev 2
ARUI	P Epping Forest District Council

Sources: Earl, HERE, DeLome, Intermap, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geoßase, IGN, Kaders NL, Ordnance Survey, Earl Japan, METI, Earl China (Hong Kong), swisstopc Mapmi/Idla, ⁶OpenstiteetMap contributors, and the GIS User Community Source: Earl, DigitalGibbe, GeoEye, Earltstar Geographics, CNES/Airbus DS, USDA, USOS, AeroGRID, IGN, 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.	
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 two buffer zones, and partially within another. 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	0	Site is located within the setting of a heritage asset and effects can be mitigated.	Unlikely to impact on settings of SM or GI LB due to distance and scale. Adjacent to N&SR CA to south of site so impact on setting. Possible mitigation through appropriate layout 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	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	(-)	Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	()	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.	80% greenfield site, 2,200m from an existing settlement (Lower Nazeing).
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.	The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on the wider landscape character.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Site located on Hamlets Hill outside of settlement, and is unlikely to have 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.	Access off Hamlet Hill.
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		Site below site size threshold where it would be expected to significantly affect congestion.	B568
	I	1	© Arut

Site Reference: SR-0169		
Parish:	Roydon	
Size (ha):	0.53	
Address:	The Old Coal Yard, off 32 High Street, Roydon	

Primary use: Residential Site notes:

Baseline yield: 16 dwellings

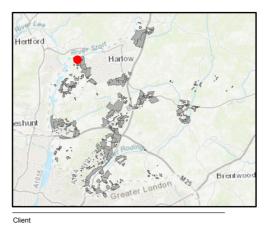
Source for Assumption based on 30 dph baseline yield:

Site None constraints:

Site selection None adjustment:

Community
feedback:Feedback was
site. Refer to ApDwellings:16

Feedback was received on ROY-A which is within or near to this site. Refer to Appendix B1.4 for further details. <u>16</u>



Job Title	
Epping Forest	t District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0169	Rev 2
ARUI	P Epping Forest District Council

Sources Earl, HEFE, DeLamoury agin and Jackase (Do Sci CEBCO, USOS, FAO, NPS, NRCAN, Boodbass (Ed. Kidstein NL, Intermap, Increment Appan, NET, Esri China (Hong Kong), swisstope Mappinghia, & OpenSTIRMMap partitibutions, and the GIS User Community Source: Earl, DigitalGolae, GeoStratistar 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.	
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 would likely result in the loss of a heritage asset or result in a significant impact that cannot be mitigated.	Site within Roydon Village CA and within close proximity to LBs. Development here would erode the historic linear development of the village already lost on the west but retained to the east. Harm caused to significance by sprawling beyond historic 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	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(-)	Site is more than 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 (Roydon).
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.	Site is on the edge of Roydon within Roydon Conservation Area. The scale of development and location of the site is unlikely to negatively 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.	Existing access off High Street.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Coal Yard / Smithy / Depot). 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.	B569
<u> </u>		1	© Arup

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Site Reference:	SR-0197
Parish:	Roydon
Size (ha):	0.50
Address:	Land adjacent to Kingsmead, Epping Road, Roydon, Essex
Primary use:	Residential
Site notes:	Lawn, part of large domestic garden
Baseline yield:	5 dwellings
Busenne yiera.	
Source for	Indicated in Call for Sites
baseline yield:	
Site	None
constraints:	

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>5</u>

Hertford Harlow Brentwood Client

Job Title	t District Council
	t District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0197	Rev 2
ARUI	P 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), swisstopc Mapmi/Idla, & OpenStreetMap contributors, and the GIS User Community Source: Earl, DigitalGibbe, GeoEye, Earltstar Geographics, CNES/Airbus DS, USDA, USOS, AeroGRD, ICN, 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	(-)	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 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 partially within Woodland Pasture and Parkland and Deciduous Woodland 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.	Unlikely to impact on settings of Scheduled Monument, Grade I Listed Building, and Conservation Area due to distance and small scale of development.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+)	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 more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(-)	Site is more than 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 (Roydon).
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.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Low density development is proposed which reflects the semi-rural character of the area. Therefore, development 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 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.	Existing access off Epping Road which is constrained and requires upgrading/improvement.
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.	B570

Site Reference:	SR-0197-N
Parish:	Roydon
Size (ha):	1.35
Address:	Kingsmead School, Epping Road, Roydon, Essex, CM19 5HU

 Primary use:
 Residential

 Site notes:
 Former private school with grounds

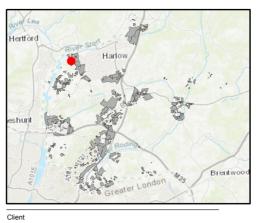
Baseline yield: 40 dwellings

Source for Assumption based on 30 dph baseline yield:

Site No constraints identified. constraints:

Site selection None adjustment:

Community
feedback:Feedback was received on ROY-B which is within or near to this
site. Refer to Appendix B1.4 for further details.Dwellings:40



Epping Forest District Council				
Job Title				
Epping Forest D	istrict Local Plan			
Drawing Status	Date			
Issue	March 2018			
Drawing No	Issue			
SR-0197-N	Rev 1			
ARUP	www.eppingforestdc.gov.uk			

e Uontamis US data ⊌ Lowin copyright and database right (2015) Sources: Earl, HERE, DeLorme, Interman, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBae, IGN, Kadaster NL, Ordnance Survey, Earl Japan, METT, Earl China (Hong Kong), swisstopc Mapmyrindia, O Den StreefMap Contributors, and the GIS User Community Source: Earl, DigitalGibe, GeoEye, Earltstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRD, IGN, and the GIS User Community

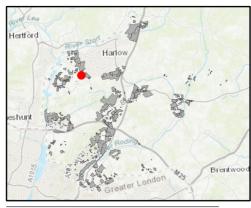


Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	Residential development between 400m and 2km from Lee Valley Special Protection Area. Evidence from the Habitats Regulation Assessment (2016) indicates that in-combination effects from urbanisation or recreational pressure are unlikely.
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	(-)	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 in the west 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	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 zone. 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 settings of Conservation Area, Grade I Listed Building or Scheduled Monument due to distance and existing built-up surroundings.
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	(+)	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 more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(-)	Site is more than 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 (Roydon).
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.	Proposed development is higher density than surrounding development and could negatively impact the semi-rural 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 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	(-)	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 off Epping Road which is constrained and requires upgrading/improvement.
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.	B571

	A A A A A A A A A A A A A A A A A A A
SR-0241	Hertford
Roydon	
0.94	12
Land on South side of Common Road (Rosewood Farm), Broadley Common, Essex and Land at rear of Meadow Lodge, Epping Road, Nazeing, Essex	S.
Residential	eshunt le
	A1055
38 dwellings comprising 8 market homes and 30 affordable homes	
Indicated in Call for Sites	Client
	Epping F
	Job Title
	Epping F
None	Drawing Status
	Issue
	Drawing No
None	SR-0241
	AR
	Roydon 0.94 Land on South side of Common Road (Rosewood Farm), Broadley Common, Essex and Land at rear of Meadow Lodge, Epping Road, Nazeing, Essex Residential 38 dwellings comprising 8 market homes and 30 affordable homes Indicated in Call for Sites None

Community	The Council did not
feedback:	near to this site.
Dwellings:	<u>38</u>

consult on a growth location which covers or is



Epping Forest District Council		
Job Title		
Epping Forest	t District Local Plan	
Drawing Status	Date	
lssue	March 2018	
Drawing No	Issue	
SR-0241	Rev 2	
ARUI		
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ermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRC/ ance Survey, Esri Japan, METI, Esri China (Hong Kong), swis: Intributors, and the GIS User Community Jser Community s, CNES/Airbus DS, USDA, USGS Eye, Earths



<u>Dwellings: 38</u>		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.	
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 N&SR Conservation Area potential for some development with appropriate layout and high quality design/materials. Broadley Common has largely retained its historic linear development pattern so development here should respect this.
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	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, neither 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	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 rural character of the area. Therefore, development is not likely to have an impact on the character of the area, subject to sensitive design to reflect the sites location within 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.	Access off Common Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Smallholding / Stables). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B572
			© Arup

Dwellings:

<u>250</u>

: SR-0303-N	Hertfor
Roydon	
11.96	(
Land to the West of Roydon at Temple Farm, Roydon, Essex, CM19 5EB	
Residential	eshunt
Agricultural field	J-
	Aross
250 dwellings	
Indicated in representation to Draft Local Plan consultation	Client Eppin
	Job Title
	Eppin
Flood constraint on northern part of site (8% of site area). However,	Drawing
constraint and the affected areas are not proposed for development (open space). No adjustment made to capacity.	lssue
	Drawing N
None	SR-03
	AI
Feedback was received on ROY-C which is within or near to this site. Refer to Appendix B1.4 for further details.	© Contains Sources: Es GeoBase, IO MapmyIndia Source: Esri
	Roydon 11.96 Land to the West of Roydon at Temple Farm, Roydon, Essex, CM19 5EB Residential Agricultural field 250 dwellings Indicated in representation to Draft Local Plan consultation Flood constraint on northern part of site (8% of site area). However, proposed site layout provided by promoter accounts for this constraint and the affected areas are not proposed for development (open space). No adjustment made to capacity. None Feedback was received on ROY-C which is within or near to this

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

e Lea Brent

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0303-N	Rev 1
ARUI	D Epping Forest District Council

IPS, NRCAN, ong), swisstop y, Esri Japan, we in Esri Survey nd the GIS User Community Geographics, CNES/Airbus DS, USDA, USGS, Source: Esri, DigitalGlobe, GeoEye, Earthstar 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).	Residential development between 400m and 2km from Lee Valley Special Protection Area. Evidence from the Habitats Regulation Assessment (2016) indicates that in-combination effects from urbanisation or recreational pressure are unlikely.
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 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.	
1.7 Flood risk	(+)	Site within Flood Zone 2 and exception test not required.	Some 92% of the site is in Flood Zone 1. Higher Flood Risk Zones 2, 3a and 3b, covering 8%, are located in the northern corner of the site 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.	Adjacent to Roydon Village CA. Impact on setting of CA; as the west of the historic core has been developed, harm here is less than on the east. Possible mitigation through small scale development, sensitive layout 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	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(-)	Site is more than 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 (Roydon).
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.	Although the scale and extent of development is substantial, it is set back and screened from the historic core by modern development and is unlikely to negatively impact the adjacent Conservation Area, or wider character of the settlement.
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.	Culture and a Use Dead
6.4 Access to site	(+)	Suitable access to site already exists.	Existing access on to High Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Farmyard / Infilled Gravel Pit). Potential adverse impact could be mitigated.
6.6 Traffic impact	()	Moderate peak time congestion expected within the vicinity of the site.	B573
			© Arup

SR-0304
Roydon
9.12
Roydon, North-east Area

Primary use: Residential Site notes: Broad Area North-east of Roydon

Baseline yield: 273 dwellings

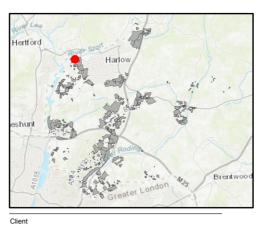
Source for baseline yield: Assumption based on 30 dph

Site None constraints:

Site selection None adjustment:

Community feedback: Dwellings:

Feedback was received on ROY-A which is within or near to this site. Refer to Appendix B1.4 for further details. <u>273</u>



Epping Forest District Council	
Job Title	
Epping Forest D	District Local Plan
Drawing Status	Date
lssue	March 2018
Drawing No	Issue
SR-0304	Rev 2
ARUP	Epping Forest District Council

abase nght (2016) iment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Esri Japan, METI, Esri China (Hong Kong), swisstop id the GIS User Community eeographics, CNES/Airbus DS, USDA, USGS, ye, 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.	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 50 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 adjacent to an area of Wood Pasture and Parkland. It is in four 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.	Some 94% of the site is in Flood Zone 1. Higher Flood Risk Zones 2, 3a and 3b, covering 6%, is located on the eastern edge of the site 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.	West of site within Roydon Village CA. Development here would undermine historic linear layout of village and harm its significance (lost to west but retained to east). Possible mitigation through small scale development along Harlow Road to the south.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	The majority of the site is within moderate/very low sensitivity Green Belt parcels and touches a very high sensitivity Green Belt parcel. If released, the existing heavily planted eastern 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	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	(-)	Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(-)	Site is more than 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 (Roydon).
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 may improve settlement character through redevelopment of a run-down site or improvement in townscape.	Proposed development provides an opportunity to establish a new settlement character, and improve / reinforce the character of the outlying eastern parts of Roydon, subject to sensitive design reflecting the adjacent listed buildings.
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 off Harlow Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination over small parts of the site (Brickworks / Gravel Pit / 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.	B574
		•	© Arup

	5
Site Reference:	SR-0306
Parish:	Roydon
Size (ha):	14.05
Address:	Roydon, south-east Area
Primary use:	Residential
Site notes:	Broad Area south-east of Roydon
Baseline yield:	200 dwellings.
Source for	Based on promoter material. Developer proposals recognise
baseline yield:	potential to provide a 'green buffer'.
Site	None
constraints:	
Site selection	Capacity re-assessed based on promoter material. Site boundary
adjustment:	re-drawing removing the recreation ground and allotments.
Community	Easthack was received on POX B which is within or near to this

Community feedback:	Feedback was received on ROY-B which is within or near to this site. Refer to Appendix B1.4 for further details.
Dwellings:	<u>421</u>

Client

Job Title	
Epping Fores	t District Local Plan
Drawing Status	Date
lssue	March 2018
Drawing No	Issue
SR-0306	Rev 2
ARU]	

Sources: Earl, HERE, DeLorme, Intermap, increment P Corp., CEBCO, USGS, FAO, INPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Earl, Japan, METI, Earl, China (Hong Kong), swisstopo MapmyIndia, © OpenStreetMap contributors, and the GIS User Community Source: Earl, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, 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 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 50 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 4 Ancient trees directly affected by the site. The trees are dispersed at the edges 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.	
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 two BAP priority habitats and lies within three 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 adjacent to the Worlds End 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	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, SM or GI Listed Building due to distance. Positioned between two CAs so possible impact on settings. Possible mitigation through sensitive layout 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.	The majority of the site is located within a low sensitivity Green Belt parcel. The site area is well aligned with identified buffer features which would limit potential harm to the purposes of the wider Green Belt if the site was released.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	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	(-)	Site is more than 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 (Roydon).
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 and the recreation ground has been omitted for the development site boundary. 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.	The scale of the proposed development and the extent of the site, is likely to have a negative affect on the semi-rural character of the area. Development may contribute to urban sprawl.
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	(-)	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 substantially upgraded with new access points (existing access is not sufficient).
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination over small part of the site (Sewage 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.	B575
L		1	QupA (D)

Site Reference: SR-0423		
Parish:	Roydon	
Size (ha):	0.88	
Address:	Land East of Little Brook Road, Roydon	

Primary use: Residential Site notes:

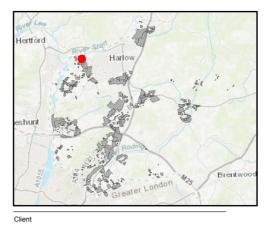
Baseline yield: 27 dwellings

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:27



Epping Forest	t District Council
Job Title	
Epping Forest	t District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0423	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, NP3 Ordnance Survey, Esri, Japan, MFTL Esri China (Hong Kon

Sources, Earl, HERE: DeLorme, Intermap, Increment P Corp., IEC OC (EDC), USCS, FAO, NPS, NRCAN, GeoBase, IGN, Kaadsen NL, Ordnanos Survey, Earl Japan, METI, Earl China (Hong Korg), swisstopo, MapmyIrdia, © OpenStreetMer, NL, Ordnanos Survey, Earl Japan, METI, Earl China (Hong Korg), swisstopo, MapmyIrdia, © OpenStreetMer, International International Control (Hong Korg), swisstopo, AaroGRD), ON, and the GIS User Community AaroGRD, ION, and the GIS User Community



Note of the second se				
Links of Maximum Market Systems 1 I at due for 1 Links and Market Syst	Criteria		Score	Qualitative Assessment
11 And control would	1.1 Impact on Internationally Protected Sites	0		
Caling ControlControlControlControlSubset Control	1.2 Impact on Nationally Protected sites	0		
Number NumberP1P1P1P1P1P1P111 Hours to fing freed for it, print and and a sense contrained and a sense contrained and a sense contrained and and and and and and and and and an	1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
ControlControlControlControlControl11 Support (a) In the Number (a) in the Support (b) in the Support (b) is the Support (b) in the Support (b) in the Support (b) in the Support (b) is the Support (b) in the S		(-)		There is 1 Ancient tree directly affected by the site. The tree is located in the south of the site and may be affected by development. Impacts may be mitigated by considered masterplanning or translocation.
Characterization Control For addition For addition For addition For addition 13 Production Victor State 0.0 Interface of addition of additio	1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
CalculationColdColdCold17 NortherNoNoNo17 NortherNoNoNo16 meet on hering massNoNoNo16 meet on hering massNoNoNo16 meet on hering massNoNoNo17 NortherNoNoNoNo18 meet on chankingNoNoNoNo19 Meet on chankingNoNoNoNo10 Meet on chankingNoNoNoNo11 Meet on chankingNoNoNoNo12 Meet on chankingNoNoNoNo13 Meet on chankingNoNoNoNo14 Meet on chankingNoNoNoNo15 Meet on chankingNoNoNoNo16 Meet on chankingNoNoNoNo17 Meet on chankingNoNoNoNo18 Meet on chankingNoNoNoNo19 Meet on	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 almost wholly within a Wet Woodland buffer and partially within a Deciduous Woodland buffer zone. The site may indirectly affect the habitats, but mitigation can be implemented to address this.
Link number Minite Lish repart on her bage areasis 01 See an Utility is affective datages areas on to be the distance straining of flagsined. Put and Gardes. Consentation was or Gardes Listed Straining of Sectors and Secto	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 Worlds End LWS. The site is unlikely to affect the features and species of the LWS.
Lating and any addition of the second of the seco	1.7 Flood risk	(++)	Site within Flood Zone 1.	
Part Minuscry Vi action/gri action on the solid 1 Disport of a cultip 20 Performant definition and solid of per arguing 21 Line of the minit of the minit of the cultip of a solid gri and definition and solid per arguing Incomposition and solid performant definition and solid per arguing 21 Distance to the meant at subtain and solid 20 Rest boots from the solid performant definition and solid per arguing 21 Distance to the meant at subtain and solid performant definition and solid per arguing solid balance 1 Incomposition and solid performant definition and solid performant definit definition and solid performant definition definit	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, Conservation Area or Grade I Listed Building due to distance and scale.
1 is the constrained 2 is the server (see last, where the is the first of the designer would be lab."12 is been to the server (see lab.e each)03 is been to the server (see lab.e each)13 is been to the server (see lab.e each)03 is the been to the server (see lab.e each)13 is been to the server (see lab.e each)03 is the been to the server (see lab.e each)13 is been to the server (see lab.e each)03 is the back to the server (see lab.e each)13 bears to the server (see lab.e each)03 is the back to the server (see lab.e each)13 bears to the server (see lab.e each)03 is the back to the server (see lab.e each)13 bears to the server (see lab.e each)03 is the back to the server (see lab.e each)13 bears to the server (see lab.e each)03 is the back to the server (see lab.e each)13 bears to the server (see lab.e each)03 is the back to the server (see lab.e each)13 bears to the server (see lab.e each)03 is the back to the server (see lab.e each)13 bears to thread (see lab.e each)03 is the back to the back to the server (see lab.e each)13 bears to thread (see lab.e each)03 is the back to the back to the back to the server (see lab.e each)13 bears to thread (see lab.e each)03 is the back to the back to the back to the server (see lab.e each)13 bears to thread (see lab.e each)03 is the back to the back to the back to the server (see lab.e each)13 bears to thread (1.8b Impact on archaeology	(-)		
11 Department 1100 Nov Piglin Nov Piglin 11 Department 1100 and read 100 Nov Piglin Nov Piglin 11 Department 1100 and read 100 Note Note Nov Piglin Nov Piglin 12 Department Interest Pigling Pigling Pigling 100 Note Nov Pigling Pigling Pigling Nov Pigling 13 Department 1000 Set Nov Pigling Nov Pigling Nov Pigling Nov Pigling 14 Department 1000 Set Nov Pigling Nov Pigling Nov Pigling Nov Pigling 14 Department Nov Pigling Nov Pigling Nov Pigling Nov Pigling Nov Pigling 14 Department Nov Pigling Nov Pigling Nov Pigling Nov Pigling Nov Pigling 15 Department Nov Pigling Nov Pigling Nov Pigling Nov Pigling Nov Pigling 16 Department Nov Pigling 16 Department Nov Pigling Nov Pigl	1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
3 1 Districts for finden and under stands Q Results (Q)	2.1 Level of harm to Green Belt	()		
2.4 Detarbands in the feed (do is do) (1) Interval is analyzed (to is do) (1) 3.5 Detarbands in employment (courson) (1) Site is within 1000 of an employment (buildout) Site is within 1000 of an employment (buildout) 3.4 Detarbands in employment (courson) (1) Site is set frant 1000 in form increated town, large tillage or tenal village. Interval is a maximum (courson) 3.6 Detarbands in reacest infect/primary school (1) Site is more frant 4000 from the reasest secondary school. Interval is a maximum (courson) 3.6 Detarbands in reacest infect/primary school (1) Site is more frant 4000 from the reasest secondary school. Interval is a maximum (courson) 3.6 Detarbands in reacest infect/primary school (1) Site is more frant 4000 from the reasest secondary school. Interval is a maximum (courson) 3.6 Detarbands in readest exclose school from the reasest secondary school. Interval is a maximum (courson) Interval is a maximum (courson) Interval is a maximum (courson) 3.6 Detarbands in readest exclose school from the reasest secondary school. Interval is a maximum (courson) Interval is a maximum (courson) Interval is a maximum (courson) 3.6 Detarbands in readest in terval in the readest detarband in nout sematific and course in terval in terval is a maximum (courson) Interval is a maximum (courson) Interval is a maximum (courson) <	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 Detained of the propriet columns (1) Function of the set	3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.4 Usation to bried and memory (1) Interview of the sense of	3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.5 Overfield of instancts introprinting valued (v) Performants 3.6 Detended for instancts introprinting valued (v) Set is more than 4000m from the nearest GP surgery. 3.7 Detaines to nearest GP surgery (v) Set is more than 4000m from the nearest GP surgery. Image: Comparison of the set is generified and from the nearest GP surgery. 3.8 Access to Strategic Road Nework. (v) Not applicable. Image: Comparison of the set is generified and that is neither within non-adjacent to a settiment. 10% generified set. 600m from an existing settement (Roydon). 4.1 Brownfied and Greenfail Land (v) Overlagment of the site would movie the loss of the basis and most versalle agricultural land (grades 1-3). Image: Comparison of the site would movie the loss of the basis and most versalle agricultural land (grades 1-3). 4.3 Capacity to improve access to spen space. 0 Development on an existing settement (Roydon). 5.1 Landscape sensibility in an easi of high Inducape sensibility - ofmanteristics of the antexet of the site would movie the loss of public open space. Image: Comparison of the site would movie the settement of annote. 6.1 Tapography constraints in an easi of high Inducape sensibility - ofmanteristics of the antexet existing of the antexet of the antexet of the antexet. Image: Comparison of the antexet of the antexet of the antexet. 6.1 Tapography constraints in antexet is unikely to have an effect on setelement ch	3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.4 Detailed to indexist advortung activity (-) Sile a more than 4000m from the nearest GP surgery. (-) 3.7 Detailed to nearest GP surgery (-) Sile a more than 4000m from the nearest GP surgery. (-) 3.8 Access to Strategic Read Network. (-) Mor applicable. 100% greenfield site, 600m from an existing settlement (Roydon). 4.1 Brownfield and Greenfield Land (-) Mority of the alte is greenfield tand that is neither within nor adjacent to a settlement. 100% greenfield site, 600m from an existing settlement (Roydon). 4.3 Capacity to improve access to open space. 0 Development of the site would involve the loss of public open space. 1.1 6.1 Landscape sensitivity (-) Beedopment is unlikely to involve the loss of public open space. Involve the loss of high indicage sensitivity - chancederistics of the landscape are witherable to change 6.1 Landscape sensitivity (-) Beedopment is unlikely to have an effect on settlement chanceder. Involve the chanceder of the ones. 6.1 Topographic constraints (-) Beographical constraints in the site may preclude development. Involve the chanceder of the ones. 6.2 Delance to gas and ol pipelines. Ges or ol pipelines do not pose any constraint to the site. Involve the loss of pipelines do not pose any constraint to the site. 6.3 Impad on Tize Preservation Oxder (TPO)	3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.7 Detailed in the let of a bidgey (c) Control of the let of a bidgey (c) 3.8 Access to Strategic Road Network /// Net applicable. 100% greenfield and 100% gree	3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.	
3.6 Addees to strategic host integic host herefore Image: Control of the strate integic host integic h	3.7 Distance to nearest GP surgery	(-)	Site is more than 4000m from the nearest GP surgery.	
1.1 brownee and usersheet Land (-) Development of the site would involve the loss 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 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 (-) Bete fulls within an area of high landscape 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 semi-tural character of the area. Therefore, development. 6.1 Topography constraints (-) Topographical constraints in the site may preclude development. Low density development is proposed which reflects the semi-tural character of the area. Therefore, development. 6.2 Distance to gas and oil pipelines 0 Gas or all pipelines do not pose a constraint to the site. Image: Constraints in the site may preclude development would not be constrained by the presence of protected trees either on or adjacent to the site. Image: Constraints in the site on topose a constraint to the site. 6.3 Impact on Tree Preservation Order (TPO) 0 Rever lines do not pose a constraint to the site. Image: Constraints on the site. Image: Constraint to the site. 6.4 A	3.8 Access to Strategic Road Network		Not applicable.	
**2 in pact on agricultual intel icities 4.3 Capacity to improve access to open space 0 Development unlikely to involve the loss of public open space. 5.1 Landscape sensitivity icities Site fails within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change 5.2 Settlement character sensitivity 0 Development without significant character. Low density development is proposed which reflects the semi-tural character of the area. Therefore, development is not likely to have an impact on the character of the area. 6.1 Topography constraints (c) Topographical constraints in the sile may preclude development. 6.2 a Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose a constraint to the sile. 6.3 Impact on Tree Preservation Order (TPO) 0 The intensity of sile development would not be constrained by the presence of protected trees either on or adjacent to the sile. 6.4 Access to sile (c) Row around the sile to be created through third party land and agreement in place, or existing access Access would need to be achieved through existing properties along road. 6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified.	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 (Roydon).
1.3. Capacity to improve access to open space 0 International internation internatino intenatineric international international internati	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).	
1. Landscape sensitivity 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. 6.1 Topography constraints () Topographical constraints in the site may preclude development. 6.2 a Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose any constraint to the site. 6.2 b 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 Access would need to be achieved through existing properties along road. 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.	
5.2 Settlement character sensitivity 0 1 not likely to have an impact on the character of the area. 6.1 Topography constraints (-) Topographical constraints in the site may preclude development. 1 6.2a Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose any constraint to the site. 1 6.2b Distance to power lines 0 Power lines do not pose a constraint to the site. 1 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. 1 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 would need to be achieved through existing properties along road. 6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified.	5.1 Landscape sensitivity	()		
6.1 Hopography constraints CP Intervention of the state of th	5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Low density development is proposed which reflects the semi-rural character of the area. Therefore, development is not likely to have an impact on the character of the area.
6.22 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 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 would need to be achieved through existing properties along road. 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.	
6.2.0 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 would need to be achieved through existing properties along road. 6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified.	6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.3 Impact on the Preservation Order (1PO) 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 would need to be achieved through existing properties along road. 6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified.	6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.4 Access to site (-) would require upgrade. 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 U	6.4 Access to site	(-)		Access would need to be achieved through existing properties along road.
Area around the site expected to be upconcepted at pack time	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. B576	6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B576

Site Reference:	SR-0424
Parish:	Roydon
Size (ha):	4.36
Address:	Water Lane Cottage and Adjacent Field

Primary use: Residential Site notes:

Baseline yield: 131 dwellings

Source for Assumption based on 30 dph baseline yield:

Site None constraints:

Site selection None adjustment:

Community Fe feedback: sit

Dwellings:

Feedback was received on HAR-B which is within or near to this site. Refer to Appendix B1.4 for further details. <u>131</u> Client

Job Title	
Epping Forest	t District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0424	Rev 2



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<u>Dwellings: 131</u>		AeroGRID, IGN, and the GIS User Community	A BOOM 100 .
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.	The site is partially within a small area of a BAP priority habitat with no main features, and in the related 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.	Some 98% of the site is in Flood Zone 1. Higher Flood Risk Zones 2 and 3a, covering 2%, are located in the northern corner of the site 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.	Within Nazeing and South Roydon Conservation Area but possibility for development of high quality design/materials and appropriate layout. Possible development along road to minimise landscape 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 high or very high.	Almost all of the site is within a high sensitivity Green Belt parcel which prevents the sprawl of Harlow. The Green Belt parcel is a gateway point to the town with added strategic importance and its release may harm the purposes of the wider Green Belt.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	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, 800m from an existing settlement (Harlow).
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.	The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on the wider landscape character.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site is within a very low density area 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	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 off Water Lane.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination over part of site (Smithy). Potential adverse impact that could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	B577
			©An

Site Reference:	SR-0675
Parish:	Roydon
Size (ha):	0.24
Address:	Parkfields Garages, Nos. 4-19, Roydon
Primary use:	Residential

Primary use.	Residential
Site notes:	Council owned garages with associated parking and turning area.

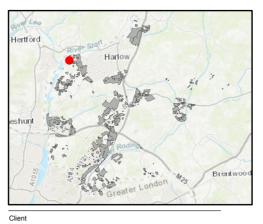
Baseline yield: 7 dwellings

Source for Assumption based on 30 dph baseline yield:

Site Site is an awkward shape.

Site selection None adjustment:

Community
feedback:The Council did not consult on a growth location which covers or is
near to this site.Dwellings:4



Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0675	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), swisstopo Mapmylicitai, © OpenStreetMap contributors, and the GIS User Community Source: Earl, 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 Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-	Residential development between 400m and 2km from Epping Forest Special Area of Conservation. In-combination
	0	combination effects. Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed	effects from recreational pressure likely.
1.2 Impact on Nationally Protected sites	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	0		
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 Woodland Pasture and Parkland BAP priority habitat and is in the relevant 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.	Unlikely to impact on settings of Registered Park and Garden, Conservation Area or Grade I 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	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 more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(-)	Site is more than 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 (Roydon).
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 identified as a potential regeneration area and is existing garages and parking within the settlement and provides a 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.	
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 Parkfields, which may require upgrading.
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.	B578

	······································		
Site Reference	: SR-0890		
Parish:	Roydon		
Size (ha):	6.33		
Address:	Land at Epping Road, Roydon, Harlow, Essex		
Primary use:	Residential		
Site notes:	One residential dwelling with outbuildings and garden and		
	agricultural field to the rear		
Baseline viel	d: 60 dwellings		
	•		
Source for	Indicated in Request for Pre-Application Planning Advice form (dwellings equivalent to 9 dph)		
baseline yiel			
Site	Site is 90% covered by a SR-0306. As such the yield is reduced for		
constraints:	this site to avoid double counting.		
Site selection	Full capacity reinstated for site selection assessment (overlapping		
adjustment:	site).		
-			
Community	Feedback was received on ROY-B which is within or near to this		

Community feedback: Feedback was received on ROY-B which is within or near to this site. Refer to Appendix B1.4 for further details. Dwellings: <u>60</u>

Lea Hertford Bren

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0890	Rev 2
0	Rev 2

O, NPS, NRCAN Ig Kong), swissto Source: Esri, DigitalGlobe, GeoEye, Earth AeroGRID, IGN, and the GIS User Commi 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	(-)	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 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 is 1 Ancient tree directly affected by the site. The tree is located in the north-eastern corner 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 partially within three 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 the Worlds End 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	0	Site is located within the setting of a heritage asset and effects can be mitigated.	Unlikely to impact on settings of RPG, Scheduled Monument, or Grade I Listed Building due to distance. Possible impact on setting of Nazeing and South Roydon CA but possible mitigation through sensitive layout 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.	Almost all the site is within a low sensitivity Green Belt parcel which is separated from the wider Green Belt by dense planted buffers to the east. 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	(-)	Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(-)	Site is more than 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 (Roydon).
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	0	Development is unlikely to have an effect on settlement character.	Low density development is proposed which reflects the rural 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	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	Existing track off Epping Road, which would require upgrading to support development.
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.	B579

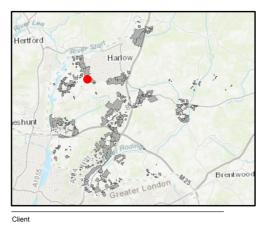
	-
Site Reference:	SR-0912
Parish:	Roydon
Size (ha):	0.90
Address:	The Dellers, Epping Road, Broadley Common, Nazeing, Essex, EN9 2DH
Primary use: Site notes:	Residential Residential dwelling and grazing land
Baseline yield:	27 dwellings

Source for Assumption based on 30 dph 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:27



Epping Forest District Council		
Job Title		
Epping Forest D	istrict Local Plan	
Drawing Status	Date	
lssue	March 2018	
Drawing No	Issue	
SR-0912	Issue Rev 1	
	www.eppingforestdc.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	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.	
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 Nazeing and South Roydon Conservation Area. Development to rear of plot contrary to historic pattern of development and potentially harmful – possible mitigation through reduction in density, appropriate layout, 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	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 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.	80% greenfield site, 350m from an existing settlement (Harlow).
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 landscape character. The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on wider landscape character.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Proposed development is of a higher density than surrounding development, located within a Conservation Area and would extend past the existing settlement edge constituting 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.	
6.4 Access to site	(+)	Suitable access to site already exists.	Existing access from Epping Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Horticultural Nursery). Potential adverse impact could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	B580
			© Arup

Site Reference:	SR-0956
Parish:	Roydon
Size (ha):	1.51
Address:	Halls Green, Land lying to the North of Epping Green, CM19 5DG

Primary use:ResidentialSite notes:Vacant field

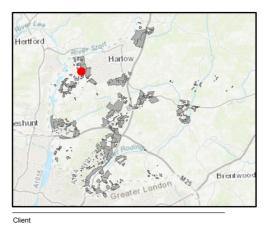
Baseline yield: 45 dwellings

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:45



Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
lssue	March 2018
Drawing No	Issue
SR-0956	Rev 1
ARUI	

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United with with with a set of the set	Criteria		Score	Qualitative Assessment
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ConstructionConstructionConstructionConstructionConstructionConstruction11 space to ADD trans (see and the second to Add trans and the Add trans and trans and trans and trans and the Add trans and		0	No Ancient or Veteran trees are located within the site.	
universal material statusuImage: a material statusUImage: a material statusThe data is a material status of the data is a winder, status and status may take structure.1 is quart a data of winder statusSt	1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
a bit does with what with a bit of the second with what with what with what with what we want we want we want want we want w	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 all of a BAP priority habitat with no main feature, and is in two BAP priority habitat buffer zones. The site is likely to directly affect the whole of the BAP priority habitat and effects may not be mitigable.
Car NameNoteNoteNote1 media naria na manu0is isolated after a Chever sector for an labeling of the Markage and Loo 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.	
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Lin Index of signingDieInterfact of signingDieInterfact of signing21 Level forbung to Green bildRes dies to Green bild aller beine setting ind of dami setting index of the land for davidage at	1.8b Impact on archaeology	0		
14 Led rich in burden bar No No No No 3 Distance for the extential base station 0 No a bound on the sense (rich and back from the sense (rich and back station). Image: Station on means that also 0 No	1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
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24 Justice is fractional to all projections (1) Interview in any physical balance is any	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 define to physicine isolation 10 Interaction of the lattice of physicine isolation 4.1 Define to load mannels 0.0 Rele lattice isolation on 4000m from the meased team, large strangi vilage a small vilage. Interaction of the lattice of th	3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
A definition for local inferiors Image: Control inferiors Image: Control inferiors Image: Control inferiors 3.5 Distances to nearest inferiors Gold Set is between 1000m and 4000m from the nearest iscondary school. Image: Control inferiors Image: Control inferinderic inferiors Image: Control infer	3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.	
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a Guinality in the the statistic statistical y statistical of the the statistical of the statistica statistica of the statistical of the statistical of t	3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
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a A Access to strategic road velocity. Image: Content of the stee would involve the loss of the best and most versatile agricultural land (grades 1-3). 100% greenfield stee, 800m from an existing settlement (Harlow). 4.1 Brownfield and Greenfield Land (m) Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3). Image: Content of the site would involve the loss of public open space. 4.3 Capacity to improve access to open space (m) Beelopment utilitiely to involve the loss of public open space. Image: Content of the site would involve the loss of public open space. 5.1 Landscape sensitivity (m) Beelopment content of the site would significant character. Provide development is of a higher density. Han surrounding dispersed limear village. Located within a Content of the site. 5.2 Settlement character sensitivity (m) Development contariants are identified in the site. Provide development in the design. 6.1 Topography constraints 0.0 Res or olipitelines do not pose any constraint to the site. Image: Content of the site. 6.2a. Distance to power lines 0.0 Res or olipitelines do not pose any constraint to the site. Image: Content of the site. Image: Content of the site. 6.3 Inpact on Tree Preservation Order (TPO) 0.0 Res or the site can be created within landholding adjacent to the highway. Access to be achieved from Epping Read to the site.	3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
A. I provinted and othermies Lind CP Performing of the site would involve the loss of the best and most versatile agricultural land (grades 1-3). 4.2 Impact on agricultural land CP 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 CP Sate fails within an area of high landscape sensitivity - chandedrifics of the landscape are vulnerable to change. 5.2 Settlement character sensitivity CP Development could detract from the existing settlement character. Proposed development is of a higher density than surrounding dispersad linear-village, located within a Conservation Area and adjacent to Grade II Listed Building Baidwyns. Negative impact could be mitigated through lower inscaledensity and design. 6.1 Topography constraints 0 Rever lines do not pose any constraint to the site. Proposed development would be sited Building Baidwyns. Negative impact could be mitigated through lower inscaledensity and design. 6.2 Distance to power lines 0 Rever lines do not pose a constraint to the site. Image: Interview of protected trees either on or adjacent to free site 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. No potentis	3.8 Access to Strategic Road Network		Not applicable.	
*** impact of aglicultural and 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, 800m from an existing settlement (Harlow).
4.3 Capacity to improve access to deer space 0 For the function of the space 0 5.1 Landscape sensitivity Site fails within an area of high landscape sensitivity - otharacter change. Proposed development is of a higher density than surrounding dispersed linear village located within a Conservator Area and adjacent to Grade II Lated Building Baidwyns. Negative impact could be mitigated through lower scale/density and design. 5.2 Settlement character sensitivity 0 Development could detract from the existing settlement character. Proposed development is of a higher density than surrounding dispersed linear village located within a Conservator Area and adjacent to Grade II Lated Building Baidwyns. Negative impact could be mitigated through lower scale/density and design. 6.1 Topography constraints 0 No topography constraints are identified in the site. Image: Constraints of the site on top ose a constraint to the site. 6.2 Distance to power lines 0 Rear of site development would not be constrained by the presence of protected trees either on or adjacent to the site. Image: Constraints of the site can be created within landholding adjacent to the highway. Access can be achieved from Epping Road to the site. 6.3 Impact on Tree Preservation Order (TPO) 0 Access to the site can be created within landholding adjacent to the highway. Access can be achieved from Epping Road to the site. 6.4 Access to site 0 No contamination issues identified on site to date. No potential contaminatio	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 LatisScape selisitivity (*) and unable to absorb development without significant character change. 5.2 Settlement character sensitivity (*) Development could detract from the existing settlement character. Proposed development is of a higher density than surrounding dispersed linear village, located within a Conservation Area and adjacent to Grade II Listed Building Baldwyns. Negative impact could be mitigated through lower scale/density and design. 6.1 Topography constraints 0 No topography constraints are identified in the site. Image: Conservation Area and adjacent to Grade II Listed Building Baldwyns. Negative impact could be mitigated through lower scale/density and design. 6.2 Distance to gas and oil pipelines 0 Rover lines do not pose any constraint to the site. Image: Conservation Area and adjacent to Crade II Listed Building Baldwyns. Negative impact could be mitigated through lower scale/density and design. 6.2 Distance to gas and oil pipelines 0 Ges or oil pipelines do not pose any constraint to the site. Image: Conservation Area and adjacent to Crade II Listed Building Baldwyns. Negative impact Could be mitigated through lower scale/density and design. 6.3 Inpact 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. Access to site 0 Access to the site can be created within landholding adjacent to the highway. Access can be achieved from Epping Road to the site. 6	4.3 Capacity to improve access to open space	0		
Out Determine In Character sensitivity C1 Area and adjacent to Grade II Listed Building Baldwyns. Negative impact could be mitigated through lower scale/density and design. 6.1 Topography constraints 0 No topography constraints are identified in the site. Image: Constraints are identified in the site. 6.2 Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose any constraint to the site. Image: Constraints are identified in the site. 6.2 Distance to power lines 0 Power lines do not pose a constraint to the site. Image: Constraints are identified on the site. 6.3 Impact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. Access to site 0 Access to the site can be created within landholding adjacent to the highway. Access can be achieved from Epping Road to the site. 6.4 Access to site 0 No contamination issues identified on site to date. No potential contamination identified. 6.4 Todio insort 0 Low level congestion expected at peak times within the vicinity of the site. No potential contamination identified.	5.1 Landscape sensitivity	()	and unable to absorb development without significant character change.	
0.1 hptography consumins 0 Consumination 0 Consumination Consumination <t< td=""><td>5.2 Settlement character sensitivity</td><td>(-)</td><td></td><td></td></t<>	5.2 Settlement character sensitivity	(-)		
6.2b 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) 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 achieved from Epping Road to the site. 6.5 Contamination constraints 0 No contamination size identified on site to date. No potential contamination identified.	6.1 Topography constraints	0		
0.2.0 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 0 Access to the site can be created within landholding adjacent to the highway. Access can be achieved from Epping Road to the site. 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 Impact on the Preservation Order (1PO) 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 achieved from Epping Road to the site. 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 0 Image: Constraint of the site of	6.3 Impact on Tree Preservation Order (TPO)	0	adjacent to the site.	
6.5 Contamination constraints 0 6.6 Troffic impact Low level congestion expected at peak times within the vicinity of the site.	6.4 Access to site	0		
6.6 Traffic impact (-) Low level congestion expected at peak times within the vicinity of the site. B581	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.	B581

	5
Site Reference:	SR-0964-Z
Parish:	Roydon
Size (ha):	72.30
Address:	Land to the West of Harlow between Old House Lane, Epping Road, Water Lane and Katherines, Harlow, Essex, CM19 5DJ
Primary use:	Residential
Site notes:	Agricultural fields and glasshouses / nurseries
Baseline yield:	1,100 dwellings
Source for baseline yield:	Indicated in representation to Draft Local Plan consultation
Site constraints:	No constraints identified.

Site selection None adjustment:

Community feedback:

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

Dwellings: 1,100

eshunt Greater London

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0964-Z	Rev 1
	Epping Forest
ARUI	D 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	(-)	Site is adjacent to or contains Ancient Woodland but possible effects can be mitigated.	The site is adjacent to the Harolds Grove Ancient Woodland. The site would likely indirectly affect a small area of the Ancient Woodland, but it is likely that potential effects can be mitigated.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.	There are approximately 17 Ancient trees directly affected by the site. The trees are dispersed throughout 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.	The site encompasses multiple areas of Deciduous Woodland and BAP priority habitat with no main feature, and is within three buffer zones. The site is likely to directly affect the BAP priority habitats, however effect may be reduced through mitigation.
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 Parndon Wood LWS and around half of the Brickfield Wood LWS. The site is likely to directly affect the Local Wildlife Sites, but mitigation in the form of considered masterplanning could be implemented.
1.7 Flood risk	(++)	Site within Flood Zone 1.	Some 97% of the site is in Flood Zone 1. Higher Flood Risk Zones 2 and 3a covering 3% is located in the south- eastern corner of the site 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.	Adjacent and partially within Nazeing and South Roydon CA. Impact on CA and settings of SM to north-west and LBs to south. Possible mitigation through sensitive layout (developing east of site not west) 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	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	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.	95% greenfield site, adjacent to an existing settlement (Harlow).
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 may improve settlement character through redevelopment of a run-down site or improvement in townscape.	Proposed extension to Harlow provides an opportunity to establish a new settlement character, and improve / reinforce the character of the outlying western parts of Harlow.
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 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 multiple points of access from Old House Lane, Water Lane Epping Road. There is potential to provide further points of access from Old House Lane, Epping Road and Water Lane.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Horticultural Nursery / Works). Potential adverse impact could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	B582
			© Arup

Site Reference:	SR-0976
Parish:	Roydon
Size (ha):	2.65
Address:	Parklands Nursery, Parkfields, Roydon, Harlow, Essex, CM19 5JB
Primary use:	Residential
Site notes:	Agricultural land, dwelling and outbuildings

Baseline yield: 80 dwellings

Source for Assumption based on 30 dph 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:80

Hertford Hertford eshunt Greater London

Client	
Epping Forest	District Council
Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0976	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).	Residential development between 400m and 2km from Lee Valley Special Protection Area. Evidence from the Habitats Regulation Assessment (2016) indicates that in-combination effects from urbanisation or recreational pressure are unlikely.
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 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 Wood Pasture and Parkland, and 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.
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 Grade I Listed Building due to distance and existing built form in between.
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	(+)	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 more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(-)	Site is more than 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 (Roydon).
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.	Proposed development on edge of settlement is higher density than surrounding development and could affect settlement character. Impact could be mitigated through lower density.
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 Parkfields.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Horticultural Nursery). Potential adverse impact could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	B583

Site Reference: Parish: Size (ha): Address:	SR-1011 Roydon 2.33 New Barns Farm, Epping Road, Roydon, Harlow, Essex, CM19 5DB
Primary use:	Residential
Site notes:	Agricultural buildings and field

Baseline yield: 9 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:9

Hertford Beshunt Beshunt Brentwood

Epping Forest D	istrict Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-1011	Rev 1

Client

Sources: Earl, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geoßase, IGN, Kadaer NL, Ordnance Survey, Earl Japan, METI, Earl China (Hong Kong), swisstopo Mapmylridia, & OpenstinestMap contributors, and the GIS User Community Source: Earl, DigitalGiobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AnorGhD, I-M, 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).	Residential development between 400m and 2km from Lee Valley Special Protection Area. Evidence from the Habitats Regulation Assessment (2016) indicates that in-combination effects from urbanisation or recreational pressure are unlikely.	
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 BAP priority habitat with no main feature, and is 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 partially within the World End LWS 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.		
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 Nazeing and South Roydon CA and site contains 2 GII LBs. Proposed number of dwellings would cause unacceptable harm to settings of LBs and CA. Sympathetic conversion of historic barns would be acceptable.	
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	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.	95% greenfield site, 100m from an existing settlement (Roydon).	
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.	Proposed low density development on edge of village and retention of Listed Buildings on site not likely to 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.	The proportionate area affected by the protected tree cover is limited, and so subject to care in the layout it would not be a significant constraint.	
6.4 Access to site	(+)	Suitable access to site already exists.	Existing multiple points of access from Epping Road.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Farm / Infilled Ground). Potential adverse impact could be mitigated.	
		Site below site size threshold where it would be expected to significantly affect congestion.	4	