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Report on Site Selection	Drawing No. EFDC-S2-0020-Rev2 Date: March 2018	Content Residential Sites for Stage 2 and Stage 6.2 Assessment in Sheering	Legend
ARUP		Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community.	
Epping Forest District Council	Scale: 1:15,000 @A3	Contains Ordnance Survey & Royal Mail Data (c) Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016	This legend show

Residential sites assessed at Stage 2 and Stage 6.2

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B585

Parish Boundary

nows only key map symbology. A full legend can be found at the beginning of the Appendix.

Site Reference:	SR-0032
Parish:	Sheering
Size (ha):	0.64
Address:	Land at Lower Sheering

Primary use: Residential Site notes: Vacant Greenfield land

Baseline yield: 19 dwellings

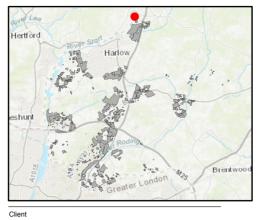
Source for baseline yield: Assumption based on 30 dph

Site None constraints:

Site selection None adjustment:

Community feedback: Dwellings:

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



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Date
March 2018
Issue
Rev 2
Epping Forest District Council

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Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	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 majority within the Deciduous Woodland and Coastal Floodplain Grazing Marsh buffer zones. The site may indirectly affect the BAP 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	0	Site is located within the setting of a heritage asset and effects can be mitigated.	Adjacent to Lower Sheering Conservation Area to west and Grade II listed Little Hyde Hall to north. Impact on settings possibly mitigated through appropriate 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 high or very high.	
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(-)	Site 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 adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (Sawbridgeworth).
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	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.	Site is a vacant land close to the station and other housing developments. Redevelopment with the proposed density could enhance the character of the area subject to sensitive design reflecting the adjacent conservation area.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Gravel Pit). 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.	B586
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Site Reference:	SR-0033
Parish:	Sheering
Size (ha):	0.71
Address:	Daubneys Farm, Sheering, Harlow, Essex, CM22 7LU

Primary use:ResidentialSite notes:Agricultural field

Baseline yield: 20 dwellings

Source for Assumption based on 30 dph baseline yield:

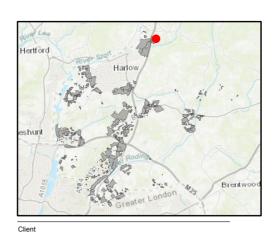
Site None constraints:

Site selection None adjustment:

Dwellings:

Community Feedback was r feedback: Site. Refer to App

Feedback was received on SHE-B which is within or near to this site. Refer to Appendix B1.4 for further details. **20**



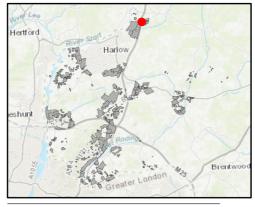
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strict Local Plan		
Date		
March 2018		
Issue		
Rev 2		
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Sources: Esri, HERE, DeLorme, Intermap, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, Mapmrylindia, O CyneSitoretMap contributors, and the GIS Baer Community Source: Esri, DigitalGibce, GeeEye, Earthstar Geographics, CNES/Airbus DS, USDA, USDS, AeroGRID, IGN, and the GIS Daer Community



<u>Dweinings.</u> 20			
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 Deciduous Woodland and BAP priority habitats with no main feature buffer zones. The site may indirectly affect the BAP 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.	
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 is located adjacent to GII* Daubneys Farmhouse and GII listed barn. Development along The Street within settings of listed buildings may cause harm. Possible mitigation through reduction in density, 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	(+)	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 (Sheering).
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Low density development is proposed which reflects the 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)	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 / infilled 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.	B587
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Site Reference:	SR-0073	Hertford
Parish:	Sheering	
Size (ha):	2.87	
Address:	Land to the East of the M11, Sheering	4
Primary use:	Residential	eshunt
Site notes:	Greenfield plot between Sheering and the M11.	410:55
Baseline yield:	141 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 For
		Job Title
		Epping For
Site	None	Drawing Status
constraints:		Issue
		Drawing No
Site selection	None	SR-0073
adjustment:		ARU
Community feedback:	Feedback was received on SHE-A which is within or near to this site. Refer to Appendix B1.4 for further details.	© Contains OS data © C Sources: Esri, HERE, D GeoBase, IGN, Kadaste MapmyIndia, © OpenStr Source: Esri, DigitalGto



Job Title Epping Forest District	
Epping Forest District	
	Local Plan
Drawing Status Date	
Issue Mar	ch 2018
Drawing No Issue	
Drawing No Issue SR-0073 Rev	2

Sources: Earl, HERE, DeLoren, Internap, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Earl Japan, METI, Esrl China (Hong Kong), swisstop MapmyIndia, © OpenStreetMap contributors, and the GIS User Community Source: Esrl, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



<u>Dwellings: 71</u>		Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community	
Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
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 two BAP priority habitat buffer zones. The site may indirectly affect the BAP priority habitats. There may be effects from this, 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 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	(-)	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.	The site is almost entirely within a low sensitivity Green Belt parcel. If the site was released it would have limited harm to the wider Green Belt.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(-)	Site is 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 (Sheering).
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.	Site is along M11 next to existing housing developments with similar density. Therefore, development is not likely to have an impact on the character of the area.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	
6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B588

Site Reference: SR-0121		
Parish:	Sheering	
Size (ha):	0.51	
Address:	Land at Sheering Lower Road, Sawbridgeworth	

Primary use:ResidentialSite notes:Vacant Greenfield land covered in trees.

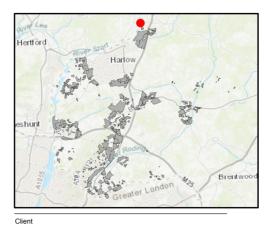
Baseline yield: 14 dwellings

Source for Assumption based on 30 dph baseline yield:

Site None constraints:

Site selection None adjustment:

Community
feedback:Feedback was received on LSH-A which is within or near to this
site. Refer to Appendix B1.4 for further details.Dwellings:14



Epping Forest District Council		
Job Title		
Epping Forest District Local Plan		
Drawing Status	Date	
Issue	March 2018	
Drawing No	Issue	
SR-0121	Rev 2	
ARUP	Epping Forest District Council	
© Contains OS data © Crown copyrig	ght and database right (2016)	

© Johnanis US data V Lowin copyright and database ngirt (2016) Sources: Earl, HERE, DeLome, Intermap, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geoßase, (GN, Kadaster NL, Ordnance Survey, Earl Japan, METI, Earl Ching (Hong Kong), swisstopo Mapmr)india. © OpenStineetMap: OpenStructure, and the GIS User Community Source: Earl, DigitalGiobe, GeoCye, Earthstar Geographics, CNES/Airbus DS, USDA, USDS, AeroGRiD, IGN, and the GIS User Community



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Changenergy synthesis V Anders Street Stree	Criteria		Score	Qualitative Assessment
Charlow House	1.1 Impact on Internationally Protected Sites	0		
Can March Markel Medial Column View Markel Markel Medial Column View Markel Markel Medial Markel GB Markel Markel Media GB Markel Markel Media 14 Hand A fights from Markel Mark GB Markel Markel Media GB Markel Markel Media 14 Hand A fights from Markel Mark GB Markel Markel Media GB Markel Markel Markel Media GB Markel Mark	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.	
Non-Window Non-Window Non-Window Non-Window 1 Arepart of Days freedbark uses 0 Is a white a finite of the Second of the Seco	1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
Number Number Number Number Number 13 Strade in shipping heads and spectra and spectra and spectra and the state of the 1 strate in the state in the st		0	No Ancient or Veteran trees are located within the site.	
1 1	1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
Hamman Landow Under State U I 17 Pactoria Mill Bit white Packad Zaws 1. 12 Resource chartage accels Git Bit white Packad Zaws 1. 12 Resource chartage accels Git Bit white Packad Zaws 1. 12 Resource chartage accels Git Bit white Packad Zaws 1. 12 Resource chartage accels Git Bit State Chartage accels and packad Zaws 1. 13 Resource chartage accels Git Bit State Chartage accels and packad Zaws 1. 14 Resource chartage accels Git Bit State Chartage accels and packad Zaws 1. 14 Resource Chartage accels Git Bit State Chartage accels and packad Zaws 1. 15 Datace Int an weat and had accels Git Bit State Chart Into Accels and packad Zaws 1. 15 Datace Int an weat and had accels Git Bit State Chart Into Accels and packad Zaws 1. 15 Datace Int an weat and had accels Git Bit State Chart Into Accels and packad Zaws 1. 15 Datace Int answert Into Accels and Packad Zaws 1. Bit State Chart Into Accels and Packad Zaws 1. 15 Datace Int answert Into Accels and Packad Zaws 1. Bit State Chart Into Accels and Packad Zaws 1. 16 Datace Int answert Into Accels and Packad Zaws 1.	1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is wholly within the Deciduous Woodland and Coastal Floodplain Grazing Marsh buffer zones. The site may indirectly affect the BAP habitat. There may be effects from this impact, but mitigation can be implemented to address this.
1 restrict1001 Restrict10Exclusion three a Double with a Double wit	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 Ab inplicit value (above) 20 inclusion (above) 20 1 Simplify value (above) 4 Site Les outlies of an earlies 20 2 Lipsel of all calls) 4 Site Les outlies of an earlies 20 2 Lipsel of all calls) 10 Rest with the destified as being in the dotted for a quality. 20 2 Lipsel of all calls) 10 Rest with the destified as being in the dotted for a quality. 20 2 Lipsel of all calls) 10 Rest with the destified as being in the dotted for a quality. 20 2 Lipsel of a water 10 Rest with the destified as being in the dotted for a guard for a dot	1.8a Impact on heritage assets		be mitigated.	
Contract of metaling Col Excertion from the field of the second of the land of videous of the land for doublement work to high of a second of the land of	1.8b Impact on archaeology	(-)		
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2.1 Unstruct to industry in steps e1 3.3 Dislance to employment locations (e) Site in within 100m of an employment allelocation. 3.4 Distance to employment locations 0 Site is between 100m and 400m from the nearest industyninary school. 3.6 Distance to nearest infantyrmary school 0 Site is between 100m and 400m from the nearest industyninary school. Image: Complex industry school 3.6 Distance to nearest infantyrmary school 0 Site is between 100m and 400m from the nearest industyninary school. Image: Complex industry school 3.7 Distance to nearest GP surgery 0 Site is between 100m and 400m from the nearest industyninary school. Image: Complex industry indu	3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.	
1.3 Until the for equipyinent docations 1/1 Control 3.4 Distance to local amenties 0 Site is between 1000m and 4000m from the nearest fundable/innary school. Image: Control 3.5 Distance to nearest infent/primary school 0 Site is between 1000m and 4000m from the nearest fundable/innary school. Image: Control 3.6 Distance to nearest infent/primary school 00 Site is between 1000m and 4000m from the nearest GP surgery. Image: Control 3.7 Distance to nearest QP surgery 0 Site is between 1000m and 4000m from the nearest QP surgery. Image: Control 3.6 Access to Siturate/ic Road Network. 1.0 Not applicable. Image: Control 4.1 Brownled and Greenfield Lind (r) Mol applicable. Image: Control 4.2 Import on apricultural land 1.0 Reperiment of the site site presented in an area of medium landscape sensitivity - drandoctistics of the lendscape are realiest to drange: Control Image: Control 4.3 Capacity to improve access to open space. 0 Development who is a present drandoct brough redevelopment drandoct brough redevelopment drandoct area. Image: Control 4.2 Settlement character sensitivity (r) Development who is applicated character drange. Image: Control 4.1 Indocryperis and able to applic contermatice drange. Image: Co	3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.	
3.4 Detained to definite the definition of the formation of the the servers information of the the servers information of the	3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.3 Statistical of interests manipplinity solution 0 3.8 Distance to nearest secondary school (c) Set is between 1000m from the nearest GP surgery. 3.7 Distance to nearest GP surgery 0 Set is between 1000m and 4000m from the nearest GP surgery. 3.8 Access to Strategic Road Network // Net applicable. 4.1 Brownfield and Greenfield Land (c) Berelepment of the site is greenfield and adjacent to a settlement. 100% greenfield site, adjacent to an existing settlement (Sawbridgeworth). 4.2 Impact on agricultural land (c) Development on the loss of the best and most versatile agricultural land (grades 1-3). 4.3 Capacity to improve access to open space. 0 Development unikely to involve the loss of public open space. 5.1 Landscape sensitivity (c) Berelidyment may improve settement character rhange. The form and extent of any development would have to be sensitive to the loss of output robust or shared rriange. 5.2 Settement character sensitivity (c) Development multicable inductor character rhange. Set fails within an area of medium landscape sensitivity - character robusty existing and the datacter of the area subject to sensitive design reflecting the adjacent to have design reflecting the adjacent to have design reflecting the adjacent the statics and other housing developments. Re-development would have to be sensitive design reflecting the adjacent formation area. 5.2 Settement character sens	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 QP surgery 0 Set is between 1000m and 4000m from the nearest QP surgery. 3.7 Distance to nearest QP surgery 0 Set is between 1000m and 4000m from the nearest QP surgery. 3.8 Access to Strategic Road Network Image: Comparison of the set is greenfield and adjacent to a settlement. 100% greenfield site, adjacent to an existing settlement (Sawbridgeworth). 4.1 Brownfield and Greenfield Land (c) Majority of the site is greenfield and adjacent to a settlement. 100% greenfield site, adjacent to an existing settlement (Sawbridgeworth). 4.2 Impact on agricultural land (c) Development of the site of public open space. Image: Comparison of the set is adjacent to a settlement indicape sensitivity - characteristics of the landscape are resilient to change. The form and extent of any development would have to be sensitive to the location to avoid potential adverse on the adjacent highly sensitive landscape character area. 5.1 Landscape sensitivity (c) Set fails within an area of medium landscape sensitivity - character change. The form and extent of any development would have to be sensitive to the location to avoid potential adverse on the adjacent highly sensitive landscape character area. 5.2 Settlement character sensitivity (c) Development may improve settlement character through redevelopment of a run-down site or improvement in between subject to sensitive design reflecting the adjacent linghty sensitive landscape character area. 6.1 Topography constraints	3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
S. J. Islande in Pranting Or Strategic Road Network Not applicable. 3.8 Access to Strategic Road Network Not applicable. 4.1 Brownfield and Greenfield Land (c) Majority of the site is greenfield and adjacent to a settlement. 100% greenfield ate, adjacent to an existing settlement (Sawbridgeworth). 4.2 Impact on agricultural land (c) Development of the site would involve the loss of the best and most versallle agricultural land (grades 1-3). 100% greenfield ate, adjacent to an existing settlement (Sawbridgeworth). 4.3 Capacity to improve access to open space 0 Development unlikely to involve the loss of public open space. Impact name development without significant character change. 5.1 Landscape sensitivity (c) Site fails within an area of medium landscape sensitivity - character sites of the adjacent house the discape threader area. The form and extent of any development would have to be sensitive to the location to avoid potential adverse on the adjacent highly sensitive landscape the distant and other to be sensitive to the location to avoid potential adverse on the adjacent highly sensitive landscape the distant and other to be sensitive disput development. 5.2 Settlement character sensitivity (c) Not topgraphy constraints are identified in the site. Site is a vacant land close to the station and other to using developments. Re-development with reproceed out a nu-down site or improvement in the adjacent to sensitive design reflecting the adjacent Conservation Area. 6.1 Topography constraints </td <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.	
3.5 Access to Strategic Hoad Network Image: Constraints	3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
4.1 Brownied and Greenied Land (-) Development of the sile would involve the loss of the best and most versatile agricultural land (grades 1-3). 4.2 Impact on agricultural land (-) Development unlikely to involve the loss of public open space. 4.3 Capacity to improve access to open space 0 Development unlikely to involve the loss of public open space. 5.1 Landscape sensitivity (-) Site fails within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change The form and extent of any development would have to be sensitive to the location to avoid potential adverse on the adjacent highly sensitive landscape character area. 5.1 Landscape sensitivity (+) Development may improve settlement character through redevelopment of a run-down site or improvement in cultural and other housing developments. Re-development with the proposed cult enhance the character of the area subject to sensitive design reflecting the adjacent Conservation Area. 6.1 Topography constraints 0 No topography constraints are identified in the site. Site is a vacant land close to the station and other housing development. Re-development would not be constrained to the site. 6.2b Distance to power lines 0 Res or oil pipelines do not pose a constraint to the site. Impact on Tree Preservation Order (TPO) 0 7 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent fighige arones to fite align activariation. </td <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.	
4.3 Capacity to improve access to open space 0 Development unlikely to involve the loss of public open space. 5.1 Landscape sensitivity (i) Site fails within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change. The form and extent of any development would have to be sensitive to the location to avoid potential adverse on the adjacent highly sensitive landscape character area. 5.1 Landscape sensitivity (ii) Site fails within an area of medium landscape sensitivity - character change. The form and extent of any development would have to be sensitive to the location to avoid potential adverse on the adjacent highly sensitive landscape character area. 5.2 Settlement character sensitivity (i) Development may improve settlement character through redevelopment of a run-down site or improvement in two sensitive does to the station and other housing developments. Re-development with the proposed could enhance the character of the area subject to sensitive design reflecting the adjacent Conservation Area. 6.1 Topography constraints 0 No topography constraints are identified in the site. Image: Conservation Area. 6.2a Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose any constraint to the site. Image: Conservation Area. 6.3 Impact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. Imagiacent to the site. <td>4.1 Brownfield and Greenfield Land</td> <td>(-)</td> <td>Majority of the site is greenfield land adjacent to a settlement.</td> <td>100% greenfield site, adjacent to an existing settlement (Sawbridgeworth).</td>	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 (Sawbridgeworth).
4.3 capacity to improve access to open space 0 Improve access to open space 0 5.1 Landscape sensitivity (c) Site fails within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change. The form and extent of any development would have to be sensitive to the location to avoid potential adverse 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. Site is a vacant land close to the station and other housing developments. Re-development with the proposed could enhance the character of the area subject to sensitive design reflecting the adjacent Conservation Area. 6.1 Topography constraints 0 No topography constraints are identified in the site. Improve set any constraint to the site. 6.2a Distance to gas and oil pipelines 0 Power lines do not pose a constraint to the site. Improve for the intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. Improve for the intensity of site development would not be constrained by the presence of protected trees either on or adjacent 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).	
5.1 Landoscape Sensitivity (*) and able to absorb development without significant character change. 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. Site is a vacant land close to the station and other housing developments. Re-development with the proposed could enhance the character of the area subject to sensitive design reflecting the adjacent Conservation Area. 6.1 Topography constraints 0 No topography constraints are identified in the site. Site is a vacant land close to the station and other housing development. Re-development with the proposed could enhance the character of the area subject to sensitive design reflecting the adjacent Conservation Area. 6.1 Topography constraints 0 No topography constraints are identified in the site. Site is a vacant land close to the station and other housing development. Re-development with the proposed could enhance the character of the area subject to sensitive design reflecting the adjacent Conservation Area. 6.2a Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose a constraint to the site. Image: Conservation Order (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: Conservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. Im	4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
3.2 Settlement character setistivity (*) townscape. could enhance the character of the area subject to sensitive design reflecting the adjacent Conservation Area. 6.1 Topography constraints 0 No topography constraints are identified in the site. could enhance the character of the area subject to sensitive design reflecting the adjacent Conservation Area. 6.2a Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose any constraint to the site. could enhance the character of the area subject to sensitive design reflecting the adjacent Conservation Area. 6.2b Distance to power lines 0 Power lines do not pose a constraint to the site. could enhance the character of the area subject to sensitive design reflecting the adjacent Conservation Area. 6.3 Impact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. could enhance the character of the area subject to sensitive design reflecting the adjacent to the site.	5.1 Landscape sensitivity	(-)		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.
6.1 hopography constraints 0 Prove data and a second	5.2 Settlement character sensitivity	(+)		Site is a vacant land close to the station and other housing developments. Re-development with the proposed density could enhance the character of the area subject to sensitive design reflecting the adjacent Conservation Area.
6.2a 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.	6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.20 Distance to power lines 0 6.3 Impact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. Suitable access to site already exists	6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
adjacent to the site.	6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.4 Access to site (+) Suitable access to site already exists.	6.3 Impact on Tree Preservation Order (TPO)	0		
	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 Site below site size threshold where it would be expected to significantly affect congestion. B589	6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.	B589

	-	
Site Reference:	: SR-0146C-N	Hertford
Parish:	Sheering	一人人
Size (ha):	125.93	125
Address:	Land East of Harlow, North of Church Langley and South of Sheering Road, Harlow, Essex, CM17 0NG	
Primary use:	Residential	eshunt
Site notes:	Agricultural land	A10.5
Baseline yield:	750 dwellings	
Source for	Taken from Draft Policy SP 3 Allocations around Harlow contained	Client
baseline yield:	in the Draft Local Plan	Epping Fo
		Job Title
		Epping Fo
Site	Flood Risk Zone 3b affects western part of site (1%). HSE Inner Zone passes east to west through centre of the site (1%). Capacity	Drawing Status
constraints:	adjusted proportionally to account for constrained part of site to remove it from the developable area.	Issue
		Drawing No
Site selection	None	SR-0146C-
adjustment:		ARI
Community feedback:	Feedback was received on HAR-E which is within or near to this site. Refer to Appendix B1.4 for further details.	© Contains OS data © Sources: Esri, HERE, GeoBase, IGN, Kadas MapmyIndia, © Opens Source: Feri Dioitalo()

Dwellings:

<u>735</u>

Client

Epping Forest District Council	
Job Title	
Epping Forest District Local Plan	
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0146C-N	Rev 1
ARUP	Epping Forest District Counci
	pyright and database right (2016)

Sources: Earl, HERE, DeLorme, Intermap, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geoßale, IGN, Kadaers NL, Orfansten P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Mapmylridia, Goparistinentikap, and the GIS User Community Approximation of the GIS User Community 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.	The site is located at the edge of the 250m buffer for the Marsh Lane Wood 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 9 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 the majority of an area of Wood Pasture and Parkland, and an area of Deciduous Woodland. The site is likely to directly 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 both the Moorhall Wood and Pincey Brook Meadows 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.	Some 90% of the site is in Flood Zone 1. Higher Flood Risk Zones 2 and 3a, covering 8%, which runs through the middle of the site will require careful site layout to mitigate flood risk.
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.	Given scale, further assessment required on landscape impact (possible impact on setting of RPGs and SM). Impact on setting of GII* Sheering Hall and GII LB to centre, and GII LB within south of site. Mitigation reducing density, appropriate layout.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are very close to the M11 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.	
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	95% greenfield site, adjacent to an existing settlement (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.	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 adversely affect the wider landscape.
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 surrounding character areas.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	Less than 1% of the site is in HSE inner zone, running through southern area. Due to large site size and small area affected impact is negligible and not considered a constraint. HSE guidance is advise against development for affected area.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	(-)	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 multiple points of access from Harlow Road. There is potential to provide further points of access from Harlow Road and Sheering Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Farm / Stables / Car Repair / Military / Industrial / Infilled Gravel Pits). Potential adverse impact could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	B590
			© Arup

Site Reference:	
Parish:	Sheering
Size (ha):	4.46
Address:	Land to South of Chambers Farm, Sheering
Primary use:	Residential
Site notes:	
Baseline vield:	110 dwellings and 3,500 sqm commercial
Baseline yiera.	
Source for baseline yield:	Assumption based on 80:20 housing to employment 30 dph and 0.4 plot ratio for commercial
,	
Site	None
constraints:	
Site selection	None
adjustment:	



Feedback was received on SHE-C which is within or near to this site. Refer to Appendix B1.4 for further details. <u>110</u>

Client

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0265	Rev 2
ARUI	P Epping Forest District Council





Dwellings: 110		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 partly within two BAP priority habitat buffer zones and adjacent to Deciduous Woodland. Site may indirectly affect the BAP priority habitats. There may be effects from this, 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 RPG, GI or GII* LB due to distance and existing development pattern. Possible impact on settings of GII LBs on The Street including Greenacres - possible mitigation through appropriate 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.	
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	(+)	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 (Sheering).
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 rural character of the area. Therefore, development is not likely to have an impact on the character of the area, subject to sensitive design reflecting the adjacent 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	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	Access from private track leading off The Street. Access issues can be overcome by third party agreement and road upgrade.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination over part of site (farmyard). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B591
			© Arup

Sile Suitar	Jinty Assessment
Site Reference:	SR-0311
Parish:	Sheering
Size (ha):	22.37
Address:	Sheering, North Area
Primary use:	Residential
Site notes:	Broad Area North of Sheering, including Sheering Village Cricket Pitch (adjacent Village Hall) and agricultural fields
Baseline yield:	683 dwellings
Source for baseline yield:	Assumption based on 30 dph
Site	None
constraints:	
Site selection	None
adjustment:	Note

Community
feedback:Feedback was received on SHE-B which is within or near to this
site. Refer to Appendix B1.4 for further details.Dwellings:683

Client

Job Title	
Epping Fores	t District Local Plan
Drawing Status	Date
lssue	March 2018
Drawing No	Issue
SR-0311	Rev 2
ARUI	P Epping Forest District Council
ΑΚΟΙ	District Council

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<u>Dweinings:</u> 663				
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 6 Ancient trees directly affected by the site, located in a copse in the west of the site. Careful masterplanning to retain the Copse would be necessary to mitigate impacts.	
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 and BAP priority habitats with no main feature buffer zones. The site may indirectly affect the BAP 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.		
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.	Further landscape assessment required for impact on settings of Listed Buildings along The Street given scale of site. Impact on setting of Grade II* listed Daubneys Farmhouse. Possible mitigation through sensitive layout and high quality design/material	
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.	The site is almost entirely within a medium sensitivity Green Belt parcel. Integration of sensitive planting at the northern edge would limit the harm to the purposes of the wider Green Belt.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.		
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.		
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.		
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.		
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.		
3.6 Distance to nearest secondary school	(-)	Site is 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 (Sheering).	
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).		
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	A negligible part of the site contains public open space. Development will not involve the loss of public open space.	
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.		
5.2 Settlement character sensitivity	(-)	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.	Although protected trees are present on or adjacent to the site, as a result of their locations it is likely that they could be incorporated into the proposed development subject to reasonable care in layout and design.	
6.4 Access to site	(+)	Suitable access to site already exists.		
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination over parts of the site (sewage works / farmyard / infilled pond / yard). Potential adverse impact that could be mitigated.	
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B592	
			Srup ®	

Site Reference:	SR-0312
Parish:	Sheering
Size (ha):	21.30
Address:	Sheering, South Area

 Primary use:
 Residential

 Site notes:
 Broad Area South of Sheering, comprising agricultural fields.

Baseline yield: 639 dwellings

Source for Assumption based on 30 dph baseline yield:

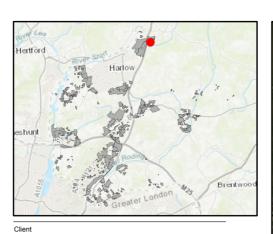
Site None constraints:

Site selection None adjustment:

Dwellings:

Community Feedback was re feedback: Site. Refer to App

Feedback was received on SHE-C which is within or near to this site. Refer to Appendix B1.4 for further details. 639



Epping Forest Dis	trict Council
Job Title	
Epping Forest Dis	trict Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0312	Rev 2
	Epping Forest District Council www.eppingforestdc.gov.uk

e Uontanis US data e Uowin copyingin and datadase ngin (2016) Sources: Earl, HRER, DeLorme, Intermap, Increment P Corp., C6BCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordinance Survey, Earl Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, 6 OpenStrettAlgac contributors, and the GIS User Community Source: Earl, DigitalGicker, GeoEye, Earthatar 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 2 Ancient trees directly affected by the site. The trees are located along the southern boundary of the site and may be affected by development. Impacts may be mitigated by considered masterplanning or translocation.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	The site is partly within Deciduous Woodland and adjacent to areas of BAP priority habitats with no main features. The site may directly affect the majority of Deciduous Woodland. Effects are likely but mitigation can address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer for the Heathen Wood Marsh LWS and Heathen Wood 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 located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.	Further landscape assessment required and assessment of impact on settings of several Listed Buildings, particularly Grade I listed church. Possible mitigation through sensitive layout in relation to Listed Buildings.
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.	The site is almost entirely within a low sensitivity Green Belt parcel. If the site was released it would have limited harm to the purposes of the wider Green Belt.
3.1 Distance to the nearest rail/tube station	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 adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (Sheering).
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	A negligible part of the site contains public open space. Development will not involve the loss of public open space.
5.1 Landscape sensitivity	()	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.	
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	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)	(-)	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.	Access could be created from Church Lane through third party agreement and road upgrade.
6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B593

	-
Site Reference:	SR-0313-A1
Parish:	Sheering
Size (ha):	0.64
Address:	Land East of Lower Sheering and South of Sawbridgeworth Road, Lower Sheering, Essex, CM21 9LH
Primary use:	Residential
Site notes:	Agricultural land
Baseline yield:	19 dwellings
Source for baseline yield:	Assumption based on 30 dph
Site constraints:	No constraints identified.
Site selection adjustment:	None

Community feedback: Dwellinas:

Feedback was received on LSH-B which is within or near to this site. Refer to Appendix B1.4 for further details. 19

Lea Hertford Brent

Client	
Epping Forest D	istrict Council
Job Title	
Epping Forest D	istrict Local Plan
Drawing Status	Date
lssue	March 2018
Drawing No	Issue
SR-0313-A1	Rev 1
ARUP	Epping Forest District Council
GeoBase, IGN, Kadaster NL, Ordn MapmyIndia, © OpenStreetMap co	right and database right (2016) ermap, increment P Corp., GEBCO, USGS, FAO, NPS, ance Survey, Esri Japan, METI, Esri China (Hong Kong), htributors, and the GIS User Community , Earthstar Geographics, CNES/Airbus DS, USDA, USG

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MapmyIndia, © Source: Esri, Dig AeroGRID, IGN



<u>Dwellings: 19</u>		Source: Earl, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community	
Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	The proposed development does not exceed Impact Risk Zone consultation thresholds and is unlikely to result in any adverse effects.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is adjacent to an area of Deciduous Woodland, and is two 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	0	Site is located within the setting of a heritage asset and effects can be mitigated.	Within setting of Grade II* Listed Building and Lower Sheering Conservation Area – possible mitigation through appropriate layout, density, 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	(+)	Site is less than 1000m 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 adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (Lower Sheering).
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 Lower Sheering and is limited in scale and extent and is therefore unlikely to affect 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	0	Access to the site can be created within landholding adjacent to the highway.	Access can be achieved from Sawbridgeworth Road to the site.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Infilled Gravel Pit / Landfill within 250m). Potential adverse impact could be mitigated.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.	B594
			l Arup

	-
Site Reference:	SR-0313-B1
Parish:	Sheering
Size (ha):	2.63
Address:	Land East of Lower Sheering and South of Sawbridgeworth Road, Lower Sheering, Essex, CM21 9LH
Primary use:	Residential
Site notes:	Agricultural land
Baseline yield:	79 dwellings
Source for baseline yield:	Assumption based on 30 dph
Site constraints:	No constraints identified.
Site selection adjustment:	None



Feedback was received on LSH-B which is within or near to this site. Refer to Appendix B1.4 for further details. 79

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Client	
Epping Forest	District Council
Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0313-B1	Rev 1
ARUF	Epping Forest District Council www.eppingforestdc.gov.uk
Sources: Esri, HERE, DeLorme, GeoBase, IGN, Kadaster NL, Or MapmyIndia, © OpenStreetMap	opyright and database right (2016) Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, N rdnance Survey, Esri Japan, METI, Esri China (Hong Kong), s contributors, and the GIS User Community Eye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, ar Community

MapmyIndia, © OpenStreetMap contributors, a Source: Esri, DigitalGlobe, GeoEye, Earthstar AeroGRID, IGN, and the GIS User Community



<u>Dwellings:</u> 79		Source: Esri, DigitalGidee, 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 does not exceed Impact Risk Zone consultation thresholds and is unlikely to result in any adverse effects.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is wholly within a Deciduous Woodland buffer zone and partially within a Coastal Floodplain Grazing 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	0	Site is located within the setting of a heritage asset and effects can be mitigated.	Within setting of Grade II* Listed Building and Lower Sheering Conservation Area – possible mitigation through appropriate layout, density, 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	(+)	Site is less than 1000m 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 adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (Lower Sheering).
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 Lower Sheering and given its scale is likely to have a negative affect on the rural character of the area. Development could constitute 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	0	Access to the site can be created within landholding adjacent to the highway.	Access can be achieved from Sawbridgeworth Road to the site.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Infilled Gravel Pit / Maltings / Infilled Pond / Landfill within 250m). Potential adverse impact could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	B595
			© Arup

	5
Site Reference:	SR-0313-C1
Parish:	Sheering
Size (ha):	6.13
Address:	Land East of Lower Sheering and to the rear of Sheering Lower Road, Harlow, Essex, CM21 9LG
Primary use:	Residential
Site notes:	Agricultural land
Baseline yield:	184 dwellings
Source for	Assumption based on 30 dph
baseline yield:	
Site constraints:	No constraints identified.
Site selection	None

Site selection None adjustment:

Community feedback: Dwellings:

Feedback was received on LSH-B which is within or near to this site. Refer to Appendix B1.4 for further details. 184

Lea Hertford Brent

Client	
Epping Forest	District Council
Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0313-C1	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, NR rdnance Survey, Esri Japan, METI, Esri China (Hong Kong), sw contributors, and the GIS User Community Eye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, esc Community

Source: Esri, DigitalGlobe, GeoEye, Earthstar AeroGRID, IGN, and the GIS User Community



Dwellings: 184		Source: Esri, DigitalGiobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community	
Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally 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	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 located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.	Site contains Grade II Listed Building (50 Sheering Lower Road). Impact on setting – possible mitigation by locating development away from Listed Building and appropriate layout/density/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 high or very high.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	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 (Lower Sheering).
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 Lower Sheering and given its scale is likely to have a negative affect on the rural character of the area. Development could constitute 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 Sheering Lower 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.	B596
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Client
Epping Fo
Job Title
Job Title Epping Fo
Epping Fo
Epping Fo Drawing Status Issue Drawing No
Epping Fo Drawing Status Issue
Epping Fo Drawing Status Issue Drawing No
Epping Fo Drawing Status Issue Drawing No

Hertford Brentwood

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0403-N	Rev 1
ARUI	D Epping Forest District Council

Sources: Est, HERE, DeLorme, Lintermap, Increment P Corp., GBCO, USGS, FAO, NPS, NRCAN, Geoßase, IGN, Kadaster NL, Ordnanett P Corp., GBCO, USGS, FAO, NPS, NRCAN, Geoßase, IGN, Kadaster NL, Ordnanet Survey, Est Japan, METI, Est China (Hong Kong), swisstopo, Mapmylindia, © OpenStreetMap, OpenStreetMap, and the GSI Set Community Source: Est, DigitalGiboe, GeoÇve, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRD, ICN, and the GSI Suet Community



Criteria	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	(-)	Site is adjacent to or contains Ancient Woodland but possible effects can be mitigated.	The site is almost entirely within Marsh Lane Wood Ancient Woodland. The site may directly affect all of the Ancier Woodland, but impacts may be mitigated against through considered masterplanning or compensation Woodland planting.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.	There are approximately 5 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	()	Features and species in the site unlikely to be retained and effects cannot be mitigated.	The site encompasses multiple areas of Deciduous Woodland and BAP priority habitat with no main feature, and an area of Wood Pasture and Parkland. The site is likely to directly affect the BAP priority habitats and effects may not be mitigable.	
1.6 Impact on Local Wildlife Sites	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	The site encompasses Pincey Brook Meadow LWS and is partially within its 250m buffer zone. 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 94% of the site is in Flood Zone 1. Higher Flood Risk Zones 2, 3a and 3b covering 6%, are located in the southern part of the site 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.	Adjacent to two Registered Park and Garden, contains Grade II* Durrington House and Grade II Listed Buildings to centre of site, and Grade II Listed Buildings to north. Potential harm to settings of all.	
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.	Most of the site is located in (very) high sensitivity Green Belt parcels which prevent sprawl of Harlow and merging with Sawbridgeworth. A small area makes less contribution but overall releasing the site is likely to harm the wider Green Belt purposes.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.		
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.		
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.		
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.		
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.		
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.		
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.		
3.8 Access to Strategic Road Network		Not applicable.		
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land 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 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.	Less than 1% of site is in HSE inner/middle zones, through southern part of the site. Due to large site size and small area affected impact is negligible and not considered a constraint. HSE guidance is advise against development for affected area.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.		
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	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 multiple points of access from Harlow Road and Sheering Lower Road. There is potential to provide further points of access from Harlow Road, Sheering Road and Sheering Lower Road.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Infilled Clay and Gravel Pits / Infilled Pond / Landfill Site within 250m / Farmyard). Potential adverse impact could be mitigated.	
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	B597	
			©/	

		Brod
Site Reference:	SR-0449	Hertf
Parish:	Sheering	5.4
Size (ha):	0.33	-
Address:	Bramleys land to the rear of Holmcroft, Chatfield House and Builders Yard, Sheering.	1A
Primary use:	Residential	eshur
Site notes:	Residential dwelling, amenity land and additional kept land.	2
Baseline yield:	10 dwellings	4
Source for baseline yield:	Assumption based on 30 dph	Client Epp
		Job Tit Epp
Site constraints:	Due to the shape of the site and the need for suitable amenity and turning space for each dwelling, it is considered a lower density yield would be more appropriate.	Drawir Issu
		Drawin
Site selection adjustment:	None	SR-0
Community feedback:	Feedback was received on SHE-C which is within or near to this site. Refer to Appendix B1.4 for further details.	© Conta Sources GeoBas Mapmyli Source:

Community feedback: Dwellings: <u>6</u>

Puver Lea Hertford eshu Brent

Epping Forest District Council Job Title Epping Forest District Local Plan Drawing Status Date March 2018 lssue Drawing No Issue Rev 2 SR-0449 ARUP 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.	The site is partly within a BAP priority habitats with no main feature buffer zone. The site may indirectly affect the BAP priority habitats. There may be effects from this impact, but mitigation can be implemented to address this.	
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.		
1.7 Flood risk	(++)	Site within Flood Zone 1.		
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on Registered Park and Garden, Grade I or Grade II* Listed Building due to distance, scale of site, 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	(+)	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 greenfield land adjacent to a settlement.	80% greenfield site, adjacent to an existing settlement (Sheering).	
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.	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)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.	The protected trees on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development	
6.4 Access to site	(+)	Suitable access to site already exists.	Access off The Street.	
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.	B598	

	-	12 C
Site Reference:	: SR-0472	Hertfo
Parish:	Sheering	5.0
Size (ha):	1.12	100
Address:	The Yard, to the rear of 16 Sheering Lower Road, Sawbridgeworth, Essex, CM21 9LF	
Primary use:	Residential	eshun
Site notes:	Residential and amenity land.	4-
		+
		Li
Baseline yield:	34 dwellings	
Source for	Assumption based on 30 dph	Client
baseline yield:		Eppi
		Job Titl
		Eppi
Site constraints:	None	Drawin
constraints.		Issu
		Drawing
Site selection	None	SR-0
adjustment:		Α.

Community feedback: Feedback was received on LSH-B which is within or near to this site. Refer to Appendix B1.4 for further details. <u>34</u>

Dwellings:

verlea òrc Brent

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0472	Rev 2
ARUI	Epping Forest District Council

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			A A A A A A A A A A A A A A A A A A A	
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	Ancient or Veteran trees are located within the site.		
1.4 Impact on Epping Forest Buffer Land	0	te 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 the Deciduous Woodland buffer zone. The site may indirectly affect the BAP 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 Registered Park and Garden, Scheduled Monument, Conservation Area, or Grade I Listed Building due to distance, scale of site, and existing buildings on site.	
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.		
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.		
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.		
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.		
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.		
3.3 Distance to employment locations	(+)	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 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.	90% greenfield site, adjacent to an existing settlement (Sawbridgeworth).	
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 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)	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 via residential property.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Piggeries). Potential adverse impact, but could be mitigated.	
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B599	
L		ļ	©Arup	

	5
Site Reference:	SR-0491
Parish:	Sheering
Size (ha):	1.12
Address:	Site adjacent to Willow House, The Street, Sheering, CM22 7LR
Primary use:	Residential
Site notes:	Residential
Baseline yield:	2 dwellings
basenne yielu.	
Source for	Indicated in Call for Sites (equivalent to 2 dph)
baseline yield:	
Site	Circa 40% reduction in capacity as some TPO coverage on site,
constraints:	however dwelling density so small quantity of dwellings would not be affected.
0.1	News
Site selection adjustment:	None
Community	The Council did not concult on a growth location which courses or in
feedback:	The Council did not consult on a growth location which covers or is near to this site.

Community feedback: Dwellings: <u>2</u>

Lea Hertford Bren

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

NPS, NRCAN Kong), swissto GIS Community ES/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.	The site encompasses Deciduous Woodland and a BAP priority habitat with no main features. The limited number of dwellings on the site mean that while it may directly affect all of the habitats, 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, Grade I or Grade II* Listed Building due to distance and scale 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 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	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.	70% greenfield site, adjacent to an existing settlement (Sheering).	
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.	Redevelopment is likely to enhance the character of the area subject to sensitive design reflecting adjacent 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)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.	The protected trees on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development	
6.4 Access to site	(+)	Suitable access to site already exists.	Access off The Street.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Filled Watercourse). Potential adverse impact, but could be mitigated.	
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.	B600	



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Report on Site Selection	Drawing No. EFDC-S2-0022-Rev2	Content Residential Sites for Stage 2 and Stage 6.2	Legend
ARUP	Date: March 2018	Assessment in Stapleford Abbotts Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community.	Residential sites as
Epping Forest District Council	Scale: 1:15,000 @A3	Contains Ordnance Survey & Royal Mail Data (c) Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016	This legend shows only key map symbology. A

Residential sites assessed at Stage 2 and Stage 6.2

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B601

This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.

	5
Site Reference:	SR-0025
Parish:	Stapleford Abbotts
Size (ha):	1.66
Address:	Brook Farm, Stapleford Road, Stapleford Abbotts, Essex
Primary use:	Residential
Site notes:	Dwelling and adjacent grazing land/paddock
Deceline stald.	Et duallings
Baseline yield:	51 dwenings
Source for	Indicated in Call for Sites (using 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:	51

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Job Title	
Epping Fores	t District Local Plan
Drawing Status	Date
lssue	March 2018
Drawing No	Issue
SR-0025	Rev 2
ARU	

Sources: Est, HERE, DeLome, Linetmap, Incement P Corp., EBBCO, USGS, FAO, NPS, NRCAN, Geoßase, IGN, Kadaster NL, Orthanes Survey, Est Japan, METT, Est China (Hong Kong), awisstopo, MapmyIndia, OpenStineetMap contributors, and the GIS Let Community Source: Est, DigitalGiobe, Geoéye, Esthistar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRD, ICN, and the GIS User Community

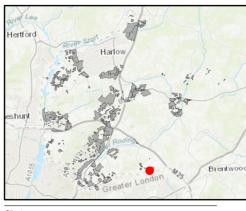


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1 InterfaceVor or defaultVor or defaultVor or defaultVOr or defaultVOr of defaultVOf defaultVVOf defaultVVV <th< td=""><td>Criteria</td><td></td><td>Score</td><td>Qualitative Assessment</td></th<>	Criteria		Score	Qualitative Assessment
Chance and even show and any set of a sector of a	1.1 Impact on Internationally Protected Sites	0		
La indica in source in the s	1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
Notice Viewer Viewer Constraint Co	1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
Interfact with solution of the second seco		0	No Ancient or Veteran trees are located within the site.	
Circle Control FranceCircl	1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
ControlControlControl127 Bod / ABit MBeneric for You / You12 Broad / ABit MBeneric for You / You12 Broad / ABit MBit MBit M12 Broad / ABit MBit MBit M13 Broad / BBit MBit MBit M14 Broad / BBit MBit MBit M15 Broad / BBit MBit MBit M12 Broad / BBit MBit MBit M13 Broad / BBit MBit MBit M14 Broad / BBit MBit MBit M15 Broad / BBit MBit MBit M16 Broad / BBit MBit MBit M17 Broad / BBit MBit MBit M18 Broad / BBit MBit MBit M19 Broad / BBit MBit MBit M19 Broad / BBit MBit MBit M19 Broad / BBit MBit M </td <td>1.5 Impact on BAP Priority Species or Habitats</td> <td>0</td> <td>No effect as features and species could be retained or due to distance of BAP priority habitats from site.</td> <td>The site is within the buffer zone for Deciduous Woodland. The site may indirectly affect the habitat, but mitigation can be implemented to address this.</td>	1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is within the buffer zone for Deciduous Woodland. The site may indirectly affect the habitat, but mitigation can be implemented to address this.
1 / Kann1 / Kann1 / Kannon1 / Kannon<	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.	
HammanDComparison10 marked interaction0Restand interaction of press a starting frame and using a rest of press of the first oblishing10 marked in a starting frame and the press of the first oblishingRestand interaction of press of the first oblishing11 marked in a starting frame and the press of the first oblishingRestand interaction of press of the first oblishing12 first of a marked interaction of press of the first oblishingRestand interaction of press of the first oblishing12 first of a marked interaction of the first oblishingRestand interaction of the first oblishing12 first of a marked interaction of the first oblishingRestand interaction of the first oblishing12 first of a marked interaction of the first oblishingRestand interaction of the first oblishing12 first of a marked interaction of the first oblishingRestand interaction of the first oblishing13 first of a marked interaction of the first oblishingRestand interaction of the first oblishing14 first of a marked interaction of the first oblishingRestand interaction of the first oblishing15 first of a marked interaction of the first oblishingRestand interaction of the first oblishing16 first of a marked interaction of the first oblishingRestand interaction of the first oblishing17 first of a marked interaction of the first oblishingRestand interaction of the first oblishing18 first of a marked interaction of the first oblishingRestand interaction of the first oblishing19 first of a marked interaction of the first oblishingRestand interaction of the first oblig oblishing19 first of a marked inte	1.7 Flood risk	(++)	Site within Flood Zone 1.	
LinkingImage of an early dependence is a read of presenge of the optionImage of an early of the option of the option11 heigh of an earlyImage of an early of the option of the opti	1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
1 study11 <td>1.8b Impact on archaeology</td> <td>0</td> <td></td> <td></td>	1.8b Impact on archaeology	0		
11 Indiana Sudian Sudian 110 Nay Ng. 11 Databases the massed makes table status 00 Re more thank dotted in on the massed of an table status. 12 Databases the researd makes table status 00 Re more thank dotted in on the massed of a table status. 13 Databases the researd makes table status. 00 Re more thank dotted in on the massed of a table status. 13 Databases the researd makes table status. 00 Re more thank dotted in on the massed of a table status. 14 Databases the researd makes table status. 00 Re more thank dotted in the massed of a table status. 14 Databases the researd makes table status. 00 Re more thank dotted in the massed of a table status. 15 Databases the researd makes table status. 00 Re more thank dotted in the massed of mages. 15 Databases the researd for furghermany status. 00 Re more thank dotted in the massed of mages. 16 Databases the researd for furghermany status. 00 Re more thank dotted in the massed of mages. 17 Databases the researd for furghermany status. 00 Re more thank dotted in the massed of mages. 17 Database the researd for furghermany status. 00 Researd makes at the massed table status. 18 Databases the researd for furghermany status. 00 Restatus at the massed table	1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
I Destinue is the interest latered is an interest laterest laterest laterest latered is an interest latere	2.1 Level of harm to Green Belt	()		
12 Latinities in only bypert (coators (1) Extreme to an applypert (coators (2) 33 Datations to only bypert (coators (4) Site is now than 4000m from the nearest (texn, large village or small village). Image: Coators 34 Datations to local intervilles (4) Site is now than 4000m from the nearest (texn, large village or small village). Image: Coators 35 Datations to local intervilles (4) Site is now than 4000m from the nearest (texn, large village or small village). Image: Coators 36 Datations to local intervilles (4) Site is now than 4000m from the nearest (CP aught). Image: Coators 31 Datations to nonserville di support (4) Site is now than 4000m from the nearest (CP aught). Image: Coators 31 Datations to nonserville di support (4) Site is now than 4000m from the nearest (CP aught). Image: Coators 34 Datations to nonserville di support (4) Site is now than 4000m from the nearest (CP aught). Image: Coators 34 Datations to nonserville di support (4) Relefoned of the table is generated CP aught). Image: Coators 34 Datations to nonserville di support (4) Relefoned of the table and most waterial egicultural land (grobe) 1-3). Image: Coators 34 Datations to nostrel support support (4)	3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
12.1 Scalarity of entry private classify 10 International state of entry state e	3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.1 Decidence to nearest infratigenerative served (n) Site is the the nearest infratigenerative school. 3.5 Defaution to nearest infratigenerative school (n) Site is the the nearest infratigenerative school. 3.6 Defaution to nearest infratigenerative school (n) Site is more than 4000m from the nearest infratigenerative school. 3.7 Defaution to nearest if wording school (n) Site is more than 4000m from the nearest GP surgery. Inclusion 3.8 Access to Site Site Site Site Site Site Site Site	3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.	
3 5 Detailed or Interset interprinting vector (r) (r) (r) (r) 3 6 Detailed or Interset interprinting vector (r) Site is more than 4000m from the nearest secondary school. (r) 3 7 Detailed or Interset interprinting vector (r) Site is more than 4000m from the nearest GP suggey. (r) 3 8 Detailed or Interset interprinting vector (r) Site is more than 4000m from the nearest QP suggey. (r) 3 8 Detailed or Interset interprinting vector (r) Not applicable. (r) Not applicable. 4 1 Boomfold and Greenfold Land (r) Majority of the site word involve the loss of the best and nost vensitile agricultural land (grades 1-5). (r) 4 3 Capacity to improve access to open space. 0 Development of the like word involve the loss of public open space. (r) 5 1 Landwoope sets/by 0 Development of the like word in an area of bit indicape sets/by - characteristics of the landscape area bits to commodate development and the proposital are for higher during between the matcher indicated and from the existing settlement character. Registro infraordee and the proposital are for higher during between the matcher indicated and from the existing settlement character. 5 2 Settlement character is ensitily to infraor the existing settlement character. Registro infraordee and pipelines. (r) 6 1 Topography const	3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.	
1.5 Unstance in the set is secondary settion (1) Income in the set is secondary settion 1.7 Defance to nearest GP surgery (c) Site in one than 4000m from the nearest GP surgery. Income in the setting setting is setting in the set is set in the set is setting setting is setting in the set is set in the set in the set is set in the set is set in the set is set in the set is set in the set in the set in the set in the set is set in the set in t	3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
11 Description of interest of earling of the stress of earling of	3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.	
3.6 Addees to binargin Road NetWork Image: Control State of Co	3.7 Distance to nearest GP surgery	(-)	Site is more than 4000m from the nearest GP surgery.	
1.1 Biolonization and object field of the site would involve the loss of the best and most versatile agricultural land Control 4.2 impact on agricultural land Control Development of the site would involve the loss of public open space. 4.3 Capacity to improve access to open space 0 Development unlikely to involve the loss of public open space. 5.1 Landscape sensitivity 0 Site fails within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development. 5.2 Settlement character sensitivity 0/0 Development could deract from the existing settlement character. Site is on the edge of the existing settlement and the proposals are for higher density development is likely to affect the predominantly ural character of the area. 6.1 Topography constraints 0/0 Topographical constraints exist in the site but potential for mitigation. Image: Constraint exist in the site. 6.2 Distance to power lines 0/0 Res or out poes any constraint to the site. Image: Constraint exist in 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 (m) Suble access to site already exists. Existing access of Stapieford Road. 6.5 Contamination constraints 0/0 No contamination site oxist ded	3.8 Access to Strategic Road Network		Not applicable.	
12 match or agricultual and CP 4.3 Capacity to improve access to open space 0 Development unlikely to involve the loss of public open space. 5.1 Landscape sensitivity 0 Site fails 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 (e) Development could detract from the existing settlement character. 5.1 Topography constraints (e) Topographical constraints exist in the site but potential for mitigation. 8.1 Topography constraints (e) Topographical constraints to the site. 8.2 Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose a constraint to the site. 8.2 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. 8.4 Access to site (e) Suitable access to site already exists. Existing access off Stapleford Road. 8.5 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 not within or adjacent to an existing settlement.
1.3. Capacity to improve access to open space 0 International internation internatinternatintereconal international international interna	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 Editoscape seristivity 0 development without significant character change. 5.2 Settlement character sensitivity (c) Development could detract from the existing settlement character. 5.2 Settlement character sensitivity (c) Development could detract from the existing settlement character. 6.1 Topography constraints (c) Topographical constraints exist in the site but potential for mitigation. 6.2 a Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose any constraint to the site. 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 (+) Sutable access to site already exists. Existing access of Stapleford 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.	
0.4 Setuentient Character sensitivity (r) Interpretation of the sensitivity (r) 0.4 Setuentient Character sensitivity (r) Topographical constraints exist in the site but potential for mitigation. neighbouring developments. Therefore, development is likely to affect the predominantly rural character of the area. 6.1 Topography constraints (r) Topographical constraints exist in the site but potential for mitigation. Interpretation of the site. 6.2a Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose a constraint to the site. Interpretation of the site. 6.2b Distance to power lines 0 Power lines do not pose a constraint to the site. Interpretation 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 off Stapleford Road. 6.4 Access to site (+) Suitable access to site already exists. Existing access off Stapleford Road. 6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified.	5.1 Landscape sensitivity	0		
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6.28 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. Existing access off Stapleford Road. 6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified.	6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
0.20 Distance to power lines 0 Image: constrained to power lines 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. 6.4 Access to site (+) Suitable access to site already exists. Existing access off Stapleford 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 (TPO) 0 adjacent to the site. 6.4 Access to site (+) Suitable access to site already exists. Existing access off Stapleford 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.	
0.4 Access to site (*) 6.5 Contamination constraints 0 0 No contamination issues identified on site to date. 0 Area around the site expected to be uncongested at peak time.	6.3 Impact on Tree Preservation Order (TPO)	0		
b. S 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.	Existing access off Stapleford Road.
6.6 Traffic impact 0 Area around the site expected to be uncongested at peak time. B602	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.	B602

		North Contraction
Site Reference:	SR-0047	Hertfor
Parish:	Stapleford Abbotts	
Size (ha):	2.09	1
Address:	Land to East of Oak Hill Road, Stapleford Abbotts, Romford, Essex, RM4 1JH	
Primary use:	Residential	eshunt
Site notes:	Part of agricultural field	4-1
Baseline yield:	64 dwellings	Afree
Source for	Assumption based on 30 dph	Client
baseline yield:		Eppir
		Job Title
		Eppir
Site	None	Drawing
constraints:		lssue
		Drawing
Site selection	None	SR-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:	<u>64</u>



Job Title		
Epping Forest Dis	strict Local Plan	
Drawing Status	Date	
lssue	March 2018	
Drawing No	Issue	
SR-0047	Rev 2	

Sources: Earl, HERE, DeLome, 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 OpenStreetMap contributors, and the GIS User Community Source: Earl, DigitalGiobe, Geolye, Earlthastr Geographics, CNES/Airbus DS, USDA, USDS, ArroGribt), 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 is partially within a small area of BAP priority habitat with no main features, and adjacent to an area of Deciduous Woodland. The site is likely to directly impact the habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be 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	(-)	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	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	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 and the proposals are for higher density development than the neighbouring developments. Therefore, development is likely to affect the predominantly rural character of the area.
6.1 Topography constraints	()	Topographical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines	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 North 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.	B603

	-
Site Reference:	SR-0223
Parish:	Stapleford Abbotts
Size (ha):	0.80
Address:	Stapleford Farm, Oak Hill Road, Stapleford Abbotts, Essex, RM4 1EH
Primary use: Site notes:	Residential
Baseline yield:	25 dwellings
Source for baseline yield:	Assumption based on 30 dph
Site constraints:	100% of the site is covered by SR-0488 (52 dwellings) and as such the yield is zero to ensure no double counting.
Site selection adjustment:	Full capacity reinstated for site selection assessment (overlapping site).
Community	The Council did not consult on a growth location which covers or is

feedback:	ne
Dwellings:	<u>2</u>

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

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Date
March 2018
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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.	
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	(-)	Site is more than 4000m from the nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(-)	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 (Stapleford Abbotts).
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site is on the edge of the existing settlement 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	0	Access to the site can be created within landholding adjacent to the highway.	Access can be achieved off Stapleford Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Farmyard / Car breakers and Car Repair Yard). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B604
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Site Reference:	SR-0242-N
Parish:	Stapleford Abbotts
Size (ha):	2.48
Address:	Land at Oak Hill Road, Stapleford Abbotts, Essex, RM4 1JH

Primary use:ResidentialSite notes:Grazing land

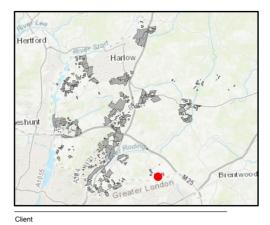
Baseline yield: 22 dwellings

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:22



Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0242-N	Rev 1
ARUF	
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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 does not exceed Impact Risk Zone consultation thresholds and is unlikely to result in any adverse effects.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	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 south-east corner 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 wholly within Deciduous Woodland and 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.	
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	(-)	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 adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (Stapleford Abbotts).
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 the site may impact on low density village character of surrounding development. Low density development would be required to mitigate impact.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	0	Access to the site can be created within landholding adjacent to the highway.	Access could be achieved from Oak Hill 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.	B605
		•	© Arut

Site Reference:	SR-0243
Parish:	Stapleford Abbotts
Size (ha):	0.71
Address:	Two Acres, Tysea Hill, Stapleford Abbotts, Romford, Essex, RM4

Primary use: Residential Site notes:

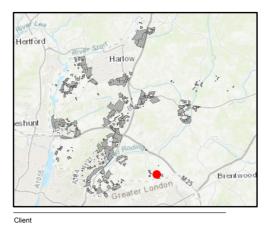
Baseline yield: 9 dwellings

Source for Indicated in Call for Sites baseline yield:

Site None constraints:

Site selection None adjustment:

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



Epping Forest D	istrict Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0243	Rev 2

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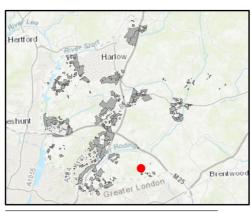


13 Stratucereferreferreferrefer14 impact on Local Weltes Stats0Refer and refer as years source for tables and years source for tables of out to datations of t	<u></u>			A REAL PROPERTY AND A REAL
Linear decisional operational operatio	Criteria		Score	Qualitative Assessment
International sections of the section of th	1.1 Impact on Internationally Protected Sites	0		
LinktureLowComparisonCompar	1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
Number SchedursCC1 House of sequence sequence C House of Sequence <td>1.3a Impact on Ancient Woodland</td> <td>0</td> <td>Site is not located within or adjacent to Ancient Woodland.</td> <td></td>	1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
International Lange and any set of a second secon		0	No Ancient or Veteran trees are located within the site.	
Linking with with solution solutionMathematical and solution in a solution of the sol	1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
11 Interaction and any or any of a second	1.5 Impact on BAP Priority Species or Habitats	()	Features and species in the site unlikely to be retained and effects cannot be mitigated.	The site encompasses the whole of a Traditional Orchard habitat. The site is likely to directly impact the habitat, and effects may not be mitigable.
I Notion Inclusion Inclusion 1 Inclusion 00 Inclusion of the one one of the one of the one of the one of the one one 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.	
HammanDImage of the second of the seco	1.7 Flood risk	(++)	Site within Flood Zone 1.	
Latimate of source(s) V Lation as a call of processing data of a fact	1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
1 student0111<	1.8b Impact on archaeology	0	unknown as a result of previous lack of investigation.	
21 Control time Control PC Wy Fig. 11 Dataces in the Names calculate statut PL PL is now than 4000m form the neerest all or Ale statut. 12 Detrive in neerest back statut PL PL is now than 4000m form the neerest all or Ale statut. 13 Detrive in neerest back statut PL PL is now than 4000m form the neerest all or Ale statut. 13 Detrive in neerest back statut. PL PL is now than 4000m form the neerest back statut. 14 Detrive in neerest hand statut in the present of all statut in the neerest back statut. PL 14 Detrive in neerest hand statut in the neerest back statut. PL 15 Detrive in neerest hand statut in the neerest back statut. PL 15 Detrive in neerest hand statut in the neerest back statut. PL 15 Detrive in neerest hand statut in the neerest back statut. PL 16 Detrive in neerest statut in the neerest informer the neerest informer the neerest informer the neerest informer the neerest informer. PL 17 Detrive in neerest hand statut in the neerest informer the neerest inf	1.9 Impact of air quality	0		
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3.1 domain 10 Intervent to a single 0 3.2 domain 10 bit more than 2400m from the nearest local logic of shall shipping of	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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3.4 Learning to both any methods (e) International (final data data data data data data data da	3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.	
3.5 Description for informational informa	3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.	
3 b Ustablick to Materiest stochardly official (c) If an unit of the address stochardly official 3 7. Distance to nearest GP augery (c) Site in one than 4000m from the nearest GP augery. If an unit of the address stochardly official 3 8. Access to Strategic Road Network Vol Not applicable. 100% greenfield alle, adjacent to an excling settlement (Stapleford Abdotts). 4.1 Brownfield and Greenfield Land (c) Montry of the able is greenfield land adjacent to a settlement. 100% greenfield alle, adjacent to an excling settlement (Stapleford Abdotts). 4.2 Impact on agricultural land (c) Development to the lass of public open space. Image: Constraints 6.1 Landscope sensitivity 0 Set fails within an area of ow landscape sensitivity - characteristics of the landscape analytic or diversity affect the wither landscape character. 5.2 Settlement character sensitivity 0 Set fails within an area of ow landscape sensitivity - characteristics of the landscape analytic or diversity affect the wither landscape character. 5.2 Settlement character is sensitivity 0 Development to unitikely to haracter is unitikely to adversity affect the datacter. 6.1 Topographical constraints exit in the site top oper lands 100 Development to unitikely to adversity affect the advacter of the anal. 6.2 Distance to pase and pipelines 0 Recess to alife and pipelines don	3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.1 Obtained to the states of state	3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.	
3.6 Actions to Stranger Road retwork Fig. Excert and adjusted in adjusted in adjusted to a settlement. 100% greenfield site, adjustent to an existing settlement (Stapleford Abbots). 4.1 Brownfield and Greenfield Land (c) Meinly of the site is greenfield land adjustent to a settlement. 100% greenfield site, adjustent to an existing settlement (Stapleford Abbots). 4.3 Capacity to improve access to open space 0 Development unikely to involve the loss of public open space. Extended site, adjustent to and existing adfect the multicely to adversely affect the wider landscape character. 5.1 Landscape sensitivity 0 Ske fails within an area of low tandscape sensitivity - characteristics of the landscape are able to accommodate development is unikely to adversely affect the wider landscape character. 6.2 Settlement character sensitivity 0 Development sunikely to adversely affect the wider landscape character. 6.1 Topography constraints 0 Development is unikely to have an effect on settlement character. Low density development is proceed which reflects the character of the area. Therefore, development is not likely have an impact on the character of the area. 6.1 Topography constraints 0 Ges or of pole and constraints to the site. Interfact or the site. 6.2 Dutance to power lines 0 Ges or of pole a constraint to the site. Interfact or the site. 6.3 Impact on Tree Preservation Order (TPO) <t< td=""><td>3.7 Distance to nearest GP surgery</td><td>(-)</td><td>Site is more than 4000m from the nearest GP surgery.</td><td></td></t<>	3.7 Distance to nearest GP surgery	(-)	Site is more than 4000m from the nearest GP surgery.	
1: Dominant and orderentiated called Col Performent of the set and most versatille agricultural land (grades 1-3). 4: 2 impact on agricultural land Col Development of the set and most versatille agricultural land (grades 1-3). 4: 3 Gapacity to improve access to open space 0 Development unlikely to involve the loss of public open space. 5: 1 Landscape sensitivity 0 Stef falls within an area of tow landscape sensitivity - characteristics of the landscape are able to accommodate development is unlikely to adversely affect the wider landscape character. 5: 2 Settlement character sensitivity 0 Development is unlikely to have an effect on settlement character. Low density development is proposed which reflects the character of the area. Therefore, development is notikely have an effect on settlement character. 6: 1 Topography constraints 6(-) Topographical constraints exist in the site but potential for mitigation. Low density development is proposed which reflects the character of the area. 6: 2 Distance to gas and oil pipelines 0 Ges or oil pipelines do not pose any constraint to the site. Image: Col	3.8 Access to Strategic Road Network		Not applicable.	
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**3.3 Capacity to improve access to open space 0 Site fails within an area of low landscape sensitivity - characterisitics of the landscape are able to accommodate development without significant character change. Development is unlikely to adversely affect the wider landscape character. 5.2 Settlement character sensitivity 0 Development is unlikely to have an effect on settlement character. Low density development is proposed which reflects the character of the area. Therefore, development is not likely have an impact on the character of the area. 6.1 Topography constraints (+) Topographical constraints exist in the site but potential for mitigation. Low density development is proposed which reflects the character of the area. 6.2 Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose any constraint to the site. Image: Constraints 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. Existing access of Tysea Hill. 6.4 Access to site (+) Sulable access to site already exists. Existing access of Tysea Hill. 6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential 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 Editocupe Seristivity 0 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 (e) Topographical constraints exist in the site but potential for mitigation. 6.1 Topography constraints (f) 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 of Tysea Hill. 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.	
b.2. Settlement character sensitivity 0 1 have an impact on the character of the area. have an impact on the character of the area. have an impact on the character of the area. 1 6.1 Topography constraints (+) Topographical constraints exist in the site but potential for mitigation. 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. Existing access off Tysea Hill. 6.4 Access to site (+) Suitable access to site already exists. Existing access off Tysea Hill. 6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified. 6.4 Access to site Site below site size threshold where it would be expected to significantly affect congestion. No potential contamination identified.	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.	Development is unlikely to adversely affect the wider landscape character.
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.	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.
6.28 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. Existing access off Tysea Hill. 6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified. 6.4 Access to site 0 Site below site size threshold where it would be expected to significantly affect congestion. No potential contamination identified.	6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
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6.3 Impact on the Preservation Order (TPO) 0 adjacent to the site. 6.4 Access to site (+) Suitable access to site already exists. Existing access off Tysea Hill. 6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified. 6.6 Exception impact Site below site size threshold where it would be expected to significantly affect congestion. Existing access off Tysea Hill.	6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
0.4 Access to site (1) 6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified. 6.6 Exception impact Site below site size threshold where it would be expected to significantly affect congestion.	6.3 Impact on Tree Preservation Order (TPO)	0		
b.5 Contamination constraints 0 c.5 Contamination constraints 0 Stepsilon 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 off Tysea Hill.
	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.	B606

	······	RUNG
Site Reference:	SR-0256	Hertfo
Parish:	Stapleford Abbotts	5.4
Size (ha):	4.69	1
Address:	Land at Mitchells Farm, Stapleford Abbotts, Romford, RM4 1EJ	
Primary use: Site notes:	Residential	eshun
		2
Baseline yield:	112 dwellings and 3,700 sqm commercial	
Source for baseline yield:	Assumption based on 80:20 housing to employment 30 dph and 0.4 plot ratio for commercial	Client Eppi
		Job Titl Eppi
Site	None	Drawing
constraints:		Issue
		Drawing
Site selection	None	SR-0
adjustment:		Α
-		

Community	The
feedback:	nea
Dwellings:	<u>112</u>

The Council did not consult on a growth location which covers or is near to this site. **112**



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<u>Dwennigs.</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 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 within the buffer zones for Deciduous Woodland and Traditional Orchard habitats. The site may indirectly affect the habitats, but mitigation can be implemented to address this.	
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.		
1.7 Flood risk	(++)	Site within Flood Zone 1.		
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 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	(+)	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 that is neither within nor adjacent to a settlement.	80% 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	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.		
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site is on the edge of the existing settlement and the proposals are for higher density development than the neighbouring developments. Therefore, development is likely to affect the predominantly rural character of the area.	
6.1 Topography constraints	(-)	Topographical constraints 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 Stapleford Road.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (farm). Potential adverse impact that could be mitigated.	
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B607	
			• © Arup	

	,	ton 1
Site Reference:	SR-0437	Hertf
Parish:	Stapleford Abbotts	5.4
Size (ha):	0.52	
Address:	Land adjoining 3 and 4 Kensington Park, Stapleford Abbotts, RM4 1AF	
Primary use:	Residential	eshu
Site notes:	Open space at the end of a housing development bordering the amenity space of two dwellings and a turning head.	H
		ZI
Baseline yield:	Up to 5 dwellings	
Source for baseline yield:	Indicated in Call for Sites (equivalent to 10 dph)	Client Epp
basenne yielu.		Job Ti
		Epp
Site constraints:	None	Drawi
constraints:		lssu
		Drawir
Site selection	None	SR-
adjustment:		Α

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

Hertford Hertford eshunt Screater London Brentwood

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0437	Rev 2
ARUI	Epping Forest District Council

Sources: Est, HEFE, DeLorme, Intermap, Increment P Conp, GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Madaterin LU, Orthance Survey Est Japan, METI, Est Orbina (Hong Kong), swisstopo, MapmyIndia, & OpenStreeMap contributors, and the GIS User Community Source: Esti, IglialGlobe, GeoSye, Earthstar Geographics, CNES/Alribus 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 Deciduous Woodland habitat, and is within the relevant buffer zone and the Traditional Orchard buffer zone. The site may indirectly affect the habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be 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	(-)	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 (Bournebridge).
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 semi-rural character of the area. Therefore, development is not likely to have an impact on the 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 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.	Access from Kensington Park but road would need upgrading.
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.	B608

Site Reference:	SR-0452
Parish:	Stapleford Abbotts
Size (ha):	1.42
Address:	Formerly known as 'Star Farm', Oak Hill Road

Primary use:ResidentialSite notes:Agricultural grazing land.

Baseline yield: 20-30 dwellings

Source for Indicated in Call for Sites (equivalent to 14-21 dph) baseline yield:

Site Circa 20% reduction as clusters of TPOs on 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.Dwellings:24

Hertford Brenkwood

Job Title	
Epping Fores	t District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0452	Rev 2
ARU	

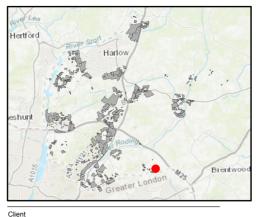
Client



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 Deciduous Woodland. The site may indirectly affect the habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	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	(-)	Site is more than 4000m from the nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(-)	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 (Stapleford Abbotts).
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.	Site is existing agricultural grazing land along Oak Hill Road. Development could contribute positively to settlement character by improving street scene.
6.1 Topography constraints	()	Topographical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.	The protected trees on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development
6.4 Access to site	(+)	Suitable access to site already exists.	Access off Oak Hill 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.	B609
	I	1	© Arup

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Site Reference:	SR-0465	He
Parish:	Stapleford Abbotts	1
Size (ha):	11.82	
Address:	Asheton Farm, Tysea Hill, Stapleford Abbotts, Essex, RM4 1JU	-
Primary use:	Residential	esh
Site notes:	Business centre and agricultural land.	-
		-
		Y
		4
Baseline yield:	25 dwellings or 44,000 sqm of employment.	1
Source for	Housing indicated in Call for Sites, at 30 dwellings per hectare this	Clie
baseline yield:	equates to 0.83 hectares of the site. The remaining 11 hectares is employment based on 0.4 plot ratio.	Ep
		Job
_		Ер
Site constraints:	None	Dra
constraints.		lss
		Drav
Site selection	None	SR
adjustment:		
		P

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



Epping Forest District Council			
Job Title			
Epping Forest District Local Plan			
Drawing Status	Date		
Issue	March 2018		
Drawing No	Issue		
SR-0465	Rev 2		
ARUI	P Epping Forest District Council		
Sources: Esri, HERE, DeLorn	n copyright and database right (2016) ne, Intermap, increment P Corp., GEBCO, USGS, FAO, NP		

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



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 partially within the relevant 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 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 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 more than a 1000m from a bus stop.	
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	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 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 that is neither within nor adjacent to a settlement.	90% greenfield site, 500m from an existing settlement (Stapleford Abbotts).
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 within a very low density settlement and the proposed number of houses is at a higher density 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	(-)	Gas or oil pipelines may constrain part of the site but there is potential for mitigation.	Some 5% of the site in the eastern corner is affected by the BPA oil pipeline. Due to the large site size and location of the affected area mitigation is possible and the risk area can be avoided through layout planning.
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 Tysea Hill.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Farm). Potential adverse impact, but could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B610
			© Arup

Community feedback:

Dwellings:

	-	200
Site Reference:	SR-0488	He
Parish:	Stapleford Abbotts	15
Size (ha):	1.72	
Address:	Stapleford Farm, Oak Hill Road, Stapleford Abbotts, Essex, RM4 1EH	
Primary use:	Residential	est
Site notes:	None	~
		4
		X
Baseline yield:	52 dwellings	1
Source for	Assumption based on 30 dph	Clie
baseline yield:		Ep
		Job
		Ep
Site constraints:	None	Dra
constraints.		ls
		Dra
Site selection	None	SF
adjustment:		4

	AR
The Council did not consult on a growth location which covers or is near to this site.	© Contains OS da Sources: Esri, HE GeoBase, IGN, K MapmyIndia, © O
<u>52</u>	Source: Esri, Digi AeroGRID, IGN, a

Client

Epping Forest	Epping Forest District Council				
Job Title					
Epping Forest	Epping Forest District Local Plan				
Drawing Status	Date				
lssue	March 2018				
Drawing No	Issue				
SR-0488	Rev 2				
	Pyright and database right (2016) Intermap, increment P Corp., GEBCO, USGS, FAO, NPS				

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., CBBO, USGS, FAO, NPS, NRCAN, GeoBae, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swissbopo, Mapmi/cita, 6º OpenStreitMaps contributors, and the GIS User Community Source: Esri, DigitalGiobe, GeoEye, Earthatar Geographics, CMESIAirbus DS, USDA, USGS, ArcoGhD, IGN, and the GIS User Community

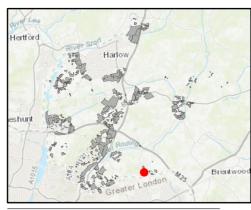


Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there 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.	
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	(-)	Site is more than 4000m from the nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(-)	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 (Stapleford Abbotts).
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site is on the edge of the existing settlement 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.	Access off Stapleford Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Breakers Yard). Potential adverse impact, but could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B611
		1	Au O Au

onto ountar		River
Site Reference:	SR-0499	Hertf
Parish:	Stapleford Abbotts	
Size (ha):	4.09	100
Address:	Maybrand Farm, Bournebridge Lane, Stapleford Abbotts, Essex, RM4 1LT	
Primary use:	Residential	eshur
Site notes:	One dwelling, chalets, various outbuildings and redundant buildings, car parking, hard standing, storage containers, commercial fishing lakes, sporting and camping facilities.	2
Baseline yield:	40 - 60 dwellings or 8,828 sqm of employment.	
Source for baseline yield:	Housing indicated in Call for Sites, if delivered at 30 dph equates to 2 hectares of site. Employment based on 0.4 plot ratio for the remaining 2.07 hectares.	Client Epp Job Tit
		Ерр
Site	None	Drawin
constraints:		lssu
		Drawin
Site selection	None	SR-0
adjustment:		Α
Community	The Osuaril did not consult on a month location which course on it	© Conta

feedback:	ne
Dwellings:	60

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



Job Title	
Epping Fores	t District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0499	Rev 2
ARUI	P Epping Forest District Council

Sources: Earl, HERE, DeLorme, Intermay, Increment P. Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeraBase, IGN, Kadaster, NL, Orthanno, Survey, Earl Japan, MET, Earl China (Hong Kong), swisstopo, MagmyIndia, © OpenStreeMap contributors, and the GIS User Community Source: Earl, Digitalcible, Geogreye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

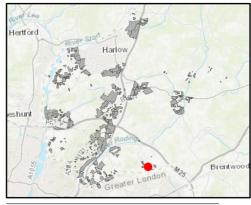


<u>Dwellings: 60</u>		AeroGRID, IGN, and the GIS User Community	
Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally 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.	The site is partially within the buffer zone for Deciduous Woodland. The site may indirectly affect the habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	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	(-)	Site is more than 4000m from the nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(-)	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.	90% greenfield site, adjacent to an existing settlement (Bournebridge).
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site is on the edge of the existing settlement and the proposals are for higher density development than the neighbouring developments. Therefore, development is likely to affect the 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 Bournebridge Lane.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Farm/Yard). Potential adverse impact, but could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B612
			aru QurA ©

	5	En.
Site Reference:	SR-0873	He
Parish:	Stapleford Abbotts	15
Size (ha):	0.57	1
Address:	Rear of Mountford & Bishops Bron, Oak Hill Road, Stapleford Abbotts, Romford, Essex, RM4 1JL	1.110
Primary use:	Residential	es
Site notes:	Car park and green open space to the rear of the Royal Oak Pub	7
		Z
Baseline yield:	14 dwellings	1
Source for	Indicated in planning application (equivalent to 25 dph)	Clie
baseline yield:		Ep
		Job
		Εļ
Site constraints:	None	Dra
constraints.		ls
		Dra
Site selection	None	SF

adjustment:

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



Epping Forest	t District Council
Job Title	
Epping Forest	t District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0873	Rev 2
ARUI	P Epping Forest District Council
Sources: Esri, HERE, DeLorn	copyright and database right (2016) ne, Intermap, increment P Corp., GEBCO, USGS, FAO, NP

Sources: Est, HERE, DeLorme, Internap, Increment P.Corp, GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadatatre NL, Orthance Survey, Everi Japan, MeTI, Est China (Hong Kong), swisstopo, MapmyIndia, & OpenStreelMap contributors, and the GIS User Community Source: Est, Upgilaticidote, GeoSye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is adjacent to a Deciduous Woodland habitat, and is within the relevant buffer zone and the Traditional Orchard buffer zone. The site may indirectly affect the habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be 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	(-)	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 (Bournebridge).
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	No public open space is located in the site area. Development will not involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.	Part of the site is a car park close to Oak Hill Road surrounded by housing. It 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	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Garages). 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.	B613

		Rolling
Site Reference:	SR-0881	Hertford
Parish:	Stapleford Abbotts	17
Size (ha):	0.33	12
Address:	Land to the Rear of Briar Mount, Tysea Hill, Stapleford Abbotts, Romford, Essex, RM4 1JP	
Primary use:	Residential	eshunt
Site notes:	One residential dwelling and garden	4-47
Baseline yield:	4 dwellings	A1055
		Client
Source for baseline yield:	Indicated in Request for Pre-Application Planning Advice form (equivalent to 12 dph)	Epping F
		Job Title
		Epping I
Site constraints:	None	Drawing Statu
constraints.		Issue
		Drawing No
Site selection	None	SR-0881
adjustment:		AR

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

Dwellings:

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Epping Forest District Council
District Council

, NPS, NRCA Kong), swiss GIS Ma So us DS, USDA, USGS



Criteria		0	
		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 Deciduous Woodland buffer zone and the Traditional Orchard buffer zone. The site may indirectly affect the habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt		Site is within Green Belt, where the level of harm caused by release of the land for development would be 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	(-)	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 (Bournebridge).
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.	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)	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 (Piggeries). 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.	B614

	,	PU.
Site Reference:	SR-0882	Hertford
Parish:	Stapleford Abbotts	
Size (ha):	0.57	12
Address:	The Oaks, Oak Hill Road, Stapleford Abbotts, Romford, Essex, RM4 1JL	
Primary use:	Residential	eshunt
Site notes:	One residential dwelling and garden	T-J
Baseline yield:	7 dwellings	Aross
Source for	Indicated in Request for Pre-Application Planning Advice form	Client
baseline yield:	(equivalent to 12 dph)	Epping
		Job Title
		Epping
Site constraints:	None	Drawing Stat
constraints.		Issue
		Drawing No
Site selection	None	SR-0882
adjustment:		ΔR

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

Hertford Breater London

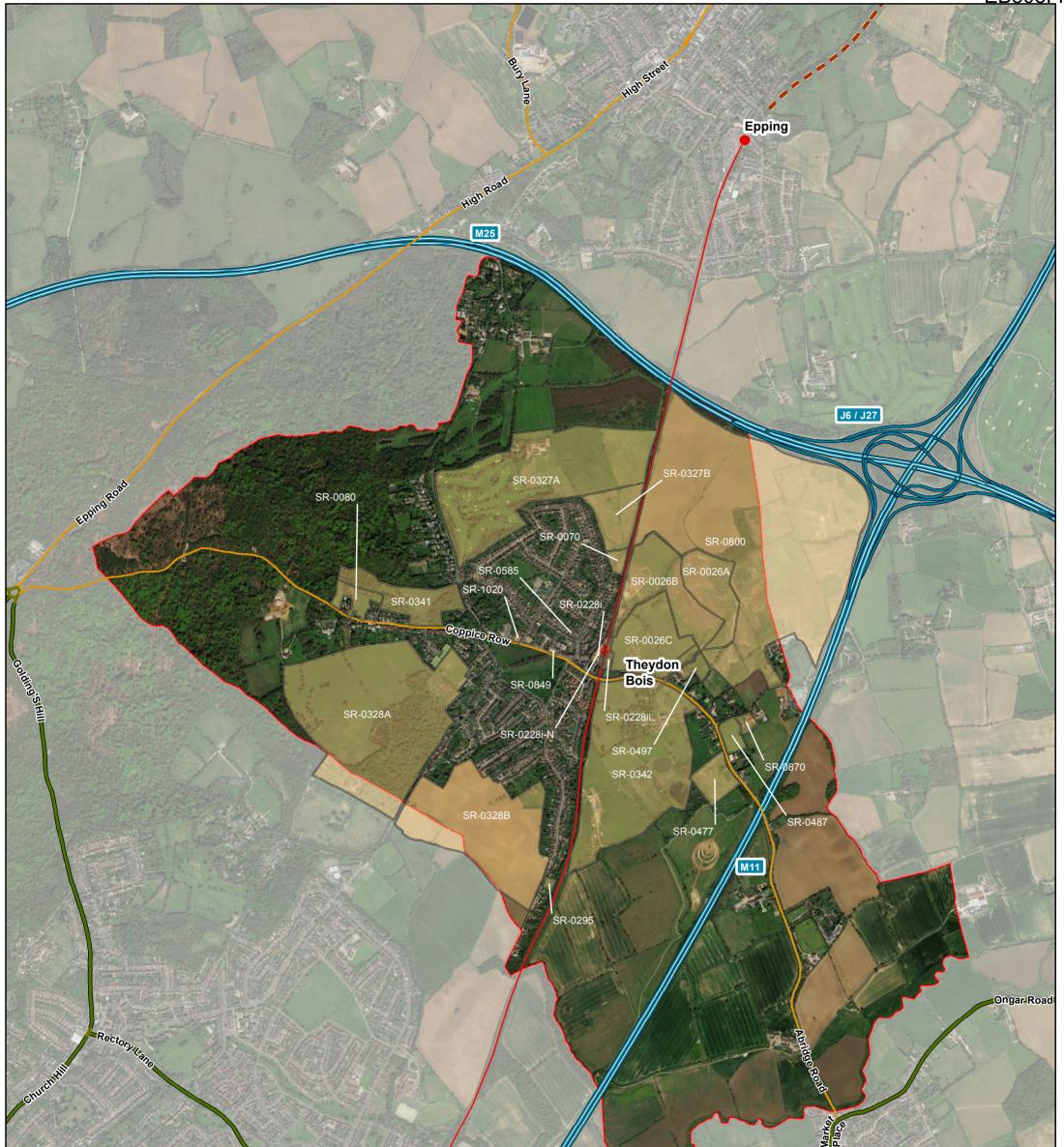
Epping Forest District Council	
Job Title	
Epping Forest	t District Local Plan
Drawing Status	Date
lssue	March 2018
Drawing No	Issue
SR-0882	Rev 2
ARUI	Epping Forest District Council
Sources: Esri, HERE, DeLorn	copyright and database right (2016) ne, Intermap, increment P Corp., GEBCO, USGS, FAO, NF Ordeance Suprey, Est, Janan, METL, Est, China (Hong Kor

Sources: Earl, HERE, DeLorme, Intermag, Increment P Corp., GEBCO, USOS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Orthance Survey, Earl Japan, MET, Earl China (Hong Kong), swisstopo, MagmyIndia, & OpenStreeMap contributors, and the GIS User Community Source: Earl, Digitalicides, GeoSye, Earltstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



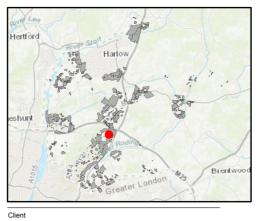
Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there 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 Deciduous Woodland habitat, and is within the relevant buffer zone and the Traditional Orchard buffer zone. The site may indirectly affect the habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be 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	(-)	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 within a settlement.	Split site (50% greenfield and brownfield). Site is within an existing settlement (Bournebridge).
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	No public open space is located in the site area. Development will not involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	
5.2 Settlement character sensitivity	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)	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.	B615
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Report on Site Selection	Drawing No.	Content Residential Sites for Stage 2 and Stage 6.2	Legend
	EFDC-S2-0024-Rev2 Date: March 2018	Assessment in Theydon Bois	Residential sites assessed at Stage 2 and Stage 6.2
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: 1:17,500 @A3	Contains Ordnance Survey & Royal Mail Data (c) Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016	This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.

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Site Reference:	SR-0026A
Parish:	Theydon Bois
Size (ha):	30.33
Address:	Land to east of Theydon Bois London Underground station, north of Abridge Road
Primary use:	Residential
Site notes:	Agricultural and vacant land.
Baseline yield:	960 dwellings, 4,000 sqm employment/retail
Source for baseline yield:	Indicated in Call for Sites
Site constraints:	Circa 80% of the site is covered by the updated SR-0026B and SR-0026C. The yield is reduced to avoid double counting.
Site selection adjustment:	Full capacity reinstated for site selection assessment (overlapping site).
Community feedback:	Feedback was received on THB-C which is within or near to this site. Refer to Appendix B1.4 for further details.



strict Local Plan
Date
March 2018
Issue
Rev 2
Epping Forest District Council www.eppingforestde.gov.uk

Sources: Earl, HER, DeLome, Intermap, Increment Poly, Edvided States, Annuel Marken, Sources, Earl, HER, DeLome, Intermang, Increment Poly, Celo, OLSGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Earl Japan, METT, Earl China (Hong Kong), swisstopa Mapmirldia, OpenSiteeNApp Contributors, and the GIS Lear Community Sources: Earl, BiglialCicke, GeoEye, Earlbata Geographics, CNES/Airbus DS, USDA, USGS, AeorGRD, CM, and the GIS Lear Community



111 Model Model (17400 Model	Dwellings: 960		Magmy/India, @ OpenStreetMap contributors, and the GIS User Community Source: Earl. Digitatioe, GeoEye: Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community	
11 Mindback11 Mindback12 Mindback12 Mindback2 Mindback </th <th>Criteria</th> <th></th> <th>Score</th> <th>Qualitative Assessment</th>	Criteria		Score	Qualitative Assessment
ControlControlControlEnvironmentational fragmentation fra	1.1 Impact on Internationally Protected Sites	(-)		Residential and employment development partially located between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure and air quality likely.
unine decisionvvvvvvSingle decisionSingle	1.2 Impact on Nationally Protected sites	(-)		
Mathematical InstructionImage: A second sequence during in equitable sequenceMathematical instructionMathematical instructionMathematical instruction1 - InstructionImage: A second sequenceImage: A second sequenceImage: A second sequenceImage: A second sequence1 - InstructionImage: A second sequenceImage: A second sequenceImage: A second sequenceImage: A second sequence1 - InstructionImage: A second sequenceImage: A second sequenceImage: A second sequenceImage: A second sequence1 - InstructionImage: A second sequenceImage: A second sequenceImage: A second sequenceImage: A second sequence1 - InstructionImage: A second sequenceImage: A second sequenceImage: A second sequenceImage: A second sequence1 - InstructionImage: A second sequenceImage: A second sequenceImage: A second sequenceImage: A second sequence1 - InstructionImage: A second sequenceImage: A second sequenceImage: A second sequenceImage: A second sequence1 - InstructionImage: A second sequenceImage: A second sequenceImage: A second sequenceImage: A second sequence1 - InstructionImage: A second sequenceImage: A second sequenceImage: A second sequenceImage: A second sequence1 - InstructionImage: A second sequenceImage: A second sequenceImage: A second sequenceImage: A second sequence1 - InstructionImage: A second sequenceImage: A second sequenceImage: A second sequenceImage: A second sequence <tr<< td=""><td>1.3a Impact on Ancient Woodland</td><td>0</td><td>Site is not located within or adjacent to Ancient Woodland.</td><td></td></tr<<>	1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
Initial generation of an analysis of a second sec		(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.	There are 6 Ancient trees directly affected by the site. The trees are dispersed throughout the site and may be affected by development. Impacts may be mitigated by considered masterplanning or translocation.
1 Set back with the set back wit	1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	Site is not touching Buffer Land.
in bindboxPImage: Control of the State of the Sta	1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is partially within a Deciduous Woodland buffer zone. The site may indirectly affect the BAP priority habitat, but mitigation can be implemented to address this.
ChromitsPCPC12 in land on the product back back back back back back back back	1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer for Blunts Farm Wood LWS and Blunts Farm LWS. The site is unlikely to affect the features and species of these LWS.
Initial field with series of the set of	1.7 Flood risk	(++)	Site within Flood Zone 1.	
Interference Interference<	1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
In Induction quark 2 In Control Quark 2 In C	1.8b Impact on archaeology	0		
1 A Low Column Law Length Column Law Column La	1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
1 - I during the last rates taking 0 Performance is any during the last states 12 Delated is assett to state 0 Debateway during states 0 13 Delated is assett to state 0 Debateway during states 0 14 Delated is assett to state 0 Debateway during states 0 15 Delated is assett for assett information 0 Debateway during states 0 15 Delated is assett for assett information 0 Debateway during states 0 15 Delated is assett for assett information 0 Debateway during states 0 16 Delated is assett for assett information 0 Debateway during states 0 16 Delated is assett for assett information 0 Destates in assett for assett information 0 17 Delated is assett for assett information 0 Devatemate information Devatemate informate informate informate informate informate informate informat	2.1 Level of harm to Green Belt	(-)		
2.1 United (network) of up (2) Via Mode with SCOUND at an employment statubaction. 3.3 Define to employment (cellins) Mole with SCOUND at an employment statubaction. Image: Cellins (Cellins) 3.4 Defines to local meetings Mole with SCOUND at an employment statubaction. Image: Cellins (Cellins) 3.5 Defines to local meetings Mole with SCOUND at an employment statubaction. Image: Cellins (Cellins) 3.6 Defines to local meetings Mole with SCOUND at an employment statubaction. Image: Cellins (Cellins) 3.6 Defines to local meetings Mole with SCOUND at an employment statubaction. Image: Cellins (Cellins) 3.6 Defines to local meetings Mole with SCOUND at an employment statubaction. Image: Cellins (Cellins) 3.6 Defines to local meetings Mole with Image: Cellins (Cellins) Image: Cellins (Cellins) 3.6 Defines to local meetings Mole with Image: Cellins (Cellins) Image: Cellins (Cellins) 4.1 Doorded and Greenfeld Land Mole With Image: Cellins (Cellins) Image: Cellins (Cellins) Image: Cellins (Cellins) 4.2 Departed to reaction (Cellins) Mole With Image: Cellins) Image: Cellins (Cellins) Image: Cellins (Cellins) 4.2 Doorded at an exploring with Image: Cellins (Cellins) Mole With Image: Cellins (Cellins) Image: Cellins (Cellins) 4.3 Definition (Cellins) Mole With Image: Cellins (Cellins) Mole With Image: Cellins (Cellins) <td>3.1 Distance to the nearest rail/tube station</td> <td>0</td> <td>Site is between 1000m and 4000m from the nearest rail or tube station.</td> <td></td>	3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.3 biseline is the properties locators 111 Interaction of the properties locators 4.3 biseline is the properties locators 111 3.4 biseline is the properties locators 111 3.5 biseline is the properties locators 111 3.5 biseline is the properties locators 111 3.6 biseline is the properties locators 111 3.6 biseline is the properties locators 111 3.7 biseline is the properties locators 111 3.7 biseline is the properties locator 111 3.8 biseline is the properties locator 111 3.7 biseline is the properties locator 111 3.8 biseline is the properties locator 111 3.8 biseline is the properties locator 111 3.9 biseline is the properties locator 111 3.0 biseline is the properties locator 111 3.1 biseline is the properties locator 111 3.1 biseline is the properties locator 111 3.1 biseline is the properties locator 111 3.2 biseline is the properties locator 111 3.2 biseline is the properties locator 111 3.1 biseline is the properties locator 111 3.2 biseline is the properties locator 111 3.2 biseline is the properties locator 1111 3.2 biseline is the properties locat	3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
Cale Section (C) Cult meaners CO Cult cult cult is a section (C) cult meaners Cult cult cult is a section (C) cult cult is a sectin (C) cult cult is a sectin (C) c	3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.3 Is define to interfect interfec	3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.0 UBLINKE to Relevent to Reveal (*) Control Contro Contro Contro	3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.1 Usatisfies to Hardings OF subject? (e) And applicable. 3.8 Access to Strategic Road Network (f) Mod applicable. 100% greenfield aller, adjocent to an existing selfament (Theydon Bois). 4.1 Brownfield and Greenfield Land (f) Mod applicable. 100% greenfield site, adjocent to an existing selfament (Theydon Bois). 4.2 Impact on agricultural land (f) Development of the site would evolve the loss of the best and most wrastile agricultural land (grades 1-3). Image: the asset of selfament would evolve the loss of the best and most wrastile agricultural land (grades 1-3). 4.3 Capacity to improve access to open space. (f) Development of the site would evolve the loss of the bast and most wrastile agricultural land (grades 1-3). 6.1 Landscape sensitivity (f) Ste fafts within an area of medium landscape sensitivity - characterizatio of the indicape are resident to change mathematics of would ave to be sensitive to an evolution and access to evolut acc	3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.	
3.6 A Access to Strategic Num Henrich Image: Content of the site strategic Num H	3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
4.1 BitWinted and Getermies Link (-) Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-5). 4.2 Impact on agricultural land (-) Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-5). 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 and able to absorb development would involve the loss of the best and most versatile agricultural land (grades 1-5). 5.1 Landscape sensitivity (-) Bevelopment would involve the loss of the versatile agricultural land (grades 1-5). 5.2 Settlement character sensitivity (-) Development with is currently private and able to absorb development whould involve the loss of the versatile agricultural land (grades 1-5). 6.1 Topography constraints (-) Topographical constraints in the site may preclude development. 6.2 Distance to gas and oil ppelines 0.0 Res to not pose a constraint to the site. 6.3 Impact on Tree Preservation Order (TPO) (-) The infinity of site development would be constrained by the presence of protected trees either on or adjacent to the site for development to the site for development to development of the site for development to development of the site in affected by the DRA of pipelines in the rorth eastern concer of the site. 6.2 Distance to gover lines 0.0 Reset to affected area this results i	3.8 Access to Strategic Road Network		Not applicable.	
*** Impact of agricultural and (*) Development could provide an opportunity to improve links to adjacent existing public open space or provide Nu public open space is located in the site area. Development will not involve the loss of public open space. An existing site fails control in the overlap meet provide met public open space. An existing site fails control in the overlap meet public open space. An existing site fails control in the overlap meet public open space. An existing site fails control in the overlap meet public open space. An existing site fails control in the overlap meet public open space. An everlap meet public open space is located in the site area. Development will not involve the loss of public open space. An existing site fails control in advectory on space is the overlap meet public open space. An everlap meet public open space is located in the site area. Development will not involve the loss of public open space. An everlap meet public open space is located in the site area. Development will not involve the loss of public open space. An everlap meet public open space is located in the site area to a south operation area. Proposed masterplan for site responsed to landscape setting, and is separated from settiment by raiway line. Proposed masterplan for site responsed to landscape setting. And is separated from settiment by raiway line. Proposed amount of development and is layout is unlikely to impact and is location of the affected area this results in a negligible impact and is not considered a constraint to the site. 6.1 Topographical constraints in the site may preclude development. Cell The intensity of site development would be exist. Development and is not considered a constraint to the site. 6.2 Distance to power lines 0 Ges or oil pipelines do not pose a constraint to the site.	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 (Theydon Bois).
4.3 Capacity to improve access to open space (*) access to open space which is currently private. existing site masterplan identifies opportunities to provide new public open spaces in the development proposal. 5.1 Landscape sensitivity (*) Site fails within an area of medium landscape sensitivity. The key characteristics of the indiscape are resilient to charge development without significant character change. The key characteristics of the wider landscape analytic to be control avoid potential advesse inpact on the wider landscape analytic. 5.2 Settlement character sensitivity 0 Development is unlikely to have an effect on settlement character. Site is identified as a potential regeneration area. Proposed anatorplan for site responds to landscape sensitivity or impact is separated from settlement by raikway line. Proposed anaount of development and its layout is unlikely to impact is separated from settlement by raikway line. Proposed anaount of development and its layout is unlikely to impact is separated from settlement character. 6.1 Topography constraints (*) Topographical constraints in the site may preclude development. Less than 1% of the site is affected by the BPA oil pipeline in the north-eastern corner of the site. Due to the size and bill pipelines 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. Less than 1% of the site is could be incorporated into the development proposed, subject to care in the site. 6.2b Distance to power lines 0 Power lines do not pose a constr	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 (1) and able to absorb development without significant character change. 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 without significant character. Stel is identified as a potential regeneration area. Proposed masterplan for site responds to landscape setting, and is separated from settlement by railway line. Proposed amount of development and its layout is unlikely to impact 6.1 Topography constraints (-) Topographical constraints in the site may preclude development. Less than 1% of the site is affected by the BPA oil pipeline in the north-easter corner of the site. Due to the size and location of the affected area this results in a negligible impact and is not considered a constraint to the site. 6.2 Distance to gas and oil pipelines 0 Power lines do not pose a constraint to the site. Less than 1% of the site is affected by the BPA oil pipeline in the north-easter corner of the site. Due to the size and location of the affected area this results in a negligible impact and is not considered a constraint to development proposed, subject to care in the site. 6.3 Impact on Tree Preservation Order (TPO) (-) The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site is upact in the suitability of the site for development. 6.4 Access to site (-) Potential contamination on site, which could be mitigated. Potential contamination (Sewage Field and La	4.3 Capacity to improve access to open space	(+)		
3.2 Settlement character sensitivity 0 Image: separated from settlement by railway line. Proposed amount of development and its layout is unlikely to impact settlement character. 6.1 Topography constraints () Topographical constraints in the site may preclude development. Image: settlement character. 6.2a Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose an constraint to the site. Image: less than 1% of the site is affected by the BPA oil pipeline in the north-easter corner of the site. Due to the size and location of the affected area this results in a negligible impact and is not considered a constraint to development of the site. 6.2b Distance to power lines 0 Power lines do not pose a constraint to the site. Image: less than 1% of the site is affected by the BPA oil pipeline in the north-easter corner of the site. Due to the size and location of the affected area this results in a negligible impact and is not considered a constraint to development of the site. 6.2b Distance to power lines 0 Power lines do not pose a constraint to the site. Image: less than 1% of the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development. 6.3 Impact on Tree Preservation Order (TPO) (-) The intensity exists. Image: less than 1% of the site proposed site for development. 6.4 Access to site (+) Suitable access to site already exists. Image: less t	5.1 Landscape sensitivity	(-)		any development would have to be sensitive to the location to avoid potential adverse impact on the wider landscape
6.1 ropography constraints (*) A finance to pas and oil pipelines Constraints Constraintsis<	5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	
6.24 Distance to gas and oil pipelines 0 International constraints to the site International constraints to development of the site. 6.2b Distance to power lines 0 Power lines do not pose a constraint to the site. International constraints to the site. 6.3 Impact on Tree Preservation Order (TPO) (·) The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development 6.4 Access to site (+) Suitable access to site already exists. Internation constraints Potential contamination on site, which could be mitigated. 6.5 Contamination constraints (-) Area around the site expected to be uncongested at peak time. Entertime preserved to be uncongested at peak time.	6.1 Topography constraints	()	Topographical constraints in the site may preclude development.	
6.2 Distance to power lines 0 Image: constrained by the preservation Order (TPO) (·) The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site could be incorporated into the development proposed, subject to care in the site. 6.3 Impact on Tree Preservation Order (TPO) (·) The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development 6.4 Access to site (+) Suitable access to site already exists. The intensition on site, which could be mitigated. Potential contamination (Sewage Field and Land raise). Potential adverse impact that could be mitigated. 6.5 Contamination constraints (-) Area around the site expected to be uncongested at peak time. Expected to be uncongested at peak time.	6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	Less than 1% of the site is affected by the BPA oil pipeline in the north-eastern corner of the site. Due to the size and location of the affected area this results in a negligible impact and is not considered a constraint to development of the site.
6.3 Impact on Iree Preservation Order (IPO) (-) the site. the site. the site. 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 (Sewage Field and Land raise). Potential adverse impact that could be mitigated. 6.5 Traffic impact 0 Area around the site expected to be uncongested at peak time. Entertime	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 (Sewage Field and Land raise). Potential adverse impact that could be mitigated. 6.5 Contamination Area around the site expected to be uncongested at peak time. Enterfine impact	6.3 Impact on Tree Preservation Order (TPO)	(-)		The protected trees on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development
6.5 Contamination constraints (-)	6.4 Access to site	(+)	Suitable access to site already exists.	
	6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Sewage Field and Land raise). Potential adverse impact that could be mitigated.
	6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B617

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Site Reference:	SR-0026B	Hertford	stort -
Parish:	Theydon Bois	you is	На
Size (ha):	12.95	1.4.4	the main and
Address:	Land East of Central Line/North of Abridge Road (Including The Old Foresters Site), Theydon Bois		1
Primary use: Site notes:	Residential	eshunt	
Baseline yield:	180 - 300 dwellings		Set GI
Source for baseline yield:	Indicated in Call for Sites (equivalent to 14-23 dph)	Client Epping Forest	Distric
		Job Title	
		Epping Forest	Distric
Site	Circa 5% reduction in site capacity because of the presence of TPOs. Circa 50% of the site is also covered by SR-0800, as such a	Drawing Status	Dat
constraints:	reduction in yield is applied to avoid double counting.	lssue	Ma
		Drawing No	Issu
Site selection	Based on supporting material submitted for site.	SR-0026B	Re
adjustment:		ARUI)
Community feedback:	Feedback was received on THB-C which is within or near to this site. Refer to Appendix B1.4 for further details.	© Contains OS data © Crown Sources: Esri, HERE, DeLorm GeoBase, IGN, Kadaster NL, MapmyIndia, © OpenStreetMa	ne, Intermap, in Ordnance Surv ap contributors
Dwellings:	<u>200</u>	Source: Esri, DigitalGlobe, Ge AeroGRID, IGN, and the GIS I	oEye, Earthsta User Communi

aver Lea Hertford Bren

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
lssue	March 2018
Drawing No	Issue
SR-0026B	Rev 2
ARUI	P Epping Forest District Council



<u>Dweilings:</u> 200	Aerosku, kak, and ne ors 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 and air quality likely.	
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (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 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.	Site is not touching Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is partially within a Deciduous Woodland buffer zone. The site may indirectly affect the BAP priority habitat, but mitigation can be implemented to address this.	
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.		
1.7 Flood risk	(++)	Site within Flood Zone 1.		
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.		
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.		
1.9 Impact of air quality	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 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 (Theydon Bois).	
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.	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.	
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Site is identified as a potential regeneration area. Proposed masterplan for site responds to landscape setting, and is separated from settlement by railway line. Proposed amount of development and its layout is unlikely to impact settlement character.	
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.		
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.		
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.		
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	Although protected trees are present on 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.	Access off Station Hill.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Station Yard / Made Ground / Landraise / Lorry Park). Potential adverse impact that could be mitigated.	
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B618	
			© Arup	

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Site Reference: Parish: Size (ha): Address:	SR-0026C Theydon Bois 10.23 Part of the Thrifts Hall Farm, Abridge Road, Theydon Bois
Primary use: Site notes:	Residential Grazing land.
Baseline yield: Source for baseline yield:	322 dwellings Assumption based on 30 dph
Site constraints:	Circa 5% reduction in site capacity because of the presence of Tree Preservation Orders.
Site selection adjustment:	None
Community	Feedback was received on THB-C which is within or near to this

Community feedback: <u>Dwellings:</u>

Feedback was received on THB-C which is within or near to thi site. Refer to Appendix B1.4 for further details. <u>306</u>

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Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0026C	Rev 2
ARUI	Epping Forest District Council

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Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	A large residential development partly located within 2km of the Special Area of Conservation. In combination effects from recreational pressure are likely.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (over 100 residential dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.	There are 5 Ancient trees directly affected by the site. The trees are 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.	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 buffer zone for Deciduous Woodland. The site may indirectly affect the habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	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.	100% greenfield site, adjacent to an existing settlement (Theydon Bois).
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.	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.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Amount of development could impact the predominantly rural and dispersed settlement pattern along Abridge Road and could constitute an urban extension across the railway. Low density development fronting Abridge Road could mitigate impact.
6.1 Topography constraints	()	Topographical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.	The protected trees on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	Gates access point onto Abridge Road, but needs upgrading as currently seems to be an agricultural access.
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.	B619

	,			
Site Reference: SR-0070				
Parish:	Theydon Bois			
Size (ha):	0.89			
Address:	Land at Forest Drive, Theydon Bois			
Primary use:	Residential			
Site notes:	Agricultural/Greenfield plot			
Popolino violdu	28 dwellings			
Baseline yield:	zo uwenings			
Source for	Assumption based on 30 dph			
baseline yield:				
Site	Site is 100% covered by SR-0479. As such the vield is omitted for			
constraints:	this site to avoid double counting.			
Site selection adjustment:	Full capacity reinstated for site selection assessment (overlapping site).			
aujuotinonti				
Community	Foodback was received on THP A which is within or near to this			

Community
feedback:Feedback was received on THB-A which is within or near to this
site. Refer to Appendix B1.4 for further details.Dwellings:28

Client

Job Title	
Epping Forest	t District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0070	Rev 2
ARUI	P Epping Forest District Council

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Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Residential development partially located between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure and air quality likely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
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	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 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 (Theydon Bois).
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 key characteristics of the wider landscape character zone extend across the whole site. The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on adjacent landscape character area.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Site is identified as a potential regeneration area. Site is enclosed, and adjacent to settlement edge and railway line. Density of development is higher than neighbouring areas, however unlikely to impact settlement character.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Access off Forest Drive.
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.	B620
			© Arup

	-
Site Reference:	SR-0080
Parish:	Theydon Bois
Size (ha):	2.27
Address:	Coppice Farm, Coppice Row, Theydon Bois, Essex, CM16 7OS
Primary use:	Residential
Site notes:	Horse paddocks
Baseline yield:	68 dwellings
Dasenne yiela.	
Source for	Assumption based on 30 dph
baseline yield:	
Site	None
constraints:	

Site selection None adjustment:

Community	
feedback:	

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

Dwellings:

Hertford Breathant Breathant Greater London

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0080	Rev 2

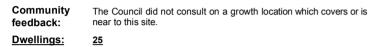
Client

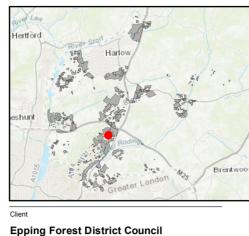
Contains VO data & Viowi copyright allo database right (2016) Sources: Earl, HERE, Det Come, Internap, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Earl Japan, METI, Earl China (Hong Kong), swisstopc MapmyIndia, © OpenStreetMap contributors, and the GIS User Community Source: Earl, DigitalGlobe, GeoEye, Earthatar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, RM, and the GIS User Community



OneImage: Section of the s	<u>Dwennigs.</u> <u>60</u>			
International part of the second se	Criteria		Score	Qualitative Assessment
MathematicationMathematicationMathematicationMathematicationMathematicationLinguan decisionAA search and any analysis of the second sequence decision of the second second sequence decision of the se	1.1 Impact on Internationally Protected Sites	()	Effects of allocating site for the proposed use likely to be significant.	
Index and the second	1.2 Impact on Nationally Protected sites	(-)		risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be
Additional Interactional <td>1.3a Impact on Ancient Woodland</td> <td>(-)</td> <td>Site is adjacent to or contains Ancient Woodland but possible effects can be mitigated.</td> <td>The site is adjacent to Epping-Ambresbury Ancient Woodland. The site would likely affect a small area of the Ancient Woodland but it is likely that potential effects can be mitigated.</td>	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 Epping-Ambresbury Ancient Woodland. The site would likely affect a small area of the Ancient Woodland but it is likely that potential effects can be mitigated.
NumberNumberNumberNumber12 hard and Mark Bay20Alex Instance And Andreas		0	No Ancient or Veteran trees are located within the site.	
International of an imageImage <td>1.4 Impact on Epping Forest Buffer Land</td> <td>0</td> <td>Site is unlikely to impact on Epping Forest Buffer Land.</td> <td></td>	1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
Number of the Constraint of the	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.	BAP priority habitats, but mitigation can be implemented to address this.
ContentContentContentContentContentContent12 manual contentContent <td>1.6 Impact on Local Wildlife Sites</td> <td>0</td> <td></td> <td></td>	1.6 Impact on Local Wildlife Sites	0		
Link individual intervalueViIndividual intervalue10 here an early seven data into a data yound data into a data with the field of the f	1.7 Flood risk	(++)	Site within Flood Zone 1.	
Lumino undersign VP accologization is to all. Control 11 match or cook 0 Reschord accologization is to all. Control 12 match or cook 0 Reschord accologization is to all. Control 12 match or cook 0 Reschord accologization is to all. Control 12 match or cook 0 Reschord accologization is to all. Control 12 match or cook 0 Reschord accologization is to all. Control 12 match or cook 0 Reschord accologization is to all. Control 12 match or cook 0 Reschord accologization is to all. Control 12 match or cook 0 Reschord Cook match or cook ma	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.
IntervalueCImage: Comparison of Compar	1.8b Impact on archaeology	(-)		
A Low during out out out IP is, to as indicat 10 Durates to the reased infulfution during out 00 Relates to 1000 and 4200m from the assest rail at label subor. 12 Durates to the reased infulfution during out 00 Relates to 1000 and 4200m from the assest rail at label subor. 13 Durates to premit the strip. 00 Relates to 1000 and 4200m from tenest train during out of the strip. 13 Durates to premit the strip. 00 Relates to 1000 and 4200m from tenest train during out of the strip. 14 Durates to the reset infatty integer. 00 Relates to 1000 and 4200m from tenest train during out of the strip. 15 Durates to premit the strip. 00 Relates to 1000 and 4200m from tenest infatty may strip. Relation tenest infatty may strip. 16 Durates to present decady strip. 00 Relation tenest infatty may strip. Relation tenest infatty may strip. 17 Durates to present decady strip. 00 Relation tenest infatty may strip. Relation tenest infatty may strip. 18 Durates to the resert decady strip. 00 Relation tenest infatty may strip. Relation tenest infatty may strip. 19 Durates to strip. 00 Relation tenest infatty may strip. Relation tenest infatty may strip. 19 Durates to strip. 00 Relation tenest infatty may strip. Relation tenest infatty may strip. 19 Durates to the strip. 00 Relatin t	1.9 Impact of air quality	0		
A) Lotation time material state	2.1 Level of harm to Green Belt	(-)	low, low or medium.	
21 Detarted to reaction of setter00033 Detarted to reaction	3.1 Distance to the nearest rail/tube station	0		
3.2 Unitaries is definitional to definite (1) Interactional definitional definition reases toon, tage village or small illage. 3.4 Datament is definitional definition reases tool and edfinition reases toon, tage village or small illage. Interactional definitional definitional definition reases toon, tage village or small illage. 3.5 Datament is reases tools strateging (2) So to beserve tools and edfinition for neasest toon, tage village or small illage. Interactional definitional definited definitedinal definited definitional definitional definitional	3.2 Distance to nearest bus stop	0		
A Honoreal MathematicanColInformation of the field of the fiel	3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
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12. Impact of agricultual and constraints 1 </td <td>4.1 Brownfield and Greenfield Land</td> <td>(-)</td> <td></td> <td>95% greenfield site, adjacent to an existing settlement (Theydon Bois).</td>	4.1 Brownfield and Greenfield Land	(-)		95% greenfield site, adjacent to an existing settlement (Theydon Bois).
4.3 Capacity to improve access to open space (*) access to open space which is currently private. space spa	4.2 Impact on agricultural land	0		
1.1 Landscape sensitivity CP and unable to absorb development without significant character change. 5.2 Settlement character sensitivity CP Development could detract from the existing settlement character. Set is identified as a potential regeneration area. It is located in low density area on edge of Epping Forest. Amount of development could negatively impact the character of this part of the settlement, however layout and design could mitigate impact. 6.1 Topography constraints CP Topographical constraints in the site may preclude development. CP 6.2 a Distance to gas and oil pipelines O Gas or oil pipelines do not pose any constraint to the site. CP 6.2 a Distance to power lines O Power lines do not pose a constraint to the site. CP 6.3 Impact on Tree Preservation Order (TPO) O 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 CP 6.4 Access to site CP Detential for access to the site to be created through third party land and agreement in place, or existing access for marrow lane - could be improved. Access to site on the site access to the site to be uncongested at peak time. 6.5 Torfitarizenent Ace around the site expected to be uncongested at peak time. Detential contamination (farm). Potential adverse impact that could be mitigated.	4.3 Capacity to improve access to open space	(+)	access to open space which is currently private.	space. Site adjacent to existing public open space and could provide opportunities to improve access to Epping
S2 Seturite C1 C1 <thc2< th=""> C1 <thc1< th=""> C1 C1</thc1<></thc2<>	5.1 Landscape sensitivity	()	and unable to absorb development without significant character change.	
C. 1 Houghaphy ConstraintsC.6.2a Distance to gas and oil pipelines0Gas or oil pipelines do not pose any constraint to the site.6.2b Distance to power lines0Power lines do not pose a constraint to the site.6.3 Impact on Tree Preservation Order (TPO)0Area 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 access6.5 Contamination constraints(-)Potential contamination on site, which could be mitigated.6.4 TorfficiencentArea around the site expected to be uncongested at peak time.Destination (farm). Potential adverse impact that could be mitigated.	5.2 Settlement character sensitivity	(-)		development could negatively impact the character of this part of the settlement, however layout and design could
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	6.5 Contamination constraints	(-)		Potential contamination (farm). Potential adverse impact that could be mitigated.
© Arup	6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	

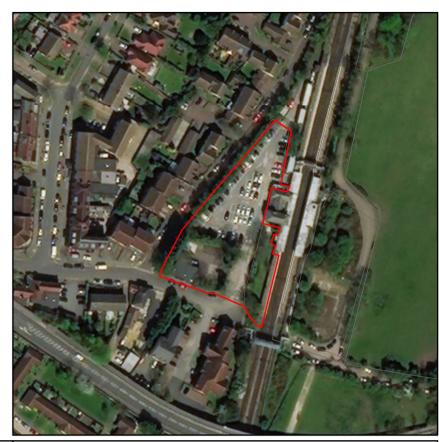
Site Reference:	SR-0228i	
Parish:	Theydon Bois	
Size (ha):	0.36	
Address:	Theydon Bois London Underground Car Park, Land and commercial yard adjacent to station off Coppice Row, CM16 7	
Primary use: Site notes:	Residential	
Baseline yield:	43 dwellings	
Source for baseline yield:	Indicated in Call for Sites	
Site constraints:	None	
Site selection adjustment:	Multi-parcel site, which has been split out. Yield based on baseline 43 dwellings, which has been split proportionally across the sites.	





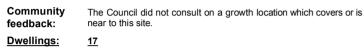
Epping i orest District oouncil			
Job Title			
Epping Forest District Local Plan			
Drawing Status	Date		
lssue	March 2018		
Drawing No	Issue		
SR-0228i	Rev 2		
ARUP	Epping Forest District Council		
Drawing No	Issue Rev 2 Epping Forest District Counci		

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, DigitalGiobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRD, ICN, and the GIS User Community



Oriteria Score Qualitative Assessment 11 Impair on internationally Proceed size 0 Effect of the properties in the properties into the propertint into the properties intothe properties into the proper	nd 2km from Epping Forest Special Area of lity likely. indirectly affect the BAP priority habitat, but
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4.1 Brownield and Greenield Land (++)	
4.2 impact on agricultural land	
Development unlikely to involve the loss of public open enzoe	
4.3 Capacity to improve access to open space 0	
5.1 Landscape sensitivity (-) Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change on the adjacent landscape character area.	location to avoid potential adverse impact
5.2 Settlement character sensitivity (+) Development may improve settlement character through redevelopment of a run-down site or improvement in townscape. Site is a car park at London Underground Station. Redevelopment could area.	nhance the character of the station arrival
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 Station Approach.	
6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination (Railway Goods / Coal Yard / Made Ground). Potential contamination (Railway Goods / Coal Yard / Made Ground).	
6.6 Traffic impact 0 Area around the site expected to be uncongested at peak time.	ial adverse impact that could be mitigated.

Site Reference:	SR-0228ii
Parish:	Theydon Bois
Size (ha):	0.23
Address:	Theydon Bois London Underground Car Park, Land and commercial yard adjacent to station off Coppice Row, CM16 7
Primary use: Site notes:	Residential
Baseline yield:	43 dwellings
Source for baseline yield:	Indicated in Call for Sites
Site constraints:	None
Site selection adjustment:	Multi-parcel site, which has been split out. Yield based on baseline 43 dwellings, which has been split proportionally across the sites.



Hertford Harlow Hertford Harlow Harlow Harlow Greater London Brentwood Brentwood

Epping Forest District Council				
Job Title				
Epping Forest District Local Plan				
Drawing Status	Date			
Issue	March 2018			
Drawing No	Issue			
SR-0228ii	Rev 2			
ARUP	Epping Forest District Council			
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Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Residential development between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure likely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
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 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 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 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 (Theydon Bois).
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 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.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.	Site is existing area of hardstanding adjacent to eastern entrance of a London Underground station. Site provides an opportunity to improve the character of the station entrance area.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	Track access between site and Abridge Road would require upgrading.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Railway Goods / Car Park). 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.	B623

Site Reference:	SR-0228i-N
Parish:	Theydon Bois
Size (ha):	0.30
Address:	Theydon Bois London Underground Car Park, Station Approach, Theydon Bois, Essex, CM16 7HR
Primary use:	Residential
Site notes:	Car park

Baseline yield: 29 dwellings

Source for Indicated in representation to Draft Local Plan consultation 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:	29

eshunt Brentwood

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0228i-N	Rev 1
ARU	Epping Forest District Council

Client

Sources Est, HERE, Deutom copyrigin an vasionale to Cop, OEBOC USCS, FAO, NPS, NRCAN, Coolstas Edit, HERE, Deutom copyrigin an vasionale to Cop, OEBOC USCS, FAO, NPS, NRCAN, Coolstas EloN, Hotostaten NL, portanticators, and the OIS User Community Naprimpical, & OperStimulation, and the OIS User Community Sources Earl, DigitalGlobe, GeeSpe, Esthilar Geographics, CNES/Althus DS, USDA, USGS, AreorGRID, IOA, and the GIS User Community



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Direct and window formationImage and window for any start and window formation for any start and young of a start and the start and	Criteria		Score	Qualitative Assessment
Chardon WindowNRestand window Service Servi	1.1 Impact on Internationally Protected Sites	(-)		
La nei den de minimierVVVLa nei de minimierVVaria de minimier de la nei de minimierNome de minimier de la nei de minimierLa nei de minimierVVaria de minimier de la nei de la nei de minimier de la nei	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.	
Mathematic Section 1000CCC14 means regress informationCDe Values instant and section of the barbane interpretent of the antitation and the section of the barbane interpretent of the antitation and the section of the barbane interpretent of the antitation and the section of the barbane interpretent of the antitation and the section of the barbane interpretent of the antitation and the section of the barbane interpretent of the antitation of the antit	1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
Number of the second		0	No Ancient or Veteran trees are located within the site.	
Induction Hardward Hard	1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
in lucture diversionVImage: diversion of the diversion 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 partially within a Deciduous Woodland buffer zone. The site may indirectly affect the BAP priority habitat, but mitigation could be implemented to address this.
Link andLinkLinkLinkLinkLinkLink1 hand a lay and had had had had had had had had had ha	1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
Link Index (and angle and angl	1.7 Flood risk	(++)	Site within Flood Zone 1.	
Link inclusion (1) and the second process of a second proces of a second proces of a s	1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
Link Lock up with 12 I for the Submer biolColInterfact on the Interfact on the Submer biol21 I for the Submer biolColSubmer biolSubmer biol31 Datares biol menter faith for with the Submer biol for the Submer biolColSubmer biol32 Datares biol menter faith for with the Submer biol for the S	1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.	
A Lock of brind boards for 10 1 Diacos for a reased in hisks atom 00 1 Diacos for a reased in hisks atom 00 2 Diacos for a reased in hisks atom 00 2 Diacos for a reased in hisks atom 00 3 Diacos for a reased in hisks atom <td>1.9 Impact of air quality</td> <td>0</td> <td>Site lies outside of areas identified as being at risk of poor air quality.</td> <td></td>	1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
A 1 during the interference of an experimental state of the interference of	2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
A L denied Greened, oak ego 10 Image: Contract of Expect of Exp	3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.	
A3 Joardie 5 arter by reactive locations 14 Interact of the set of	3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
A relative to during interview Col Interview interview Col 3.3 Distance to nearest infratiginary school Set is the the 1000m from the nearest infratiginary school. Set is better informatiginary school Set is better informatiginary school 3.4 Distance to nearest infratiginary school Set is better informatiginary school Set is better informatiginary school Set is better informatiginary school 3.4 Distance to nearest infratiginary school Set is better informatiginary school Set is better informatiginary school Set is better informatiginary school 3.4 Distance to nearest infratiginary school Set is better informatiginary school Set is better informatiginary school Set is better informatiginary school 4.1 Depended and Greenfeed Land Image: Constraint informatiginary school Set is better informatiginary school Set is school S	3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3-3 Detarted to interfere interview 11 3-5 Detarted to interview interview 10 3-6 Detarted to nearest secondary school 0 3-7 Detarted to nearest GP surgery 10 3-7 Detarted to nearest GP surgery 10 3-8 Detarted to nearest GP surgery 10 3-8 Detarted to nearest GP surgery 10 3-1 Detarted to nearest GP surgery 10 3-2 Detarted to nearest GP surgery 10 3-1 Detarted to nearest GP surgery 10 3-1 Detarted to nearest GP surgery 10 3-2 Detarted to nearest GP surgery 10 3-2 Detarted to nearest GP surgery 10 3-1 Det	3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
a bitilation is bisered bisered bisered 0 <td>3.5 Distance to nearest infant/primary school</td> <td>(+)</td> <td>Site is less than 1000m from the nearest infant/primary school.</td> <td></td>	3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
A. J Database to Heaters OF studgey (*) International Control of Control Control of Control Control of Control of Control of Control of C	3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.8 Access to statisfy: Note Yeards Image: Contract Statisty: Contract Statis Statisty: Contract Statisty: Contract Sta	3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
A. I Booming and Galerane Lund Interpret of the sile would not result in the loss of agricultural land. Interpret on agricultural land Interpret on agricultural land cereo on page on agricultural land red endorponent is unilikely to adversely affect the sile.	3.8 Access to Strategic Road Network		Not applicable.	
4.2 mpact on agriculturation 0 Performant on the production and one of the production and one production and one of the production and one	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 (Theydon Bois).
And capacity of inprofer access of open spaceOCCC	4.2 Impact on agricultural land	0		
S. Teal/uscape sensitivity 0 development without significant character change. In the sense character change in the sense character change in the sense character sensitivity 0 Development may improve settlement character through redevelopment of a run-down site or improvement in area. Site is a car park at London Underground Station. Redevelopment could enhance the character of the station arrival area. 6.1 Topography constraints 0 No topography constraints are identified in the site. Image: Character change in the site. Image: Character change in the site. 6.2 Distance to gas and oil pipelines 0 Rear on the set on the site. Image: Character change in the site. Image: Character change in the site. 6.3 Distance to power lines 0 Power lines do not pose a constraint to the site. Image: Character change in the site. Image: Character change in the site. 6.3 Imact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or ajacent to the site. Existing access from Station Approach. 6.4 Access to site (+) Defenditionamination on site, which could be mitigated. Potential contamination constraints Potential contamination on site, which could be mitigated. 0.5 District character (+) Development may the presence of protected trees ite. Potential contamination constraints the within the wichinity of the site.	4.3 Capacity to improve access to open space	0		
b.2 Settlement character sensitivity (*) townscape. area. area. 6.1 Topography constraints 0 No topography constraints are identified in the site. for an area. 6.2 Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose any constraint to the site. for an area. 6.2 Distance to power lines 0 Power lines do not pose a constraint to the site. for adjacent to the site. 6.3 Inpact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. for adjacent to the site. 6.4 Access to site (*) Suitable access to site already exists. Existing access from Station Approach. 6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination (Railway Goods / Coal Yard / Made Ground). Potential adverse impact could be mitigated.	5.1 Landscape sensitivity	0		character.
0.1 Hobglephy Oristating 0 Set and complete physical states Set and complete physical states 6.2a Distance to gas and oil pipelines 0 Cas or oil pipelines do not pose any constraint to the site. Set and complete physical states 6.2b Distance to power lines 0 Power lines do not pose a constraint to the site. Set and complete physical states Set and complete physical states 6.3 Impact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. Set and complete physical states 6.4 Access to site (+) Suitable access to site already exists. Existing access from Station Approach. 6.5 Contamination constraints (+) Detential contamination on site, which could be mitigated. Potential contamination (Railway Goods / Coal Yard / Made Ground). Potential adverse impact could be mitigated.	5.2 Settlement character sensitivity	(+)	townscape.	
0.2 a bistance to gas and oil pipelines0Calculation of the set of	6.1 Topography constraints	0		
6.2 Distance to power lines 0 Image: Constance to power lines 0 6.3 Impact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. 6.4 Access to site (+) Suitable access to site already exists. Existing access from Station Approach. 6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination (Railway Goods / Coal Yard / Made Ground). Potential adverse impact could be mitigated. 6.4 Existing access to site (-) Low level congestion expected at peak times within the vicinity of the site. Existing access from Station (Railway Goods / Coal Yard / Made Ground). Potential adverse impact could be mitigated.	6.2a Distance to gas and oil pipelines	0		
6.3 Impact of Thee Preservation Order (TPO) 0 adjacent to the site. 6.4 Access to site (+) Suitable access to site already exists. Existing access from Station Approach. 6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination (Railway Goods / Coal Yard / Made Ground). Potential adverse impact could be mitigated. 0.4 Traffic incord (-) Low level congestion expected at peak times within the vicinity of the site. Existing access from Station Approach.	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 (Railway Goods / Coal Yard / Made Ground). Potential adverse impact could be mitigated. c. 0.5 Tarffer incord (-)	6.3 Impact on Tree Preservation Order (TPO)	0	adjacent to the site.	
Low level congestion expected at peak times within the vicinity of the site.	6.4 Access to site	(+)		
6.6 Traffic impact (-) Low level congestion expected at peak times within the vicinity of the site. B624	6.5 Contamination constraints	(-)		Potential contamination (Railway Goods / Coal Yard / Made Ground). Potential adverse impact could be mitigated.
	6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	B624

	-
Site Reference:	SR-0295
Parish:	Theydon Bois
Size (ha):	0.29
Address:	Land on the south-east side of Theydon Park Road, Theydon Bois.
Primary use:	Residential
Site notes:	Empty Plot in Theydon Bois Chalet Estate
Baseline yield:	9 dwellings
Source for	Assumption based on 30 dph
baseline yield:	
Site constraints:	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:	9

Client

E	
Epping Forest District Local Plan	
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0295	Rev 2

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Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Potential for recreational pressure effects in combination on Epping Forest Special Area of Conservation.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is wholly within a BAP priority habitat with no main features buffer zone. The site may indirectly affect the BAP priority habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on setting of 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 high or very high.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	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, 100m from an existing settlement (Theydon Bois).
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 identified as a potential regeneration area. Site could constitute infill within street of existing housing. Proposed density of development is higher than neighbouring area, and could impact character; lower density could be more appropriate.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	Access is suitable (but 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		Site below site size threshold where it would be expected to significantly affect congestion.	B625

Site Reference	: SR-0327A
Parish:	Theydon Bois
Size (ha):	35.58
Address:	Theydon Bois Golf Course and Land to East
Primary use:	Residential

Site notes: Theydon Bois Golf Course and agricultural fields to east

Baseline yield: None

Source for baseline yield: Assumption based on 30 dph

Site constraints: None

Site selection None adjustment:

Community feedback:	The Council did not consult on a growth location which covers or is near to this site.
Dwellings:	<u>1,067</u>

Lea Hertford Brenty Client

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0327A	Rev 2
ARUI	District Council

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Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	()	Effects of allocating site for the proposed use likely to be significant.	Large housing site within 1km of Epping Forest Special Area of Conservation. Recreational pressure effect is possible and may require bespoke mitigation.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (all planning applications, except householder), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	The site is partly within the 250m buffer for Epping-Ambresbury Ancient Woodland. The site is unlikely to directly affect the Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.	There are 3 Ancient trees directly affected by the site. The trees are located in the 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	()	Site is likely to result in harm to Epping Forest Buffer Land which cannot be mitigated.	86% of the site lies directly within Epping Forest Buffer Land, which would pose a major constraint to development.
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	The site encompasses a Deciduous Woodland habitat, is adjacent to an area of BAP priority habitat with no main features; and within 3 buffers. The site is likely to directly affect the habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is adjacent to the Piercing Hill Wood LWS and within the 250m buffer for the St. Mary's Churchyard, Theydon Bois 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 SM due to distance. Impact on setting of Little Gregories LLB to north of site. Possible mitigation by locating development away from LLB and 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 very low, low or medium.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	90% greenfield site, adjacent to an existing settlement (Theydon Bois).
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 key characteristics of the wider landscape character zone extend across the whole site. The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on the wider landscape character.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site is located within Buffer Land on the edge of settlement. The amount of development would likely have a negative impact on the predominantly rural character, dispersed low density development along Piercing Hill, and the setting of the Forest.
6.1 Topography constraints	()	Topographical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Existing access off Piercing Hill and Little Gregories Lane.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination identified (Farmyard, Stables, Made Ground and In filled Ponds/pit). Potential adverse impact that could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	B626
			© Arup

Site Reference:	SR-0327B
Parish:	Theydon Bois
Size (ha):	5.72
Address:	Theydon Bois, Area East of Dukes Avenue

Primary use:ResidentialSite notes:Agricultural fields

Baseline yield: 171 dwellings

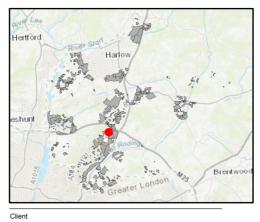
Source for Assumption based on 30 dph baseline yield:

Site None constraints:

Site selection Based on 30 dph. adjustment:

Community
feedback:Feedback was
site. Refer to ADwellings:171

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



Job Title	
Epping Forest District Local Plan	
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0327B	Rev 2
ARUI	Epping Forest District Council

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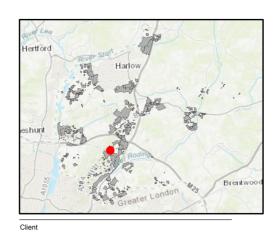


Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Residential development partially located between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure and air quality likely.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (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	(-)	The effects of the site on Epping Forest Buffer Land can be mitigated.	Site directly abuts Epping Forest Buffer Land (to the north), but provides limited connection to the wider countryside. Development would not harm the Buffer Land with effects mitigated by sympathetic boundary treatment along northern edge.
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	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	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 (Theydon Bois).
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 key characteristics of the wider landscape character zone extend across the whole site. The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on adjacent landscape character area.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Site is identified as a potential regeneration area adjacent to settlement edge and railway. Density of development is higher than neighbouring areas, however unlikely to impact settlement character.
6.1 Topography constraints	()	Topographical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	Significant issues with access, currently via public footpath only - would need to be developed alongside SR-0070 for suitable access.
6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.

Dwellings:

<u>283</u>

Site Suitability Assessment		
Site Reference:	SR-0328A	
Parish:	Theydon Bois	
Size (ha):	47.25	
Address:	Theydon Bois, South Area	
Primary use:	Residential	
Site notes:	Broad Area South of Theydon Bois	
Baseline yield:	1,417 dwellings	
•		
Source for baseline yield:	Assumption based on 30 dph	
Site	Epping Forest Buffer Lands and Local Wildlife Site covers c.80% of site reducing capacity.	
constraints:	site reducing capacity.	
Site selection	Based on 30 dph for split site (47 hectares), reduced by 80% due to	
adjustment:	Epping Forest Buffer Land.	
Community	The Council did not consult on a growth location which covers or is	
feedback:	near to this site.	



Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0328A	Rev 2
ARUI	Epping Forest District Council

), NPS, NRCAN g Kong), swissto DS, USDA, USGS obe, GeoEye, Earth



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Definition of the systemForControlControlLanger of the systemSing and any static stati	Criteria		Score	Qualitative Assessment	
Initial ConstraintsMRestance of the second fragment of the general second fragment of the	1.1 Impact on Internationally Protected Sites	()	Effects of allocating site for the proposed use likely to be significant.		
Index and set of a set	1.2 Impact on Nationally Protected sites	(-)		risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be	
Mathematical Mathema	1.3a Impact on Ancient Woodland	()			
Number of the second		()			
Instruction rule result of res	1.4 Impact on Epping Forest Buffer Land	(-)	The effects of the site on Epping Forest Buffer Land can be mitigated.	accounts for constraint. Development possible in north-eastern part of site subject to appropriate mitigation (e.g.	
in Nuclear AdvancesPDProductionPDProductionProd	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 likely to directly impact the habitats, but mitigation may be able to address this.	
UnitationVialControlDescriptionDes	1.6 Impact on Local Wildlife Sites	(-)		mitigated. Site adjacent to Birch Hall Pastures LWS and within 250m of St. Mary's Churchyard Theydon Bois LWS but	
Unit Instruction Instructi	1.7 Flood risk	(++)			
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In Functional with the first in the first	1.8b Impact on archaeology	0	unknown as a result of previous lack of investigation.		
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3.3 black bit bit provine in classes 10 For the second secon	3.2 Distance to nearest bus stop	0			
A relation to during interview C Interview of the sense information of the sen	3.3 Distance to employment locations	(+)			
3.3 Section is interface interface interface 0 Image: Control of Contro	3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.		
3.0 Interacts in Relative tectorially storial 0 Interact on Relative tectorially storial 3.7 Diatance to relative tectorially storial 0 Site is between 1000 m into the meanset GP surgery 0 3.8 Access to Strategic Road Network 1 Nod applicable. Site is between 1000 m into the meanset GP surgery Site is between 1000 m into the meanset GP surgery 4.1 Becomfield and Generated Land 640 Development on the site surger into its on the s	3.5 Distance to nearest infant/primary school	0			
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A 1 Brownfield and Greenfield Land Cr Modify of the site is greenfield land adjacent to a settlement. Set Signerfield site, adjacent to an existing settlement (Theydon Bols). 4.1 Brownfield and Greenfield Land Cr Development of the site would involve the loss of the best and most versable agricultural land (green field). Set Signerfield site, adjacent to an existing settlement (Theydon Bols). 4.3 Capacity to improve access to open space. Gr Development could provide an opportunity to improve links to adjacent existing public open space or proved. The local wolfie site constraint has been accounted for in the yield, and a negligible part of the site contains public open space. 5.1 Landscope sensitivity Gr Development could provide an opportunity to improve links to adjacent existing or the landscape are resilient to change. Set is fortified as a potential regeneration area mostly coward by Egoing Foreit Buffer Land and Accient Woodand. 6.2 Settlement character sensitivity Gr Development is likely to substantially harm the existing settlement character. Set is light information area mostly coward by Egoing Foreit Buffer Land and Accient Woodand. 6.1 Topographic constraints Gr Toographical constraints in the site may preclude development. Set is least on an adjacent to existing or the sate could a signer to the site could a ubacter integration and existing or the sate could a signer to the sate could a signer to the sate could be incorporated into the existing or the sate could a signer to the sate could a cotestantinally harm local character.	3.7 Distance to nearest GP surgery	0			
A. I provintion and streamed Link (A) Performance Per	3.8 Access to Strategic Road Network				
4.2 Impact On Agricouting and (e) Provide an opportunity to improve links to adjacent existing public geen space or provide buffer Land. The local widtife site constraint has been accounted for in the yield, and a negligible gard of the site contains public geen space. Site dils within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change The local widtife site constraint has been accounted for in the yield, and a negligible gard of the site contains public geen space. Site dils within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change 5.2 Settlement character sensitivity (c) Development is likely to substantially harm the existing settlement character. Site is identified as a potential regeneration area mostly covered by Epping Forest Buffer Land and Ancient Woodland. Wich contribute to the forest setting of the settlement. Development could privide opportunities to improve access to Epping Forest Buffer Land. 6.1 Topographical constraints in the site may preclude development. Site dils within an area on pipelines do not pose a constraint to the site. Site for a power lines do not pose a constraint to the site. 6.2 Distance to power lines 0 Ges on oil pipelines do not pose a constraint to the site. The protected trees on or adjacent to the site out be incorporated in the subability of the site for development provide, subject to care in the land. 6.3 Impact on Tree Preservation Order (TPO) (c) The intensity of all development would be constrained by the presence of protected trees either on or adjacent to the site out be incorporated in the subabili	4.1 Brownfield and Greenfield Land	(-)		95% greenfield site, adjacent to an existing settlement (Theydon Bois).	
4.3 Capacity to improve access to open space (*) access to open space which is currently private. open space bit adjacent to existing open space and ould provide opportunities to improve access to Epping Forest 5.1 Landscape sensitivity (*) Site fails within an area of medium landscape sensitivity - characteristics of the landscape are resilient to charage Site is identified as a potential regeneration area mostly covered by Epping Forest Buffer Land. 5.2 Settement character sensitivity (*) Development is likely to substantially harm the existing settement character. Site is identified as a potential regeneration area mostly covered by Epping Forest Buffer Land. 6.1 Topography constraints (*) Development is likely to substantially harm the existing settement character. Site is identified as a potential regeneration area mostly covered by Epping Forest Buffer Land. 6.2 Distance to gas and oil pipelines 0 Ges or oil pipelines do not pose any constraint to the site. Important is likely to substantially harm local character. 6.3 Distance to power lines 0 Power lines do not pose a constraint to the site. Important is likely to substantial by the presence of protected trees either on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development is likely do site advelopment would be coasts to site advects to site advects to site advects to site advectopment would be indeprotected trees on or a	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 Landscape sensitivity (-) and able to absorb development without significant character change. 5.2 Settlement character sensitivity (-) Development is likely to substantially harm the existing settlement character. Shi le identified as a potential regeneration area mostly covered by Epping Forest Buffer Land and Ancient Woodland, which contribute to the forest setting of the settlement. Development could substantially harm local character. 6.1 Topographic constraints (-) Topographical constraints in the site may preclude development. Image: Constraints of the settlement. Development could substantially harm local character. 6.2 Distance to gas and oil pipelines 0 Ges or oil pipelines do not pose any constraint to the site. Image: Constraint to the site. 6.3 Impact on Tree Preservation Order (TPO) (-) The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development for development in the visit presence of protected trees either on or adjacent to the site could be incorporated into the development event of development in the visit presence of protected trees on or adjacent to the site could be incorporated in the suitability of the site for development in the site indevelopment in the visit presence of protected trees either on or adjacent to the site could be incorporated in the suitability of the site for development in the layout, but would be likely to have a significant adverse impact on the suitability of	4.3 Capacity to improve access to open space	(+)	access to open space which is currently private.	open space. Site adjacent to existing open space and could provide opportunities to improve access to Epping Forest	
3.2 Settlement Chalacteriserisitivity Lef Interview of the settlement could substantially harm local character. 6.1 Topography constraints (-) Topographical constraints in the site may preclude development. Interview of the settlement. Development could substantially harm local character. 6.1 Topography constraints (-) Topographical constraints in the site may preclude development. Interview of the settlement. Development could substantially harm local character. 6.2 Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose a constraint to the site. Interview of the settlement 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. 6.3 Inpact on Tree Preservation Order (TPO) (-) The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development 6.4 Access to site (+) Suitable access to site already exists. Access from Loughton Lane. 6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified.	5.1 Landscape sensitivity	(-)			
6.1 hpdglaphy doisidants (*) A finance to the street of the street	5.2 Settlement character sensitivity	()			
6.2 a Distance to gas and oil pipelines0Can an a	6.1 Topography constraints	()			
6.2 Distance to power lines 0 Image: contrained to power lines 0 6.3 Impact on Tree Preservation Order (TPO) (·) The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site could be incorporated into the development proposed, subject to care in the site. 6.4 Access to site (·) Suitable access to site already exists. Access from Loughton Lane. 6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified.	6.2a Distance to gas and oil pipelines	0			
6.3 Impact of 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. Access from Loughton Lane. 6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified.	6.2b Distance to power lines	0			
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)	(-)	the site.	the layout, but would be likely to have a significant adverse impact on the suitability of the site for development	
6.5 Contamination constraints 0 6.6 Traffic impact Moderate peak time congestion expected within the vicinity of the site.	6.4 Access to site	(+)	Suitable access to site already exists.		
	6.5 Contamination constraints	0		No potential contamination identified.	
	6.6 Traffic impact	()	Moderate peak time congestion expected within the vicinity of the site.	B628	

Site Reference:	SR-0328B
Parish:	Theydon Bois
Size (ha):	28.00
Address:	Theydon Bois, South Area

Primary use:ResidentialSite notes:Broad Area South of Theydon Bois

Baseline yield: 839 dwellings

Source for Assumption based on 30 dph baseline yield:

Site No constraints identified. constraints:

Site selection adjustment: Capacity is based on assumed 30 dph for split site size of 28 hectares.

Community feedback:	The Council did not consult on a growth location which covers or is near to this site.
Dwellings:	<u>839</u>

Client

Job Title	
Epping Fores	t District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0328B	Rev 2
ARUI	P Epping Forest District Council

contains up outsite unown copyright and database right (2016) Sources: Earl, HERE, DeLome, Intermap, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Earl Japan, METI, Esri China (Hong Kong), swisstopo. MapmyIndia, © OpenStreetMap contributors, and the GIS User Community Source: Earl, DigitalGiole, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRDI, GN, and the GIS User Community



Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	()	Effects of allocating site for the proposed use likely to be significant.	Large housing site within 1km of Epping Forest Special Area of Conservation. Recreational pressure effect is possible and may require bespoke mitigation.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	The site proposes a development type that is not considered a risk to SSSI features.
1.3a Impact on Ancient Woodland	(-)	Site is adjacent to or contains Ancient Woodland but possible effects can be mitigated.	The site is adjacent to the Gaunts/Redoak Ancient Woodland. The site may directly affect a portion of the Ancient Woodland, but impacts may be mitigated against through considered masterplanning or compensation woodland planting.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.	There are 11 Ancient trees directly affected by the site. The trees are dispersed in the north and south-west 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	(-)	The effects of the site on Epping Forest Buffer Land can be mitigated.	Site separated from Buffer Land to north-east by a road, but forms part of rural setting and connection to the wider countryside. Given substantial potential dwelling yield, mitigation may be possible through sympathetic masterplanning/layout design.
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 zones for Deciduous Woodland and BAP priority habitat with no main features. 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 the Theydon Bois Deer Park East LWS. The site is unlikely to affect the features and species of the LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	Majority of the site is in Flood Zone 1. Higher Flood Risk Zones 2, 3a and 3b, covering 7%, are located in the 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 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 more than a 1000m from a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	95% greenfield site, adjacent to an existing settlement (Theydon Bois).
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	A negligible part of the site contains public open space. The proposals could be configured to avoid loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site identified as opportunity area, and could constitute substantial urban extension to the south in an area identified as of high historic environment sensitivity to change. Impact on settlement character could be mitigated through design and layout
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.	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.	Access from Theydon Park Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Electric Substation / 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.	B629

Site Reference:	SR-0341
Parish:	Theydon Bois
Size (ha):	7.26
Address:	Theydon Plain, Theydon Bois

Primary use: Residential Site notes:

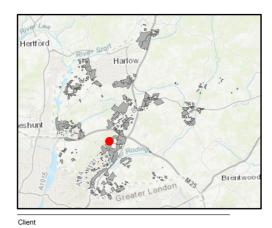
Baseline yield: None

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.
<u>Dwellings:</u>	<u>217</u>



Job Title	t District Council
Epping Forest	t District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0341	Rev 2

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



Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	()	Effects of allocating site for the proposed use likely to be significant.	Site abuts Epping Forest Special Area of Conservation. Risk of urbanisation (e.g. from fly tipping, fires, invasive species etc.) and runoff.
1.2 Impact on Nationally Protected sites	()	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is 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 almost wholly in the Epping-Ambresbury 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 encompasses a small area of wider Deciduous Woodland and Wood Pasture and Parkland habitats. The site is likely to directly impact a small area of the habitats, which could be mitigated through masterplanning.
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 St. Mary's Churchyard, Theydon Bois LWS and is within the 250m buffer for the Theydon Bois Deer Park Wests 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 very low, low or medium.	The site is partially enclosed by existing development and is of a sufficiently small scale that it may be released with limited harm to the purposes of the wider Green Belt.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	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 (Theydon Bois).
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 largely located in the site area. Development would result in loss of public open space (public open spaces covers 97% 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.	
5.2 Settlement character sensitivity	()	Development is likely to substantially harm the existing settlement character.	Site within Epping Forest, and includes Theydon Plain open space, which, alongside Grade II listed church, contributes to the historic character of Theydon Bois. Development could cause substantial harm to the character.
6.1 Topography constraints	()	Topographical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	(-)	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.	Existing access off Coppice Row and Piercing Hill.
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.	B630

Site Reference: SR-0342	
Parish:	Theydon Bois
Size (ha):	36.39
Address:	Thrifts Hall Farm
Primary use:	Residential

Site notes: Agricultural fields and farm buildings

Baseline yield: 1,078 dwellings

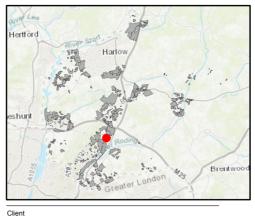
Source for baseline yield: Assumption based on 30 dph

Site constraints: None

Site selection None adjustment:

Community feedback:	The Council did not consult on a growth location which connear to this site.
<u>Dwellings:</u>	<u>1,078</u>

overs or is <u>1,078</u>



Epping Forest District Council		
Job Title		
Epping Forest Dis	strict Local Plan	
Drawing Status	Date	
Issue	March 2018	
Drawing No	Issue	
SR-0342	Rev 2	
ARUP	Epping Forest District Council www.epingforestdc.gov.uk	

ncrement P Corp., GEBCO, USGS, FAO, NPS, NRCAN, vey, Esri Japan, METI, Esri China (Hong Kong), swisstor , and the GIS User Community User Community s, CNES/Airbus DS, USDA, USGS, , 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 and employment development partially located between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure and air quality likely.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (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 11 Ancient trees directly affected by the site. The trees are largely in the north of the site and on southern edge. Impacts to the Ancient trees may be mitigated due to the low density and by considered masterplanning or translocation.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	The site encompasses the whole of multiple Deciduous Woodland habitats and is adjacent to a BAP priority habitat with no main features. The site is likely to directly impact the habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	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	(+)	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 (Theydon Bois).
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 Epping Forest Buffer Land.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site is identified as a potential regeneration area in an area of historic field patterns. The proposed development could impact on the settlement character along Abridge Road. However, this could be mitigated through layout and design.
6.1 Topography constraints	()	Topographical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.	The protected trees on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development
6.4 Access to site	(+)	Suitable access to site already exists.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination over parts of site (Farmyards / Infilled Ponds). Potential adverse impact that could be mitigated.
		Area around the site expected to be uncongested at peak time.	

	•	10.1
Site Reference:	SR-0477	Hertfor
Parish:	Theydon Bois	
Size (ha):	3.29	
Address:	Land to the west of Abridge Road, Abridge Road, Theydon Bois, Essex, CM16 7NW	
Primary use:	Residential	eshunt
Site notes:	Agricultural land including drainage lakes and some forested areas.	4-1-
Baseline yield:	15-20 dwellings	Alose
Source for	Indicated in Call for Sites (equivalent to 5-6 dph)	Client
baseline yield:		Eppir
		Job Title
		Eppir
Site constraints:	None	Drawing
constraints.		Issue
		Drawing
Site selection	None	SR-04
adjustment:		A 1

Community feedback:	The Council did not consult on a growt near to this site.
Dwellings:	<u>20</u>

th location which covers or is <u>20</u>

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Epping Forest	District Local Plan
	District Local Fian
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0477	Rev 2

NPS DS, USDA, USG



		6	Quelitative Accessment
Criteria			Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Residential and employment development partially located between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure and air quality likely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is adjacent to an area of Deciduous Woodland and within the relevant and BAP priority habitat with no main features buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Limited impact from air quality expected as the site is almost 200m from M11.
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	(-)	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, 800m from an existing settlement (Theydon Bois).
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 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 identified as a potential regeneration area. Amount of development could impact the semi-rural, dispersed settlement pattern along Abridge Road. However promotional material proposals could accord with character.
6.1 Topography constraints	()	Topographical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	Onto Abridge Road- but a gated agricultural access that would require improvements.
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.	B632
L	I	1	qunA (i)

Site Reference:	SR-0487
Parish:	Theydon Bois
Size (ha):	1.48
Address:	Land to the East of Abridge Road, Abridge Road, Theydon Bois, Essex CM16 7NW
Primary use: Site notes:	Residential Agricultural grazing land.

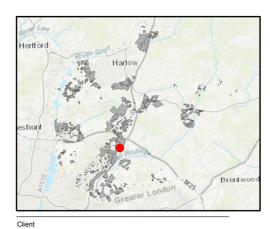
Baseline yield: 40 dwellings

Source for Indicated in Call for Sites (equivalent to 27 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>40</u>



Job Title	
Epping Forest	t District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0487	Rev 2
ARUI	

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Criteria		Score	Qualitative Assessment		
1.1 Impact on Internationally Protected Sites	(-) Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects. Residential and employment development partially located between 400m and 2km from Eppine Conservation. In-combination effects from recreational pressure and air quality likely.		Residential and employment development partially located between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure and air quality likely.		
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.			
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 zones for Deciduous Woodland and BAP priority habitat with no main features. 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	(-)	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.	Limited impact from air quality expected as the site is almost 200m from M11.		
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	(-)	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, 700m from an existing settlement (Theydon Bois).		
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).			
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	No public open space is located in the site area. Development will not involve the loss of public open space.		
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.			
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Site is identified as a potential regeneration area. Amount of development could impact the semi-rural, dispersed settlement pattern along Abridge Road. However promotional material proposal could accord with character.		
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.			
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.			
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.			
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would 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.	Access off Abridge Road, but a gated agricultural access that would require improvements.		
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination on very small part of site. Minimal adverse impact with opportunity to enhance.		
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B633		

-
SR-0497
Theydon Bois
1.09
Land to the rear of Monks Hall, Abridge Road, Theydon Bois
Residential
Residential and amenity land with small area of hard standing.
33 dwellings
Assumption based on 30 dph

Source for Assumption based on 30 dph baseline yield:

Site Listed Building on site reduces capacity by circa 5%. constraints:

Site selection None adjustment:

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

Hertford Brenkwood

	t District Council
Job Title	
Epping Fores	t District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0497	Rev 2
ARUI	P Epping Forest District Council
ΑΝΟΙ	District Council

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Criteria		Score	Qualitative Assessment		
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	 Residential development partially located between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure and air quality likely. 		
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.			
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	1		
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 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 a Grade II listed building, and is adjacent to another Grade II listed building, so any development must respect their settings. Possible mitigation through high quality 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 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	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.	90% greenfield site, 600m from an existing settlement (Theydon Bois).		
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 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.		
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site is identified as a potential regeneration area and contains Grade II listed barn associated with Parsonage Farmhouse. Proposed development is higher than the low density dispersed housing. Impact could be mitigated through sensitive design.		
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 one protected tree is present on the eastern edge of the site, it is likely that it 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.	Access off Abridge Road.		
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Farm). Potential adverse impact, but could be mitigated.		
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B634		

Site Reference: SR-0585		
Parish:	Theydon Bois	
Size (ha):	0.06	
Address:	21/23 Forest Drive, Theydon Bois, Essex, CM16 7HA	

 Primary use:
 Residential

 Site notes:
 Dwelling and associated garden land

Baseline yield: 6 dwellings

Source for Indicated in Call for Sites (equivalent to 120 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:	6

Client

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

Sources: Earl, HERE, DeLome, Lorphagnian Lotabase right (2010) Sources: Earl, HERE, DeLome, Intermap, Increment P Corp., CBBCO, USGS, FAO, NPS, NRCAN, Geoßase, IGN, Kadaster NL, Ordnance Survey, Earl Japan, METI, Earl China (Hong Kong), swisstopo, Mapmi/rdia, ²operStreetMap contributors, and the GIS User Community Source: Earl, DiglialGibbe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRDI, CN, and the GIS User Community



Oritoria		Score	Qualitative Assessment
Criteria			
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Potential for recreational pressure effects in combination on Epping Forest Special Area of Conservation.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.	100% brownfield site, within an existing settlement (Theydon Bois).
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 number of dwellings does not reflect the existing pattern of development in this area and would likely alter the settlement character.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	()	The 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 protected tree would be likely to have a significant adverse impact on the suitability of the site for the intensity of the development proposed
6.4 Access to site	(+)	Suitable access to site already exists.	
6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.	B635
			© Arup

	5
Site Reference:	SR-0800
Parish:	Theydon Bois
Size (ha):	103.26
Address:	Land to the East of Theydon Bois
Primary use:	Residential
Site notes:	Open agricultural/grazing land, stream in the site.
Baseline yield:	3 002 dwellings
basenne yielu.	0,002 dwellings
Source for	Assumption based on 30 dph
baseline yield:	
Site	Circa 25% of the site lies in Blunts Farm Wood Local Wildlife Site,
constraints:	this includes TPOs and an area of Flood Zone 3a. Another 10% of the site is covered by SR-0026 (initial site) and as such the yield is
	reduced to avoid double counting.
Site selection adjustment:	Capacity based on promoter material masterplan which assess the site as having potential for up to 200 dwellings.
aajaotmont	
Community	

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

Client

Epping Forest District Council Job Title Epping Forest District Local Plan Drawing Status Date Issue March 2018 Drawing No Issue SR-0800 Rev 2 Oratians OS data 6 Crown corpright and database right (2018) Sping Epping Forest (2018) Oratians OS data 6 Crown corpright and database right (2018) Sping Epping Forest (2018) Oratians OS data 6 Crown corpright and database right (2018) Sping Epping Forest (2018) Oratians OS data 6 Crown corpright and database right (2018) Sping MeT, Est Chois (Kong Kong), sweetsop Margin (MeT, Chois (Kong Kong)), sweetsop M

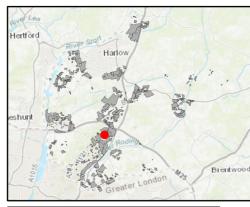


wellings: 200 AeroGRID, IGN, and the GIS User Community		AeroGRID, IGN, and the GIS User Community			
Criteria		Score	Qualitative Assessment		
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Residential development partially located between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure and air quality likely.		
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	De Due to the development type (over 100 residential dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible		
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.			
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.	There are 3 Ancient trees directly affected by the site. The trees are dispersed, and may be affected by development. Impacts may be mitigated by considered masterplanning or translocation.		
1.4 Impact on Epping Forest Buffer Land	(+)	Site may assist in extending Epping Forest Buffer Land.	The site abuts the Buffer Land to the north-west. Submitted concept masterplan proposes no development directly next to buffer, and may include open connection to new country park in north-east. Potential for extension of Buffer Land.		
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	The site encompasses a Deciduous Woodland habitat, and is adjacent to an area of BAP priority habitat with no main features. The site is likely to directly affect the habitat, but mitigation can be implemented to address this.		
1.6 Impact on Local Wildlife Sites	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	The site encompasses Blunts Farm LWS and Blunts Farm Wood LWS. The site may directly affect all of the features and species of both LWS. These features and species may not be retained in their entirety, but effects can be mitigated.		
1.7 Flood risk	(++)	Site within Flood Zone 1.	Majority of the site is in flood zone 1. Higher Flood Risk Zones 2 and 3a, covering 3%, are confined to a small area in the eastern part of the site, can be avoided through site layout and are not currently proposed for development.		
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 (with regards to Grade I Listed church) barrier created by motorway.		
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.	Part of the site is very close to the M25/M11. However, based on the information submitted by the promoter this part of the site is not proposed for housing.		
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.			
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.			
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.			
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.			
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.			
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.			
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.			
3.7 Distance to nearest GP surgery	0	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 (Theydon Bois).		
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. Site adjacent to existing public open space and could provide opportunities to improve access to open land.		
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	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.		
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Site is identified as a potential regeneration area. Proposed masterplan for site responds to landscape setting, and is separated from settlement by railway line. Proposed amount of development and its layout is unlikely to impact settlement character.		
6.1 Topography constraints	()	Topographical constraints in the site may preclude development.			
6.2a Distance to gas and oil pipelines	(-)	Gas or oil pipelines may constrain part of the site but there is potential for mitigation.	Some 25% of the site is affected by the BPA oil pipeline which runs through the middle of the site. Masterplan indicates that this part of the site is not currently proposed for residential development.		
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	Only very small portion of the site falls within overhead power line buffer, and no does not pose any constraint on development.		
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.	t to The protected trees on or adjacent to the site could be incorporated into the development, subject to care in layout. The location and extent of the trees would be likely to significantly constrain the number of dwellings which could be accommodated.		
6.4 Access to site	(+)	Suitable access to site already exists.	Access off Station 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.	B636		
L		1	QurA@		

onto ountai		Burd
Site Reference:	SR-0849	Hert
Parish:	Theydon Bois	
Size (ha):	0.12	
Address:	Tesco Express and Car Park, Coppice Row, Theydon Bois	
Primary use:	Residential	eshu
Site notes:	Retail dwelling (Tesco Express) in retail parade and car parking for adjacent pub (registered parking only)	2
Baseline yield:	19 dwellings	
Source for baseline yield:	Indicated in Settlement Capacity Analysis (equivalent to 154 dph)	Client Epp Job T
		Epp
Site	None	
constraints:		Drawi
		Drawi
Site selection	None	SR-

adjustment:

Community feedback:	The Council did not consult on a growth location which covers or is near to this site.
Dwellings:	<u>19</u>



Epping Fores	t District Council
Job Title	
Epping Forest	t District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0849	Rev 2
ARUI	www.eppingforestdc.gov.uk
Sources: Esri, HERE, DeLorr	n copyright and database right (2016) me, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong

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Market Name Market Name Market Name Market Name Market Name 1.3. Impact on Ancent NaceAna 0 Refer Name Nam Name </th <th></th> <th></th> <th></th> <th></th>				
11 Microsoftwick10constraint with an intervent with a set of the	Criteria		Score	Qualitative Assessment
La mage defaultionNoNote of the property one operationNote of mage contract, the one, if is all, for ingers the contract one operationLa mage default with the second	1.1 Impact on Internationally Protected Sites	(-)		Potential for recreational pressure effects in combination on Epping Forest Special Area of Conservation.
Linkake Linkake ConstructionLoMontex ConstructionSile <br< td=""><td>1.2 Impact on Nationally Protected sites</td><td>(-)</td><td>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.</td><td>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.</td></br<>	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.
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Interpretation of the second		0	No Ancient or Veteran trees are located within the site.	
Calibration (a) Section (a	1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	Site is not touching Buffer Land.
ControlControlControl127 Bod rARefHenry Ford YorkAnnual Section	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 / Latin 1 / Material 1 / Material of hereign same 01 Rear and by the function of hereign same due to the function of hereign 1 / Material of hereign same 01 Rear and by the function of hereign same due to the function of hereign 1 / Material of hereign same 01 Rear and builty the function of hereign same due to the function of hereign sam	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.	
La inspaceIntInterfaceLis beyon an extremely10The is also latitude in the streng of all of gene or a conferLis beyon an extremely11The is also latitude in the streng of all of gene or a conferLis beyon an extremely11The is also latitude in the streng of all of gene or a conferLis beyon an extremely11The is also latitude in the streng of all of gene or a conferLis beyon an extremely11The is also latitude in the streng of all of gene or a conferLis beyon an extremely11The is also latitude in the streng of all of gene or a conferLis beyon an extremely11The is also latitude in the streng of all of gene of the streng	1.7 Flood risk	(++)	Site within Flood Zone 1.	
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Linking Linking Linking Linking Linking Linking 211 Lead (Linking Linking Linking (b) Bits as tooldad in the Green Hall. (c) 211 Lead (Linking Linking Linking Linking (c) Bits as a tooldad in the Green Hall. (c) 211 Distance to branewit Linking Linking (c) Bits as a tooldad in the Green Hall. (c) 212 Distance to branewit Linking Linking (c) Bits as a tooldad in the Green Hall. (c) 213 Distance to branewit Linking Linking (c) Bits as a tooldad in the Green Hall. (c) 214 Distance to branewit Linking Linking (c) Bits as a tooldad in the Green Hall. (c) 215 Distance to branewit Linking Linking (c) Bits as a tooldad in the Green Hall. (c) 216 Distance to branewit Linking Linking (c) Bits as a tooldad in the Green Hall. (c) 216 Distance to branewit Linking Linking (c) Bits as a tooldad in the Green Hall. (c) 216 Distance to branewit Linking Linking (c) Bits as a tooldad in the Green Hall. (c) 216 Distance to branewit Linking Linking (c) Bits as tooldad in the Green Hall. (c)	1.8b Impact on archaeology	(+)		
21 Edit framm Guiden Exer 01 31 Distance by the measer insidue tables 04 See as this st000m form the exercent rail or bits bidges. 32 Distance to mained has stop 04 See as with eQDM or a but stop. 33 Distance to mained has stop 04 See as with eQDM or a but stop. 34 Distance to mained has stop 04 See as with eQDM or a but stop. 34 Distance to mained has stop 04 See as with eQDM or a but stop. 34 Distance to mained has stop 04 See as with eQDM or a but stop. 35 Distance to mained has stop 04 See as with eQDM or a but stop. 36 Distance to nearest relations 04 See as with eQDM or an exact stop. 37 Distance to related has stop. 04 See as with eQDM or an exact stop. 38 Distance to related has stop. 04 See as with eQDM or an exact stop. 39 Distance to related has stop. 04 See as with eQDM or and eQDM or an exact stop. 31 Distance to related Hashowshi 04 See as with eQDM or and eQDM	1.9 Impact of air quality	0		
31 Outline is the finite stand 10 Performance 32 Define is the entered task stop 10 Res within 1000m of a testiop. Performance 33 Define is employment locations 10 Res within 1000m of a testiop. Performance 34 Define is employment locations 10 Res within 1000m of a testiop. Performance 35 Define is employment locations 10 Res within 1000m of a testiop. Performance 35 Define is be all testiop. Res is the finite optimity school. Performance Performance 36 Define is be all testiop. Res is the finite optimity school. Performance Performance 37 Define is the set of support Res is the finite optimity school. Performance Performance 37 Define is the set of support Res is the finite optimity school. Performance Performance 37 Define is the set of support Res is the finite optimity school. Performance Performance 37 Define is the set optimity is there is a school of test is performance Performance Performance Performance 37 Define is the set optimity is indere is a school of test is performance Performance Performance Performance 37 Define is the set optity optity optimitith	2.1 Level of harm to Green Belt	(+)		
21 Channels on sensor 10 Instruction of member do us sol 10 32 Detained to employment docations 10 Rel to within 1000m from merrant torus, ingo vilage or smill flago. Instruction of the sensor information of the sensor informat	3.1 Distance to the nearest rail/tube station	(+)		
3.3 Usamita deliptique tractations (1) Financial control 3.4 Distance to local amontas (2) Site is less than 100m from herenest linking/on any school Image: Control is a control	3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.4 Detailed is the interview (1) Control of the set of the function of the set of	3.3 Distance to employment locations	(+)		
3 5 Detailed of interest standprinty subol (*) (*) (*) 3 6 Detailed or interest standprinty subol 0 Site is between 1000m nom the nearest secondary school. (*) 3.4 Detailed on interest standprinty subol 0 Site is between 1000m nom the nearest QP surgery. (*) 3.4 Detailed on interest standprinty subol (*) Not applicable. (*) 3.4 Detailed and Greenfold Land (*) Maprity of the site is previously developed and within or adjacent to a settlement. (0%) brownfield site, writin an existing settlement (Theydon Bos). 4.1 Brownfield and Greenfold Land (*) Maprity of the site is and dord freesit in the loss of agricultural land. (*) 4.3 Capacity to improve access to open space. 0 Development of the site sould not result in the loss of agricultural land. 1 5.1 Landboops sensitivity 0 Site fails within an area of tow indicaps sensitivitycharacterristics of the landboops area able to accommodate auracter. The relevant site character context is urban and development of the site sould not result in the site. 5.2 Settlement character is ensitivity 0 Site fails within an area of tow indicaps sensitivitycharacterristics of the landboom site or improvemental and the site. Site is suffails on the note is applicable on or adjacent to a site or improvemental and the site intereston and development of the site has potential to improvem	3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.4 Distance is reasest GP surgery (a) Site is a situ to improve access to get sugery (b) 3.7 Distance to nearest GP surgery (c) Site is as in 1000m from the nearest QP surgery. Important is a site is as in 1000m from the nearest QP surgery. 3.8 Access to Situlagic Road Network (c) Montapolication. Not applicable. Important is a site is a site in 1000m from the nearest QP surgery. 4.1 Brownfield and Oreenfield Land (ce) Montapolication. Important is a site is a site in each in a site of splicic open space. Important is a site in a site in a site of public open space. 6.1 Landscope sorbitivy 0 Site fails within an area of ow thorticape servicity - characteristics of the landscape are atile to accommode it is urban and development is unlikely to develop fore through redevelopment is unlikely to develop fore through redevelopment is on discustore database. 6.2 Settlement character sensitivy 0 Site fails within an area of ow thorticape sensitive - character database. Site is surface cap park and modern conventence stores. Redevelopment is unlikely to develop the site has potential to approve access to applic open space. 6.1 Tapography constraints 0 No topography constraints to be development are inprove settlement character through redevelopment of a undewn bis or inprovement is or inprovement is a split and adder to application on the development of the site has potential to the site. 6.1 Tapography constraints 0 <t< td=""><td>3.5 Distance to nearest infant/primary school</td><td>(+)</td><td>Site is less than 1000m from the nearest infant/primary school.</td><td></td></t<>	3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.7 Desiminal of interest of suggery (1) Interest of suggery (1) 3.8 Access to Strategic Road Network Interest of suggery Not applicable. 4.1 Brownfield and Greenfield Land (1) Monoty of the site is previously developed land within or adjacent to a settement. 100% brownfield site, within an existing settement (Theydon Bois). 4.2 Impact on agricultural land 0 Development of the site would not result in the loss of agricultural land. Interest of the landscape sensitivity. 4.3 Capacity to improve access to open space. 0 Development valuely isomore change estimativity obtactoristics of the landscape are able to accommodate thanked to extractor context is urban and development is unlikely to adversely affect the wider landscape direct change. 5.1 Landscape sensitivity 0 Set fails within an area of tow landscape sensitivity - obtactoristics of the landscape are able to accommodate than and development is unlikely to adversely affect the wider landscape area able to accommodate than and development of the site has potential to improve thanks 5.2 Settlement chanacter sensitivity 0 Settement chanacter sensitivity - obtacted change. Settement chanacter sensitivity 0 6.1 Topography constraints 0 Not topography constraints are identified in the site. Settement chanacter sensitivity 0 6.2 Distance to gas and oll polerines 0 Dever intes do not pose a on str	3.6 Distance to nearest secondary school	0		
3.6 Access to Strategic Hoad NetWork Image: Contract of the site is previously developed and within or adjacent to a settlement. 100% brownfield site, within an existing settlement (Theydon Bols). 4.1 Brownfield and Greenfield Land Image: Contract of the site is previously developed and within or adjacent to a settlement. 100% brownfield site, within an existing settlement (Theydon Bols). 4.2 Impact on agricultural land Image: Contract of the site would not result in the loss of agricultural land. Image: Contract of the site would not result in the loss of agricultural land. 5.1 Landscape sensitivity Image: Contract of the site would not result in the loss of agricultural land. Image: Contract of the site haracter context is urban and development is unlikely to adversely affect the wider landscape sensitivity. 6.2 Settlement character sensitivity Image: Contract of the site haracter context is urban and development of the site has potential to improve character sensitivity. No topography constraints are identified in the site. 6.1 Topography constraints Image: Contract of the site has not pose any constraint to the site. Image: Contract of the site has not pose any constraint to the site. 6.3 Impact to Trace Preservation Coder (TPD) Image: Contract of the site	3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
1.1 bit definition and order finite 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 fails within an area of low inndscape sensitivity - character structural site character context is urban and development is unlikely to adversely affect the wider landscape are able to accommodate development and improve estimater and cover introvement in townscape. 5.2 Settlement character sensitivity (e) Development may improve settlement character through redevelopment of a run-down site or improvement in a prominent location on the Green. 6.1 Topography constraints 0 No topography constraints are identified in the site. 6.2 Distance to gas and oil pipelines 0 Ges or oil 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 likely to make a significant adverse impact that could be mitigated. 6.4 Access to site (e) Sublable access to site already exists. Intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site could be likely to make	3.8 Access to Strategic Road Network			
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***:3 Capacity (0 improve access to open space 0 Step 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 development is unlikely to adversely affect the wider landscape 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 fails within an area of low landscape sensitivity - character is unlikely to adversely affect the wider landscape fails within an area of low landscape sensitivity - character is unlikely to adversely affect the wider landscape fails within an area of low landscape the wider landscape fails within an area of low landscape the wider landscape fails within a area of low landscape the wider landscape fails within a area of low landscape the wider landscape fails within a area of low landscape fails within an area of low landscape the wider landscape fails within a area of low landscape the wider landscape fails within a area of low landscape fails within a area of low landscape area and low landscape area of low landscape area and low landscape area and low landscape area and low landscape area and low landscape area of low landscape area and low landscape area area of low landscape area and low landscape area and low landscape area and low landscape area and low landscape area area of low landscape area and low landscape area area of low landscape area and low landscape area and low landscape area area of low lands	4.2 Impact on agricultural land	0		
b.1 Editoscape 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 a prominent location on the Green. Site is surface or park and modern convenience store. Redevelopment of the site has potential to improve character in a prominent location on the Green. 6.1 Topography constraints 0 No topography constraints are identified in the site. Image: Constraints are identified in the site. 6.2a Distance to gas and oil pipelines 0 Cas or oil pipelines do not pose any constraint to the site. Image: Constraints are identified in the site. 6.2b Distance to power lines 0 Power lines do not pose a constraint to the site. Image: Constraints are identified in the site. 6.3 Impact on Tree Preservation Order (TPO) (+) The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site could be incorporated into the subability of the site for development. 6.4 Access to site (+) Suitable access to site already exists. Potential contamination on site, which could be mitigated. 6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination (Car Park / Made Ground). Potential adverse impact that could be mitigated.	4.3 Capacity to improve access to open space	0		
3.2 Setuentient characteristicity (*) townscape. in a prominent location on the Green. 6.1 Topography constraints 0 No topography constraints are identified in the site. in a prominent location on the Green. 6.2a Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose any constraint to the site. in a prominent location on the Green. 6.2b Distance to power lines 0 Power lines do not pose a constraint to the site. in a prominent location or adjacent to the site could be incorporated into the development proposed, subject to can the layout, but would be likely to have a significant adverse impact on the suitability of the site for development 6.3 Impact on Tree Preservation Order (TPO) (•) The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site could be incorporated into the development to the site or development to the site or development the suitability of the site for development 6.4 Access to site (+) Suitable access to site already exists. Potential contamination on site, which could be mitigated. 6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination (Car Park / Made Ground). Potential adverse impact that could be mitigated. 6.8 Traffic insert Site below site size threshold where it would be expected to significantly affect congestion. Intensity of site development is significant	5.1 Landscape sensitivity	0	development without significant character change.	
0.1 Hopography Constraints 0 Extended and the set of the set	5.2 Settlement character sensitivity	(+)	townscape.	Site is surface car park and modern convenience store. Redevelopment of the site has potential to improve character in a prominent location on the Green.
6.28 Distance to gas and oil pipelines 0 Power lines do not pose a constraint to the site. 6.2b Distance to power lines 0 Power lines do not pose a constraint to the site. 6.3 Impact on Tree Preservation Order (TPO) (·) The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site could be incorporated into the development proposed, subject to care 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 Contamination Site below site size threshold where it would be expected to significantly affect congestion.	6.1 Topography constraints	0		
6.20 Distance to power lines 0 Image: 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 carry 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. Image: Contamination constraints Potential contamination on site, which could be mitigated. 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 image: Site below site size threshold where it would be expected to significantly affect congestion. Image: Contamination constraints	6.2a Distance to gas and oil pipelines	0		
6.3 Impact on the Preservation Order (1PO) (+) 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. Potential contamination on site, which could be mitigated. 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. 6.5 Treffic impact Site below site size threshold where it would be expected to significantly affect congestion. Entertion impact in the suitability of the site for development in the suitability of th	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 (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.	6.3 Impact on Tree Preservation Order (TPO)	(-)	the site.	
6.5 Contamination constraints (-)	6.4 Access to site	(+)		
	6.5 Contamination constraints	(-)		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.	B637

Site Suital	bility Assessment	piver Lea
Site Reference:	SR-0870	Hertford
Parish:	Theydon Bois	J
Size (ha):	0.70	6
Address:	Macris Nursing Home, Coopersale Lane, Theydon Bois, Epping, Essex, CM16 7NS	
_ .		eshunt
Primary use:	Residential	- store
Site notes:	Existing care home and grounds	410.5
Baseline yield:	11 dwellings	
Source for	Indicated in Planning Application Form (equivalent to 16)	Client
baseline yield:		Epping
		Job Title
		Epping
Site	Application for demolition of existing care home and construction of	Drawing Sta
constraints:	a new building with accommodation to provide 11 x two bedroom flats was refused in March 2016 (ref EPF/2709/15). Reasons for refusal do not relate to yield so not amended.	Issue
		Drawing No
Site selection	None	SR-0870
adjustment:		AR
Community feedback:	The Council did not consult on a growth location which covers or is near to this site.	© Contains OS Sources: Esri, H GeoBase, IGN, MapmyIndia, C Source: Esri, Di

Community feedback: Dwellings: <u>11</u>

Client Epping Forest District Council Job Title Epping Forest District Local Plan

Drawing Status Date March 2018 lssue Drawing No Issue Rev 2 ARUP Epping Forest District Council

database right (2016) rcrement P Corp., GEBCO, USGS, FAO, NPS, NRCAN, vey, Esri Japan, METI, Esri China (Hong Kong), swisstopr i, and the GIS User Community Geographics, CNES/Airbus DS, USDA, USGS, ...

Brent



Initial information (Netter and Part Part Part Part Part Part Part Part	<u>Bweinigs.</u>			
Induction biological status and status	Criteria		Score	Qualitative Assessment
Initial ConstraintImage: Constraint of ConstraintImage: Constraint of ConstraintImage: Constraint of ConstraintConstraintConstraintConstraintImage: ConstraintConstraintConstraint	1.1 Impact on Internationally Protected Sites	(-)		Residential and employment development partially located between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure and air quality likely.
LandicalVV </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>	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.	
Mathematic interpretation interpret	1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
Antiological and antional of a constrained of a bit of the sector of t		0	No Ancient or Veteran trees are located within the site.	
Instruction Hardwork and AutorVInstruction Hardwork and Hardwork and Hardwork and Hardwork Mark and Hard	1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
Number of	1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is partially with a BAP priority habitat with no main features buffer zone. The site may indirectly affect the BAP priority habitat, but mitigation can be implemented to address this.
In Your onIn Your onIn Your onIn Your onIn Your on	1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
Lake information and interplace and interplace of the second of points and of the second of points are second points are second of points ar	1.7 Flood risk	(++)	Site within Flood Zone 1.	
Interfact and advanceImage: a local advance and advances and insignationImage: a local advance advance advances advances advances advances advances advances11 meta or angleImage: a local advances advances advances advances advances advancesImage: a local advances11 meta or angleImage: a local advancesImage: a local advancesImage: a local advances12 meta or angleImage: a local advancesImage: a local advancesImage: a local advances13 meta or angleImage: a local advancesImage: a local advancesImage: a local advances13 meta or angleImage: a local advancesImage: a local advancesImage: a local advances14 meta or angleImage: a local advancesImage: a local advancesImage: a local advances15 meta or angleImage: a local advancesImage: a local advancesImage: a local advance16 meta or angleImage: a local advanceImage: a local advanceImage: a local advance17 meta or angleImage: a local advanceImage: a local advanceImage: a local advance18 meta or angleImage: a local advanceImage: a local advanceImage: a local advance19 meta or angleImage: a local advanceImage: a local advanceImage: a local advance19 meta or angleImage: a local advanceImage: a local advanceImage: a local advance19 meta or angleImage: a local advanceImage: a local advanceImage: a local advance19 meta or angleImage: a local advanceImage: a local advanceImage: a local advance19 meta or angleIm	1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
Link index spannColInteraction of the spanned o	1.8b Impact on archaeology	0		
A Lock of bit in the Unit for the ALL PP Receiver median. PP 11 Diacote by are researd altable statubin. 0 84 a between 1000 in all sectors for it hads allow. Image: Point and Point	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 During the manual transmission 0 Image: Comparison of the manual transmission 2 During the manual transmission 00 No write the manual transmission 00 3 During the manual transmission 00 No write the manual transmission 00 3 During the manual transmission 00 No write the manual transmission 00 3 During the manual transmission 00 No write the manual transmission transmission transmission transmission transmission transmission transmission transmission transmission 10 3 During the manual transmission 00 Release transmission transmissi	2.1 Level of harm to Green Belt	(-)	low, low or medium.	
2.1 Defined to reacted using of processing of the series in the top of an enginger of shock data. Image: Constraint of the top of an enginger of shock data. 3.1 Defined to local merities 0.0 Real between 1000m of an enginger of shock data. 3.1 Defined to local merities 0.0 Real between 1000m of an enginger of shock data. 3.1 Defined to local merities 0.0 Real between 1000m of an enginger of shock data. 3.1 Defined to local merities 0.0 Real between 1000m of an enginger of shock data. 3.1 Defined to nearest linet dynamy shock 0.0 Real between 1000m and 4000m from the nearest linet dynamy skock. 3.1 Defined to nearest Of sugger 0.0 Real between 1000m and 4000m from the nearest Of suggery skock. Image: Constraint of suggery skock data. 3.1 Defined to nearest Of suggery 0.0 Real between 1000m and 4000m from the nearest Of suggery skock. Image: Constraint of suggery skock data. 4.1 Downled and Genefield Line 0.0 Real between 1000m and enginger skock data. Image: Constraint of suggery skock data. Image: Constraint of suggery skock data. 4.1 Downled and Genefield Line 0.0 Real between toold suggery constraint an exect medut method suggers constraint of suggers on su	3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
A Substration that training with the training wit	3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
A Descrive to detain methods 0 Interaction of the interaction of t	3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.3 Detarted to iduite in this plantary solubil 0 Information of the second secon	3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
a. b diamate is returning statution (b) Information of the status statution of the status status and status is returned by surgery. 3.7 Diamote is reserved QP surgery 0 Set is between 1000m from the nearest QP surgery. Information of the status status and status is returned by surgery. Information of the status status and status is returned by surgery. 3.8 Access to Strategic Read Network. 10.0 Molerable and Greenfeld Land 0.0 Molerable and within the status and the status and the status and the status and most vessatile agricultural land (grades 1-5). Information of the status work the loss of the best and most vessatile agricultural land (grades 1-5). 4.1 Breach and greenfeld Land 0.0 Development of the state work of the work of the status status and most vessatile agricultural land (grades 1-5). Information of the status work in a meas of medutary intradicage status work intradicage status work in a meas of medutary intradicage status work intradicage status	3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.1 Detailed in therease of studies? 0 International of the studies? 0 3.8 Access to Strategic Road Network 10 Not applicable. 100% brownflied alle, 700m from an existing settlement (Theydon Bols). 4.1 Brownflied and Greenfliet Land 0 Mapping of the site is perivolutly developed and that is neither within nor adjacent to a settlement. 100% brownflied site, 700m from an existing settlement (Theydon Bols). 4.2 Impact on agricultural land 0 Development of the site would involve the loss of the best and most vessatile agricultural land (grides 1-3). International basis of site site would involve the loss of public open space. 6.1 Landscape sensitivity 0 Steredomment within an area of medium indecape sensitivity - characteristics of the indicape are resilient to change. Existing Care Home. Ancount of development could substantially harm the tow density character of the area, including the relatively large grounds. 6.2 Settlement character sensitivity 0 No topography constraints are identified in the site. Existing Care Home. Ancount of development could substantially harm the tow density character of the area, including the relatively large grounds. 6.2 Distance to power lines 0 Case of pipelines do not pose a constraint to the site. Existing Care Home. Ancount of development model would be indevice prevent would be constrained by the presence of protocter trees either on or adjacent to me site, oout be incorporaded into the development model be constrained by the presence of	3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.	
a A Access to strating in contention Image: Content and	3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
4.1 Brownied and Greenee Lind 0 Previous end of the first end of	3.8 Access to Strategic Road Network		Not applicable.	
4.2 Impact on signaturination11<	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, 700m from an existing settlement (Theydon Bois).
4.3 Capacity is improve access to open space 0 International indicators in the intervence of medium landscape sensitivity - characteristics of the landscape are resilient to change 5.1 Landscape sensitivity (c) Site fails within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change 5.2 Settement character sensitivity (c) Development is likely to substantially harm the existing settement character. Existing Care Home. Amount of development could substantially harm the low density character of the area, including 6.1 Topography constraints 0 No topography constraints are identified in the site. Existing Care Home. Amount of development could substantially harm the low density character of the area, including 6.2 Distance to gas and oil pipelines 0 Roo or pipelines do not pose an constraint to the site. Existing Care Home. Amount of development proposed. subject to care in the layout, but would be likely to have a significant character 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 character 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 character or adjacent to the site could be likely to have a significant character or intervence of protected trees either on or adjacent to the site could be likely to have a significant character or the evelopment would be expected to significant tharacter congestion. 6.3 Unpact on Tree Preservation Order (TPO) (c)	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 Landscape sensitivity (-) and able to absorb development without significant character change. 5.2 Settlement character sensitivity (-) Development is likely to substantially ham the existing settlement character. Existing Care Home. Amount of development could substantially ham the low density character of the area, including the relatively large grounds. 6.1 Topography constraints 0 No topography constraints are identified in the site. Existing Care Home. Amount of development could substantially ham the low density character of the area, including the relatively large grounds. 6.2 Distance to gas and oil pipelines 0 No topography constraints on the site. Image: Care Home. Amount of development could substantially ham the low density character of the area, including the relatively large grounds. 6.2 Distance to gas and oil pipelines 0 Rower lines do not pose any constraint to the site. Image: Care Home. Amount of development could substantially ham the development proposed, subject to care in the site. 6.3 Impact on Tree Preservation Order (TPO) (-) The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development on the site for development. 6.4 Access to site (-) Suitable access to site already exists. Via a protected lane. No pavement on lane.	4.3 Capacity to improve access to open space	0		
b.2 Settlement character sensitivity text tex	5.1 Landscape sensitivity	(-)		
0.1 hpdglaphy Constraints 0 Check Constraint to the site.	5.2 Settlement character sensitivity	()		Existing Care Home. Amount of development could substantially harm the low density character of the area, including the relatively large grounds.
6.2 Distance to gas and oil pipelines 0 Fund and the site of the	6.1 Topography constraints	0		
6.2 Distance to power lines 0 Image: constrained to power lines 0 6.3 Impact on Tree Preservation Order (TPO) (·) The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site could be incorporated into the development proposed, subject to care in the site. 6.4 Access to site (+) Suitable access to site already exists. Via a protected lane. No pavement on lane. 6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified.	6.2a Distance to gas and oil pipelines	0		
6.3 Impact of The Preservation Ofder (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. Via a protected lane. No pavement on lane. 6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified.	6.2b Distance to power lines	0	·	
6.4 Access to site (*) 6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified. c.6.7 traffic impact Site below site size threshold where it would be expected to significantly affect congestion.	6.3 Impact on Tree Preservation Order (TPO)	(-)	the site.	the layout, but would be likely to have a significant adverse impact on the suitability of the site for development
6.5 Containing to Constraints	6.4 Access to site	(+)	Suitable access to site already exists.	
	6.5 Contamination constraints	0		No potential contamination identified.
	6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.	B638

Site Reference:	SR-1020
Parish:	Theydon Bois
Size (ha):	0.15
Address:	Wain, Coppice Row, Theydon Bois, Epping, Essex, CM16 7ER

Primary use: Residential Site notes: Two single dwellings

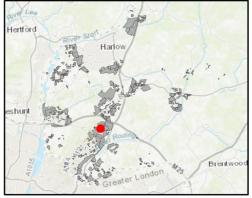
Baseline yield: 9 dwellings

Source for baseline yield: Indicated in pre-application request

No constraints identified. 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. **Dwellings:** <u>9</u>



Client	
Epping Forest Di	strict Council
Job Title	
Epping Forest Di	strict Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-1020	Rev 1
	Contemption of the second seco

NPS, NRCAN, (ong), swisstop

11 Index of the Ministry Solution in the Ministry Solution in the Ministry Solution in the Margine Solution in the Ministry Soluting Soluting Solution Solution Solut	<u>Dwellings: 9</u>		AeroGRID, IGN, and the GIS User Community	
11 Mindlewond windlingImageImage of the function of the state	Criteria		Score	Qualitative Assessment
Or MonomiaDisplace and the general designed, since de	1.1 Impact on Internationally Protected Sites	()	Effects of allocating site for the proposed use likely to be significant.	
unitedvv <td>1.2 Impact on Nationally Protected sites</td> <td>(-)</td> <td></td> <td>pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk</td>	1.2 Impact on Nationally Protected sites	(-)		pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk
Advanced Section 1999Image: Section 1999Image: Section 19991-1 mark and a figned section 1999Behalts and section 1999Section 19991-1 mark and a figned section 1999Behalts and section 1999Section 19991-1 mark and a figned section 1999Behalts and section 1999Section 19991-1 mark and a figned section 1999Behalts and section 1999Section 19991-1 mark and section 1999Behalt and section 1999Secti	1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
unique production dueVUnique due due dueVDescription due		0	No Ancient or Veteran trees are located within the site.	
Induction Induction <t< 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></t<>	1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
informationVImage: Control of the Control of th	1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is wholly within Deciduous Woodland and Wood Pasture and Parkland buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation could be implemented to address this.
CharlowNoteImage: Control of the second state the default with the default	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 Mary's Church LWS 250m buffer zone. The site may indirectly affect the Local Wildlife Site, but mitigation can be implemented to address this.
Initial lange of a set of a seto	1.7 Flood risk	(++)	Site within Flood Zone 1.	
Intering of a second	1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
In Index registerColInternational fieldCol21 Lead of lam is 0 care field6 is not solid if its 0 care field931 Data care field is notified in an enserie of of de dillow.9932 Data care field is notified in an enserie of of de dillow.9932 Data care field is notified in an enserie of of de dillow.9933 Data care field is notified in an enserie of of de dillow.9934 Data care field is notified in an enserie of tab dillow.9934 Data care field is notified in an enserie of tab dillow.9935 Data care field is notified in an enserie of tab dillow.9936 Data care field is notified in an enserie of tab dillow.9936 Data care field is notified in an enserie of tab dillow.9937 Data care field is notified in an enserie of tab dillow.9938 Data care field is notified is notified in an enserie of tab dillow.9939 Data care field is notified is notified in an enserie of tab dillow.9930 Data care field is notified in an enserie of tab dillow.9931 Data care field is notified in an enserie of tab dillow.9931 Data care field is notified in an enserie of tab dillow.9931 Data care field is notified in an enserie of tab dillow.9931 Data care field is notified in an enserie of tab dillow.9931 Data care field is notified in an enserie of tab dillow.9931 Data care field is notified in an enserie of tab dillow.	1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.	
A Lock of the reased shifts added 10 11 Datards is the reased shifts added 10 21 Datards is the reased shifts added added the reased shifts added	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 control (*) (*) 2 - Delated in the interformation control (*) Set before a control (*) 3 - Delated in the interformation control (*) Set before a control (*) 3 - Delated in the interformation control (*) Set before a control (*) 3 - Delated in the interformation control (*) Set before a control (*) 3 - Delated in the interformation control (*) Set before a control (*) 3 - Delated in the interformation control (*) Set before a control (*) Set before a control 3 - Delated in the interformation control (*) Set before a control (*) Set before a control (*) 3 - Delated in the interformation control (*) Set before a control <td>2.1 Level of harm to Green Belt</td> <td>(+)</td> <td>Site is not located in the Green Belt.</td> <td></td>	2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
2.1 Clinited (arreader, Coli arg) (1) Intermediation of a many operation of a many	3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.	
3.3 biseline is encryption location 1*1 Interact the second will be a secod will be a second will be a second will be a secod will be	3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
Cal Deliand (b) Order interiments Dif Function (b) Contrainting interiments 3.5 Deliands to beneed inflattlyinnary soludi (c) Site is the han 1000m from here nearest infrarityinnary soludi. Image: Contrainting interiments <	3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.3 Ideated in the lefter list interview inte	3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
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6.1 ropography constraints (*) A definition of the state of t	5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	
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. Existing access from Orchard Drive. 6.5 Contamination constraints 0 No contamination size identified on site to date. No potential contamination identified.	6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2 Distance to power lines 0 Image: Im	6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.3 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 Orchard Drive. 6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified.	6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.4 Access to site (*) 6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified. 6.5 From the impact Site below site size threshold where it would be expected to significantly affect congestion.	6.3 Impact on Tree Preservation Order (TPO)	0		
6.5 Contamination constraints 0 6.6 Traffia 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 Orchard Drive.
	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.	B639

EB805Fiv St Leonards Road Marsh Holyfield Roed Mile SR-0967 oked SR-0902 SR-0453 SR-0161-N SR-0060 SR-0085 SR-0332 SR-00 SR-0104 SR-0099 SR-0373 SR-0901 SR-0020-N SR-0600 SR-0955 SR-0384 SR-0690 SR-0377 SR-0853 SR-0594 SR-0850 SR-0851 SR-0985 SR-0541 SR-0995 SR-0481 SR-0253 Station Road SR-0482 SR-0381 SR-0021 Eleanor Cross Road SR-0578A SR-0380 SR-0372 SR-0379 SR-0219 SR-0034 ENDERSE SR-0854 SR-0688 M25 Regidian Way J26 Honey Lane SR-0903 Weedridden Hill -Seurardstone Ross Golding:SHill SR-0339 SR-0084 SR-0589 SR-0236 SR-0598 Molisona SR-0291 SR-0044i SR-0044ii SR-0337 SR-0338 SR-0138 SR-0292 Rectoryllane -Orucontuit SR-0231 SR-0969

Leavalley Road			Debden
Report on Site Selection	Drawing No. EFDC-S2-0027-Rev2	Content Residential Sites for Stage 2 and Stage 6.2 Assessment in Waltham Abbey	Legend Residential sites assessed at Stage 2 and Stage 6.2
ARUP	Date: March 2018	Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community.	Parish Boundary
Epping Forest District Council	Scale: 1:27,500 @A3	Contains Ordnance Survey & Royal Mail Data (c) Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016	This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.

SR-0439

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Site Reference: Parish:	SR-0020-N Waltham Abbey
Size (ha):	13.92
Address:	Land at Paternoster Hill, Waltham Abbey, Essex, EN9 3JY
Primary use:	Residential
Site notes:	Two glasshouses and agricultural / grazing land
Baseline yield:	412 dwellings
Source for baseline yield:	Assumption based on 30 dph
Site constraints:	Flood Risk Zone 3b (Cobbin's Brook) runs south-west to north-east through the middle of the site affecting 11% of the site area. Capacity adjusted to account for the constrained part of the site to remove it from the developable area.
Site selection adjustment:	None

Community
feedback:Feedback was received on WAL-E which is within or near to this
site. Refer to Appendix B1.4 for further details.Dwellings:367

Hertford Hertford eshunt Greater London

Epping Forest	District Council
Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0020-N	Rev 1
ARUI	Epping Forest District Council

Sources: Earl, HERE, Dal,ome, Internag, horement P Corp., GEBCO, USSS, FAO, MPS, MRCAN, GooBase, IGN, Kadater NL, Ordnance Survey, Esri Japan, METI, Earl China (Hong Kong), swisstop: MapmyIndia, © OpenStreeMap contributors, and the GIS User Community Source: Earl, DigitalCioloc, GeoGreye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



		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).	Very small parts of the site are within 2000m of either Epping Forest Special Area of Conservation or Lee Valley Special Protection Area. In-combination effects from recreational pressure likely to be avoidable.
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	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	A small part of the site comprises and the site is adjacent to an area of Deciduous Woodland, and it is in the relevant buffer zone. The site may directly and indirectly affect the BAP priority habitat but mitigation could 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 around half of the Cobbins Brook LWS and is within the 250m buffer zone. The site is likely to directly impact the Local Wildlife Site, but effects may be mitigated through considered masterplanning.
1.7 Flood risk	(-)	Site within Flood Zone 3a where exception test required.	Some 49% of the site is in Flood Zone 2, within which 32% and 11% of are in Flood Zones 3a and 3b. Higher Flood Risk Zones run through the middle of the site, but existing site layout allows for the constraint to be avoided.
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 from site and visual break created by the road.
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	(-)	Majority of the site is greenfield land adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (Waltham Abbey).
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	(-)	Development may involve the loss of public open space but there are opportunities for on-site off-setting or mitigation.	Open space is located in 9% of the site area. Development may involve the loss of some woodland, but there may be opportunities for some on-site re-provision or re-orientation of development.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	Site shares characteristics with the adjacent zone of moderate sensitivity. The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on adjacent landscape character area.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Site is identified as a potential regeneration area and is on the edge of the existing modern extension to the settlement. Proposed density unlikely to 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 multiple points of access from Paternoster Hill.
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.	B641

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Site Reference:	SR-0021
Parish:	Waltham Abbey
Size (ha):	0.23
Address:	Land lying to the north of Honey Lane and west of Mason Way, Ninefields, Waltham Abbey, Essex
Primary use:	Residential
Site notes:	Small area of vacant/amenity open land
Baseline yield:	11 dwellings
Source for baseline yield:	Indicated in Call for Sites (equivalent to 46 dph)
Site constraints:	Small area of flood risk may reduce site capacity, but design could respond accordingly.

Community Fe feedback: sit Dwellings: 10

Feedback was received on WAL-3 which is within or near to this site. Refer to Appendix B1.4 for further details.
 <u>10</u>

Hertford Hertford Harlow Harlow Brentwood

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0021	Rev 2
ARUI	Epping Fores District Count www.eppingforestdc.got

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Initial Information International State Stat	Criteria		Score	Qualitative Assessment	
Index def controlQadvance de la facto de la	1.1 Impact on Internationally Protected Sites	(-)		Potential for recreational pressure effects in combination on Epping Forest Special Area of Conservation.	
anima (working)vvvvvvSinglish (with (w	1.2 Impact on Nationally Protected sites	0			
Additional of the interface of the interf	1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.		
InterpretationICInterpretationICInterpretation12 register 30 fmg space a track10Interpretation10Interpretation1012 register 30 fmg space a track10Interpretation10Interpretation12 register 30 fmg space10Interpretation10Interpretation12 register 30 fmg space10Interpretation10Interpretation13 register 30 fmg space10Interpretation10Interpretation14 register 30 fmg space10Interpretation10Interpretation15 register 30 fmg space10InterpretationInterpretationInterpretation15 register 30 fmg space10InterpretationInterpretationInterpretation15 register 30 fmg space10InterpretationInterpretationInterpretation15 register 30 fmg space10InterpretationInterpretation15 register 30 fmg space10InterpretationInterpretation15 register 30 fmg space10InterpretationInterpretation15 register 30 fmg space10InterpretationInterpretation15 register 30 fmg space10<		0	No Ancient or Veteran trees are located within the site.		
Calinet material material states and st	1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.		
ControlColCol17 Bar ColColFee field and and and enderging the field 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.		
LinkanLinkanLinkan (Linkan (Linkan))Die kan kan (Linkan kan (Linkan (Linkan)))))))))))))))))))))))))))))))))))	1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.		
Link index ind	1.7 Flood risk	(+)	Site within Flood Zone 2 and exception test not required.	Approximately 27% of the site is in Flood Zone 2 of which 9% is covered by Flood Zones 3a and 3b. The Flood Risk Zone is located in the northern portion of the site and could be mitigated through site layout.	
Lake intraction constraintsLowLowLowLow15 linger data and the constraint of the second	1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on setting of Conservation Area due to distance and built-up surroundings.	
I structure in quaryColConstrained in the function of the fu	1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.		
A low of the first sector field A low A low of the invested rail. Act status C 1 D black is the reserved rail. Act status C 2 Defines the reserved rail. Act status C 3 Defines the reserved rail. Act status	1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.		
A I closed of the reserve the stroop CH Performance to reserve the stroop CH 2 Defaured to reserve the stroop CH Performance to endpointed the stroop with the str	2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.		
A Journel on sensity of a s	3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.		
3.3 Instance is entroplyment tookools 0 Information in the second integers i	3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.		
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3.3 Defaulted to Retrict interfacional social 11 3.4 Defaulted to Retrict interfacional social 0 Retrict in a rescale social socia	3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.		
3.6 Distance in nearest CP sugary (4) Set is less than 1000m from the nearest CP sugary (4) Set is less than 1000m from the nearest CP sugary (4) Set is less than 1000m from the nearest CP sugary (4) Set is less than 1000m from the nearest CP sugary (4) Not applicable. 3.8 Access to Stategic Read Network (4) Monty of the safe is expendied land within a settlement. (20) Signeenfied site, within an existing settlement (Wathan Abbey). 4.1 Inpact on agricultural land (4) Development of the site would not result in the loss of pacific open space. No pablic com space is located in the site area. Development with a settlement (Wathan and exist open space. 4.1 Chaptery to impore access to open space 0 Development unlikely to movie the loss of public open space. No pablic com space is located in the site area. Development with and development at unlikely to absersely affect the wider landscare development is unlikely to absersely affect the wider landscare development is unlikely to absersely affect the wider landscare development is on the public contract is unlikely to absersely affect the wider landscare development is on table to constraint to the site area. Development is not likely to have an import on the datacet of the anse. Therefore, development is on table of public open space. 6.1 Ecolography constraints 0.0 Development is not pase a effect on settiment characeter. Set is identified at a potential regomentation area. Low development is proceed which refers the characeter of the area. Therefore, development is not likely	3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.		
3.7 Usakine in heating of supply (*) Control (*) 3.8 Access to Strategic Road Network (*) Not applicable. 100% greenfield alle, with an existing settement (Waltham Abbey). 4.1 Brownfield and Greenfield Land (*) Montpy of the site is greenfield land with a settement. 100% greenfield alle, with an existing settement (Waltham Abbey). 4.2 Impact on agricultural land (*) Development of the site would not result in the loss of agricultural land. No public coon space is located in the site ans. Development will not mole the loss of public open space. 4.1 Capacity to improve access to open space 0 Development instrated compacts in the loss of agricultural land. Interfaces and the character context is urban and development is unlikely to adversely affect the worder instracter and space. 5.1 Landscape sensitivity 0 Stereform statistics of the landscape are able to accommodate instrated context is urban and development is unlikely to adversely affect the worder instracter and space. 6.1 Topography constraints 0 Responsitivity or adversely affect the worder instracter. Stere is is identified as a potential response to new public open space. 6.2 Distance to power fines 0 Responsitivity to adversely affect the worder instracter. Stere is is identified as a potential response to new public open space. 6.2 Distance to power fines 0 Resor of pipelines do not pose any constraint	3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.		
3.3 Access to strategic root retords Image: Contract of the stree and street of the stree and street of the st	3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.		
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4.3 Capacity to improve access to open space 0 Interfact with the field of	4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.		
0.1 Landscape sensitivity 0 development without significant character change. character. 5.2 Settlement character sensitivity 0 Development is unlikely to have an effect on settlement character. Site is identified as a potential regeneration area. Low density development is proposed which reflects the character of the area. 6.1 Topography constraints (-) Topographical constraints in the site may preclude development. Image: Constraints in the site may preclude development. 6.2 Distance to gas and oil pipelines 0 Ges or oil pipelines do not pose any constraint to the site. Image: Constraints in the site may preclude development. 6.3 Ingact on Tree Preservation Order (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 Omage: Constraint Site is identified on site to date. 6.4 Access to site 0 No contamination issues identified on site to date. No potential constraints on the site constraint of the site constraint on the site constraint of the site constraint is preceded to significant upgrade. Access would need to be achieved either from adjacent development (Mason Close) or from Mason Way which may require cultering. 6.4 Access to site 0 No contamination issues identified on site to date. No potential contamination identified. 6.5 Torfic inneed. V No contamination identified on site	4.3 Capacity to improve access to open space	0		Preliminary masterplan proposes no new public open space.	
3.2 Settlement character sensitivity 0 If	5.1 Landscape sensitivity	0			
6.1 ropography constraints CP A constraint of the site of the sit	5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.		
6.2 a bistance to gas and oil pipelines0Addition of the set of th	6.1 Topography constraints	()			
0.2 Distance to power links 0 Image: Contraining to power links 0 6.3 Impact on Tree Preservation Order (TPO) 0 adjacent to the site. 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 either from adjacent development (Mason Close) or from Mason Way which may require culverting. 6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified. 6.4 Access 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			
8.3 Impact on Tree Preservation Order (TPO) 0 adjacent to the site. 6.4 Access to site (-) Potential for access to the site to be created through third party land and agreement in place, or existing access vould need to be achieved either from adjacent development (Mason Close) or from Mason Way which may require culverting. 6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified. 8.6 Traffic impact Site below site size threshold where it would be expected to significantly affect congestion. Expected to significantly affect congestion. Expected to significantly affect congestion.	6.2b Distance to power lines	0			
6.4 Access to site (*) would require upgrade. require culverting. 6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified. 6.5 Contamination constraints 0 Site below site size threshold where it would be expected to significantly affect congestion. Image: Contamination identified.	6.3 Impact on Tree Preservation Order (TPO)	0	adjacent to the site.		
6.5 Containing on State and State an	6.4 Access to site	(-)	would require upgrade.	require culverting.	
	6.5 Contamination constraints	0		No potential contamination identified.	
	6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.	B642	

Site Reference:	SR-0034
Parish:	Waltham Abbey
Size (ha):	21.76
Address:	Land to east of Waltham Abbey

 Primary use:
 Residential

 Site notes:
 Agricultural fields/grazing land

Baseline yield: 655 dwellings

Source for Assumption based on 30 dph baseline yield:

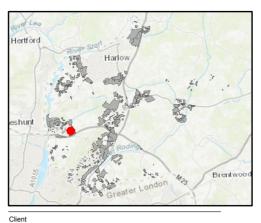
Site Flood Risk will reduce site capacity constraints:

Site selection None adjustment:

Community feedback:

Feedback was received on WAL-B which is within or near to this site. Refer to Appendix B1.4 for further details. **500**

Dwellings:



Job Title	
Epping Fores	t District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0034	Rev 2

Sources: Esri, HERE, Dalcome, Internap, Increment P.Corp, GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, ICN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community Source: Esri, DigitalGible, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRDI, ON, and the GIS User Community

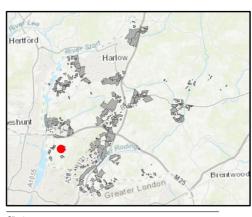


<u>Dwellings:</u> 500		AeroGRID, IGN, and the GIS User Community		
Criteria		Score	Qualitative Assessment	
1.1 Impact on Internationally Protected Sites	()	Effects of allocating site for the proposed use likely to be significant.	Very large housing site within 500m of Epping Forest Special Area of Conservation. Likely to have urbanisation and recreational pressure impacts alone.	
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (over 100 residential dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.		
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.	There are 2 Ancient trees directly affected by the site. The trees are in the south west of the of the site. Impacts to the Ancient trees may be mitigated due to the low density and by considered masterplanning or translocation.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	Site is not touching Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	The site is partially within around half of a BAP priority habitat, and within three buffer zones. It is adjacent to a BAP priority species. The site is likely to directly affect the BAP priority habitat but mitigation can address this.	
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer for the Warlies Park LWS. The site is unlikely to affect the features and species of either LWS.	
1.7 Flood risk	(-)	Site within Flood Zone 3a where exception test required.	Approximately 30% of the site is in Flood Zone 2 of which 13% is also within Flood Zones 3a and 3b. The higher Flood Risk Zones are located inside the south-western boundary and through the centre of the site, which can 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 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	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are very close to the M25 and therefore mitigation measures are likely to be required.	
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.		
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	0	Site is more than 1600m and less than 2400m from an employment site/location.		
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.		
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.		
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.		
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.		
3.8 Access to Strategic Road Network		Not applicable.		
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (Waltham Abbey).	
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. Existing masterplan proposes no new public open space.	
5.1 Landscape sensitivity	()	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.		
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site is identified as a potential regeneration area, on the edge of existing settlement and number of houses is at a higher density than 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	()	Gas or oil pipelines pose a major constraint to development. They will be difficult to overcome and affect a large part of the site.	Majority of the site is in the HSE inner and middle consultation zones. Sensitivity level 3 as more than 30 dwelling dwellings. HSE guidance is advise against development.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.		
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.		
6.4 Access to site	0	Access to the site can be created within landholding adjacent to the highway.	Potential for access points off Old Shire Lane/Paternoster 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.	B643	
		•	© Arup	

Dwellings:

<u>20</u>

	····· ·······	But
Site Reference:	SR-0044i	Hertford
Parish:	Waltham Abbey	
Size (ha):	3.47	
Address:	The Manor Farm, Mott Street, High Beech, Loughton, Essex, IG10 4AP	
Primary use:	Residential	eshunt
Site notes:	Paddock land/livery business	Aross
Baseline vield:	24 dwellings and 5,000 sqm commercial	
-		Client
Source for baseline yield:	Indicated in Call for Sites (previous outline application) equivalent to 7 dph. Could accommodate up to 105 dwellings at 30 dph and employment use assumed at plot ratio of 0.4 on remainder of site.	Epping
		Job Title
		Epping
Site	None	Drawing Sta
constraints:		Issue
		Drawing No
Site selection	Drawn from Baseline, 24 dwellings split proportionally.	SR-0044
adjustment:		AR
Community feedback:	The Council did not consult on a growth location which covers or is near to this site.	© Contains OS Sources: Esri, H GeoBase, IGN, MapmyIndia, © Source: Esri, Di



Job Title	
Epping Forest	t District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue Rev 2
SR-0044i	D A

Sources: Est, HERE, DeLorme, Lintemap, Incenter IP Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBae, IGN, Kadaster NL, Ordnance Survey, Est Japan, METI, Esri China (Hong Kong), swisstopo Mapmylnidia, & OpenStreetMap, contributors, and the GIS User Comunity Source: Esri, DigitalGibbe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRD, IGN, and the GIS User Comunity

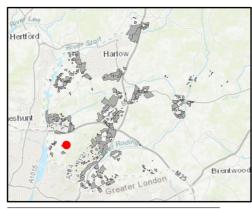


In class data with a field of the second of the field	<u>Dweilings:</u> 20		хелоски, как, ана не ото свег community	
In Standard Mandow (Mission III)Massion Markan Standard Markan Marka	Criteria		Score	Qualitative Assessment
Control <td>1.1 Impact on Internationally Protected Sites</td> <td>(-)</td> <td></td> <td>Potential for recreational pressure effects in combination with other housing sites within 2km of Epping Forest Special Area of Conservation.</td>	1.1 Impact on Internationally Protected Sites	(-)		Potential for recreational pressure effects in combination with other housing sites within 2km of Epping Forest Special Area of Conservation.
United and another set of a set	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.	
Mathematical Description Marked 14 server of grand and and and and and and and and and	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 Aldergrove Wood Ancient Woodland. The site is unlikely to directly affect the Ancient Woodland.
ConstrainedConstrainedConstrainedConstrainedMark the Constrained13 hysics in Softwase Solves A Hole andConstrained and Constrained Constrained Constrained ConstrainedTable Softwase Solves A Hole and Solves and Barrene of Constrained Constrain	1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1 stype con Life frame is based in tability of the stype con Life frame is and the stype con Life frame is an	1.4 Impact on Epping Forest Buffer Land	(-)	The effects of the site on Epping Forest Buffer Land can be mitigated.	density that, with sympathetic site design and landscaping, impacts at fringes could be mitigated through boundary
a hand, or during a product with the state of the	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
CrimentsCriment	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 Carroll's Farm Complex LWS, Aldergrove Wood LWS, Lippitts Hill Scrub LWS and Oak Farm Grassland LWS. The site is unlikely to affect the features and species of these LWS.
Unit index index index index index index and a name index inde	1.7 Flood risk	(++)	Site within Flood Zone 1.	
District of workingPioPickedplan acts of a failPion13 mpsic of workingCBits with acts being if also grant if a grant of part of	1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on setting of Scheduled Monument due to distance.
In Function during in the control of an intermediate of the masses of the index of execution of execution of the index of execution of the	1.8b Impact on archaeology	(-)		
A L Note into Used (out) GP is, the or median. CP A Decision for a cases (a) links attain. GP is some thank dODE from a case (a) of this back stop. CP 3 Decision for marrent links attain. GP is now thank dODE from a cases (a) of this back stop. CP 3 Decision for marrent links attain. GP is now thank 25000 from a cases (a) of this back stop. CP 3 Decision for marrent links attain. GP is now thank 25000 from a cases (a) of this back stop. CP 3 Decision for marrent links attain. GP is now thank 25000 from the nearest stored (a) stop. CP 3 Decision for marrent links attain. GP is now thank 25000 from the nearest stored (a) stop. CP 3 Decision for marrent links attain. GP is now thank 25000 from the nearest stored (a) stop. CP 3 Decision for marrent links attain. GP is now thank 450000 from the nearest stored (a) stop. CP 3 Decision for marrent links attain. GP is now thank 450000 from the nearest stored (GP stop. CP 3 Decision for marrent links attain. GP is now thank 450000 from the nearest GP stop. CP 3 Decision for marrent links attain. GP is nowothank 450000 from the nearest GP stop.	1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
a 1 outside and interaction inductational cv Image: comparison in the interaction inductational in the state in the state interaction in the interaction in the interaction in the interaction interaction in the interaction	2.1 Level of harm to Green Belt	(-)		
24 Description for energies/metal locations 60 33 Description for energies/metal locations 60 34 Description for energies/metal locations 60 35 Description for energies/metal locations 60 36 Description for energies/metal locations 60 37 Description for energies/metal locations 60 38 Description for energies/metal locations 60 38 Description for energies/metal locations 60 39 Description for energies/metal locations 60 30 Description locations 60 41 Description locations 60 42 Description locations 60 43 Description locations 60 44 Description locations 60 45 Description locations 60 45 Description locations 60 45 Description locations	3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.3 Defines to sensitivity school 10 Interfact to sensitivity school 10 3.4 Defines to branesti infergrinney school 30.0 Sie is between 1000m nomenest town, large village a rank village. 10 3.5 Defines to branesti infergrinney school 40.0 Sie is between 1000m nom he neerest (infergrinney school. 10 3.6 Defines to branesti infergrinney school 60.0 Sie is between 1000m non the neerest (infergrinney school. 10 3.7 Defines to branesti GP surgery 60 Sie is between 1000m and 4000m from the neerest GP surgery 10 3.8 Defines to branest GP surgery 60 Sie is between 1000m and 4000m from the neerest GP surgery 10 3.1 Defines to branest GP surgery 60 Not applicable. Not applicable. Sie is between 1000m and 4000m from the neerest GP surgery 3.1 Defines to branest GP surgery 60 Not applicable. Not applicable. Sie is between 1000m and 4000m from the neerest GP surgery 4.1 Depended and Queenfield Land feb Mort applicable. Not applicable. Sie is between 1000m and onto versatil signatural land (grades 13.) 4.2 Insectio surgers to part applicable. Development will be los a durable to adurable. No applicable on the salesse durable. No applicable on the salesse durable. No applicable on the salesse du	3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.	
A - Local during of a constraint for the server of the set of a local during of a constraint for the server of the set of a local during of a constraint for the server of the server of a constraint for the server of t	3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.	
3 - 0 stands 00 related in tendent intendiginally store 10 International stands of related in tendent intendiginally store Intendiginal store Intendigina	3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
a billing is not rearrise decorpting toroid (1) Interfactor in rearrise decorpting toroid 3.7 Dialance to rearrise (OP surgery 0 Site is between 1000m intom the nearest GP surgery. Interfactor interfact	3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.1 Clearing Unified Survey Strategic Road Network Not applicable. Second Strategic Road Network Not applicable. 4.1 Brownfield and Greenfield Land Col Majority of the alls is greenfield than that is nether within nor adjacent to a settlement. 90% greenfield site, 500m from existing settlements (High Beach and Sewardstone). 4.2 Inpact on agricultural land Col Majority of the alls is greenfield tain on the set would how be the loss of the best and most versatile agricultural land (grades 1-3). 4.1 Grownfield and Greenfield Land Col Development unlikely to involve the loss of public open space. Moj public open space is located in this alls area. Development will not involve the loss of public open space. 5.1 Landscape sensitivity Col Steleform area of high landscape area vulnerable to change Key public indicase default and tainable development will indicase and setting and that is networker change. 5.2 Settlement character sensitivity Col Steleform area of high landscape area of public open space. Low density development is proposed which reflects the rural character of the area. 6.1 Topography constraints Col Development is unlikely to have an effect on settement character. Small potenti is in HSE in the site may proclud development. 6.2. Distance to power lines Oo Gae of pipelines may constraints and the late is presence of protected trees either on a disace default development. Small potentis in retasting ei	3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.	
a A Access to strategic root relations Image: Control relations I	3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
A. I biolomited and Othermined Land Image: Character and Character a	3.8 Access to Strategic Road Network		Not applicable.	
*** impact on aglicultural and Lef For example, or aglicultural and No public open space. 4.3 Capacity to improve access to open space 0 Development unlikely to involve the loss of public open space. No public open space is located in the site area. Development will not involve the loss of public open space. Existing materiplan proposes no new public open space is located in the site area. Development will not involve the loss of public open space. 5.1 Landscape sensitivity 0 Ste fails within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change is the Development would be lefely to adversely affect the wider landscape character. 5.2 Settlement character sensitivity 0 Development is unlikely to have an effect on settlement character. Low development is proposed which reflects the nural character of the area. Therefore, development is not likely to naive any proclude development. 6.1 Topography constraints (-) Gas or oil pipelines may constraints in the site may preclude development. Small portion in northern part of the site is in HSE inner zone and some 50% is in the middle zone. Sensitivity level 2. 6.2a Distance to gas and oil pipelines (-) Gas or oil pipelines may constraint to the site. Small portion in northern part of the site is in HSE inner zone and some 50% is in the middle zone. Sensitivity level 2. 6.2b Distance to gas and oil pipelines (-) Gas or oil pipelines do not pose a constraint to the site. Small portion in northern part of	4.1 Brownfield and Greenfield Land	()	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.	90% greenfield site, 500m from existing settlements (High Beech and Sewardstone).
4.3 Capacity to improve access to deer space 0 Instance to pass to deer space masterplan proposes no new public open space. 5.1 Landscape sensitivity 0 Site fails within an area of high handscape sensitivity - characteristics of the landscape are wulnerable to change it. Development would be likely to adversely affect the wide randscape character. Key characteristics of the adjacent landscape sensitivity cance assessed as highly sensitive extend to the whole of this is. 5.2 Settlement character sensitivity 0 Development is unlikely to have an effect on settlement character. Low density development is proposed with reflects the rule character of the area. Therefore, development is unlikely to naversely affect the wide randscape area. Therefore, development is unlikely to naversely affect the wide randscape of the area. Therefore, development is unlikely to naversely affect the wide randscape of the area. 6.1 Topography constraints 0 Development is unlikely to have an effect on settlement character. Small portion in notherm part of the aite is in HSE inner zone and some 50% is in the middle zone. Sensitivity level 2. 6.2a Distance to gas and oll pipelines 0 Power lines do not pose a constraint to the site. Small portion in notherm part of the aite is in HSE inner zone and some 50% is in the middle zone. Sensitivity level 2. 6.2b Distance to power lines 0 Power lines do not pose a constraint to the site. Small portion in notherm part of the aite is in HSE inner zone and some 50% is in the middle zone. Sensitivity level 2.	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).	
9.1 Latitisticaple selisitivity Image: Contraining the image: Contra	4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	No public open space is located in the site area. Development will not involve the loss of public open space. Existing masterplan proposes no new public open space.
3.2 Setuential Character setisivity 0 Interaction of the set	5.1 Landscape sensitivity	()		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.
0.1 hptography consumits CP Defended on the step of t	5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	
6.24 Distance to gas and oil pipelines (*) Hase the function of the steel	6.1 Topography constraints	()	Topographical constraints in the site may preclude development.	
6.2 Distance to power lines 0 Image: constrained by 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 Mott Street. 6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination (Stables). Potential impact that could be mitigated. 6.6 Traffic impact Site below site size threshold where it would be expected to significantly affect congestion. Entraffic impact	6.2a Distance to gas and oil pipelines	(-)	Gas or oil pipelines may constrain part of the site but there is potential for mitigation.	Small portion in northern part of the site is in HSE inner zone and some 50% is in the middle zone. Sensitivity level 2. HSE guidance don't advise against development
6.3 Impact on the Preservation Order (FPO) 0 adjacent to the site. 6.4 Access to site (+) Suitable access to site already exists. Access from Mott Street. 6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination (Stables). Potential impact that could be mitigated. 6.5 Traffic impact Site below site size threshold where it would be expected to significantly affect congestion. Impact to the 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.	
6.4 Access to site (+) 6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination (Stables). Potential impact that could be mitigated. 6.5 Traffic impact Site below site size threshold where it would be expected to significantly affect congestion.	6.3 Impact on Tree Preservation Order (TPO)	0		
6.5 Contamination constraints (-) 6.6 Traffic impact Site below site size threshold where it would be expected to significantly affect congestion.	6.4 Access to site	(+)	Suitable access to site already exists.	Access from Mott Street.
	6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Stables). Potential impact that could be mitigated.
	6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.	B644

	· · · · · · · · · · · · · · · · · · ·	Ball
Site Reference:	SR-0044ii	Hertford
Parish:	Waltham Abbey	X
Size (ha):	0.68	123
Address:	The Manor Farm, Mott Street, High Beech, Loughton, Essex, IG10 4AP	
Primary use:	Residential	eshunt
Site notes:	Paddock land/livery business	A1055
Baseline yield:	24 dwellings and 5,000 sqm commercial	
Source for	Indicated in Call for Sites (previous outline application) equivalent	Client
baseline yield:	to 7 dph. Could accommodate up to 105 dwellings at 30 dph and employment use assumed at plot ratio of 0.4 on remainder of site.	Epping Fo
		Job Title
		Epping Fo
Site constraints:	None	Drawing Status
constraints.		Issue
		Drawing No
Site selection	Drawn from Baseline, 24 dwellings split proportionally.	SR-0044ii
adjustment:		ARI
Community	The Council did not consult on a growth location which covers or is	© Contains OS data

Community	The
feedback:	near
Dwellings:	<u>4</u>

The Council did not consult on a growth location which covers or is near to this site. $\underline{\mathbf{4}}$



Epping Forest District Council		
Job Title		
Epping Forest	t District Local Plan	
Drawing Status	Date	
Issue	March 2018	
Drawing No	Issue	
SR-0044ii	Rev 2	
ARUI	P Epping Forest District Council www.eppingforestdc.gov.uk	
Sources: Esri, HERE, DeLorn	copyright and database right (2016) ne, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong	

Sources: Earl, HERE: DaLorme, Infernag, Increment P Corp., GEBCO, USGS, FAO, NPS, 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, DigitalCioke, GeoEye, Earlhatar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, Roh, and the GIS User Community



Criteria		Score	Qualitative Assessment	
1.1 Impact on Internationally Protected Sites	()	Effects of allocating site for the proposed use likely to be significant.	Site located within 400m of Epping Forest Special Area of Conservation. Risk of urbanisation (fly tipping, fires, invasive species).	
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (all planning applications, except householder), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.		
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.		
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	Site is not touching Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is adjacent to a Wood Pasture and Parkland habitat, 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	(+)	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 very low, low or medium.		
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.		
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.		
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.		
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.		
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.		
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.		
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.		
3.8 Access to Strategic Road Network		Not applicable.		
4.1 Brownfield and Greenfield Land	()	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.	100% greenfield site, 200m from an existing settlement (High Beech).	
4.2 Impact on agricultural land	(-)	Development of the site would result in the loss of poorer quality agricultural land (grade 4-5).		
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	No public open space is located in the site area. Development will not involve the loss of public open space. Existing masterplan proposes no new public open space.	
5.1 Landscape sensitivity	(-)	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.	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 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.	Small portion in the western corner is in the HSE outer consultation zone. Likely impact is considered negligible and does not pose a constraint to development. HSE guidance don't 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)	(-)	the site.	The protected trees on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development	
6.4 Access to site	(+)	Suitable access to site already exists.	Access from Mott Street.	
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.	B645	

Site Reference:	SR-0060
Parish:	Waltham Abbey
Size (ha):	1.14
Address:	Land at Patches Farm, Waltham Abbey

 Primary use:
 Residential

 Site notes:
 Residential & Commercial premises and garden/paddocks

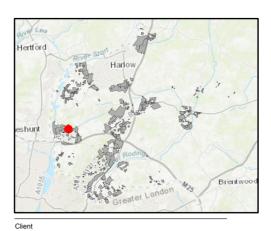
Baseline yield: 34 dwellings

Source for Assumption based on 30 dph baseline yield:

Site None constraints:

Site selection None adjustment:

Community
feedback:Feedback was received on WAL-E which is within or near to this
site. Refer to Appendix B1.4 for further details.Dwellings:34



Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0060	Rev 2

Sources: Earl, HERE, DeLomo, Januari, and Galabade right (Ed. 10) Sources: Earl, HERE, DeLomo, Intermap, Increment P.Con,, OGBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Earl Japan, METL, Esri China (Hong Kong), swisstop MapmyInda, G OpenStreetMap contributors, and the GIS User Community Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Criteria 1.1 Impact on Internationally Protected Sites 1.2 Impact on Nationally Protected sites 1.3a Impact on Ancient Woodland 1.3b Impact on Ancient/Veteran Trees outside of	0	Score Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination	Qualitative Assessment
1.2 Impact on Nationally Protected sites 1.3a Impact on Ancient Woodland	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination)	
1.3a Impact on Ancient Woodland		with other sites).	A very small part of the site are within 2km of Lee Valley Special Protection Area. Impacts likely to be avoidable.
	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 2h Impact on Appient/Veteron Troop outside of	0	Site is not located within or adjacent to Ancient Woodland.	
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 Deciduous Woodland. 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 Cobbin's Brook 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	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	()	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.	90% greenfield site, 600m from existing settlement (Waltham Abbey).
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 identified as a potential regeneration area. Low density development is proposed which reflects the character of the area. Therefore, development is not likely to have an impact on the 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 access off Galley Hill Road although Galley Hill Road may need upgrading (currently single lane in places).
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Nursery / Works / Scrapyard). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B646

		Roy
Site Reference:	SR-0084	Hertford
Parish:	Waltham Abbey	
Size (ha):	6.36	1
Address:	Pendowe and Grange Hill Nursery, Sewardstone Road Daines Nursery, Sewardstone Nursery, Pritchard's Nursery, Mott Street Nursery, Cedar Lodge, Mott Street, London E4	S.
Primary use:	Residential	eshunt
Site notes:	Existing nurseries and Glasshouses	4-1-
Baseline yield: Source for	320 dwellings	Client
baseline yield:		Epping
		Job Title
		Epping
Site constraints:	None	Drawing St
constraints.		Issue
		Drawing No
Site selection	None	SR-008
adjustment:		AR

Community	The Council did not consult on a growth location which covers or is
feedback:	near to this site.
Dwellings:	<u>320</u>

Hertford Hertford eshunt Brentwood

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0084	Rev 2
ARUI	P Epping Forest District Council

Bonnast Schlerker, HERE, DeLome, Intermap, Increment P Corp., EC VCECC, USCS, FAO, NPS, NRCAN, GestBase, IGN, Kadaser NL, Orthanes Survey, Esri Japan, METT, Esri China (Hong Kong), swisstopo, MapmyIndia, e OpenStinenMap contributors, and the GIS User Community Source: Esri, DigitalGiobe, GeoEye, Emithatir Geographics, CNES/Alitous DS, USDA, USDS, AeroGRD, 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.	Potential for recreational pressure effects in combination with other housing sites within 2km of Epping Forest Special Area of Conservation.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (over 100 rural dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	The site is partly within the 250m buffer for Thompson 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	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	The site encompasses a Traditional Orchard habitat, and is within two buffer zones. The site may directly impact on 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 Thompson's Wood LWS. The site is unlikely to affect the features and species of either LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be 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	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 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 could detract from the existing settlement character.	Site is within a very low density settlement and the proposed number of houses is at a higher density than the neighbouring developments. Therefore, development is likely to affect the 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	()	Gas or oil pipelines pose a major constraint to development. They will be difficult to overcome and affect a large part of the site.	High pressure gas line runs through the northern portion of the site. Approximately 50% of the site is in the HSE inner consultation zone. Sensitivity level 3 as more than 30 dwellings. 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.	Existing access off Mott St.
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.	B647

	-	to l
Site Reference:	SR-0085	Hertf
Parish:	Waltham Abbey	5.4
Size (ha):	62.43	
Address:	Former Royal Gunpowder Factory Site, Beaulieu Drive, Waltham Abbey, Essex, EN9 1JY	
Primary use:	Residential	eshu
Site notes:	Former Royal Gunpowder Factory	Y
		7
Baseline yield:	100 dwellings	
Source for	Indicated in Call for Sites	Client
baseline yield:		Ерр
		Job Tit
		Ерр
Site constraints:	None	Drawir
constraints.		lssu
		Drawin
Site colection	Nana	SR-(

Site selection None adjustment:

Community	The Council did not consult on a growth location which covers or is
feedback:	near to this site.
Dwellings:	100

Hertford Brentwood

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0085	Rev 2
ARUI	Epping Forest District Council

Sources: Earl, HERE: DaLorme, Intermap, Increment P.Corp, GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadater NL, Ordnance Survey, Earl Japan, MET, Earl China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community Source: Earl, DigitalGiblee, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRDI, ON, and the GIS User Community



<u>Dweinings.</u>				
Criteria		Score	Qualitative Assessment	
1.1 Impact on Internationally Protected Sites	()	Effects of allocating site for the proposed use likely to be significant.	Although separated by the river, a large site immediately adjacent to Epping Forest Special Area of Conservation (SAC) on a side of the SAC where there is little such development may have direct effects from urbanisation.	
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 Waltham Abbey 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	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	(+)	Site may assist in extending Epping Forest Buffer Land.	The proposed development includes substantial areas of parkland which could provide opportunity to extend the Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	()	Features and species in the site unlikely to be retained and effects cannot be mitigated.	The site encompasses the whole of two Semi Improved Grassland, multiple Deciduous Woodland, and multiple Lowland Fens priority habitats. The site is likely to directly affect the habitats, and this may not be mitigable.	
1.6 Impact on Local Wildlife Sites	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	The site is adjacent to the Former Royal Gunpowder Factory Site LWS. The site may indirectly affect the features and species of the LWS. These features and species may not be retained in their entirety, but effects can be mitigated.	
1.7 Flood risk	(-)	Site within Flood Zone 3a where exception test required.	Approximately 70% of the site is in Flood Zone 3a, within which circa 9% is in Flood Zone 3b. The higher Flood Zone covers the western side of the site. The eastern portion of the site could be developed although it is partially located in Flood Zone 2.	
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.	Very sensitive site due to heritage designations. Residential use may be harmful by detracting from historic open setting of site or by unsympathetic conversion of Listed Buildings. Further assessment required because of complexities 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.	Majority of the site is far enough away from M25 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	0	Site is between 1000m and 4000m from the nearest rail or tube station.		
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.		
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.		
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.		
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.		
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.		
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.		
3.8 Access to Strategic Road Network		Not applicable.		
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	80% greenfield site, adjacent to an existing settlement (Waltham Abbey).	
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. Development will not likely involve any loss. Site adjacent to existing public open space which could provide opportunities for improved access to woodland and semi natural 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 part of Waltham Abbey Royal Gunpowder Factory. It also overlaps with the Conservation Area. Therefore, development could significantly alter the character of the settlement around this 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.	Some 1% of the site is affected by the BPA oil pipeline. The affected area is in the northern corner of the site. This is considered to be a negligible proportion of the total site area, therefore does not constrain development.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	Overhead power line buffer touches the western edge of the site, however the constrained portion is proposed for open space / parkland.	
6.3 Impact on Tree Preservation Order (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 Beaulieu Drive and Fishers Green Lane.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential / known contamination (Explosives & Chemical Manufacture, Testing & Research) Potential adverse impact that could be mitigated.	
6.6 Traffic impact	()	Moderate peak time congestion expected within the vicinity of the site.	B648	
		-	© Arup	

	-
Site Reference:	SR-0089A
Parish:	Waltham Abbey
Size (ha):	11.28
Address:	Land Lying to the west side of Galley Hill Road, Northern Portion
Primary use:	Residential
Site notes:	Agricultural field
Berghandela	
Baseline yield:	341 dweilings
Source for	Assumption based on 30 dph
baseline yield:	
Site	None
constraints:	NOIE
Site selection	Based on baseline, 341 dwellings split proportionally between the
adjustment:	sites.

Community feedback:	Feedback was received on WAL-F which is within or near to this site. Refer to Appendix B1.4 for further details.	© Co Sour Geoß Mapr
<u>Dwellings:</u>	<u>205</u>	Sour Aero

Client

Epping Forest I	District Council
Job Title	
Epping Forest I	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0089A	Issue Rev 2
ARUP	www.eppingforestdc.gov.uk
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e Uontamis US data e Uotwin copyright and database right (2016) Sources: Earl, HERE, DeLorme, Intermap, Increment P Corp., GBBCO, USGS, FAO, NPS, NRCAN, GeoBase, ICN, Kadaser NL, Ordnance Survey, Earl Japan, METT, Earl China (Hong Kong), swisstopo MapmyIndia, 6 OpenStreeMap contributors, and the GIS User Community AeroGRID, IGN, and the GIS User Community



Image: A sector of the secto				the stand of the second s
Number NameNumber Nam	Criteria		Score	Qualitative Assessment
UnitedNResidence of the production description of the production of	1.1 Impact on Internationally Protected Sites	(-)		Potential for recreational pressure effects in combination on Lea Valley Special Protection Area.
La nei con regionvivivirelationLa contractionviMarket via trans manual with via transAll contractionAll contractionLa region la contractionviaMarket via trans manual with via transAll contractionAll contractionLa region la contractionviaMarket via trans manual with via trans manual with via trans manual with via transAll contractionLa region la contractionviaMarket via transmissionAll contractionMarket via transmissionLa region la contractionviaMarket via transmissionMarket via transmissionMarket via transmissionLa region directionviaMarket via transmission direction directio	1.2 Impact on Nationally Protected sites	(-)		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.
Balance State	1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
Control of ControlControlControlControlControl12 here and Virtuits Status on the controlMarka Anders and the control of Control of ControlMarka Anders and the control of Control12 here and Virtuits Status on the controlMarka Anders and the control of Control of ControlMarka Anders and the control of Control12 here and Virtuits Status on the control of Control of ControlMarka Anders and the control of Control of ControlMarka Anders and the Control of Control of Control13 here and Virtuits Status on the control of Control	1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
set	1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
of induced Model 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.	
In FunctionHoleHoleHole14 Indexidencing and the disclosing and the function in the disclosing in the disclosing and the dis	1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
Index decidency whereInterf and weak function of the site of product active set on figures are used of product active set on figures are used of product active set on the site on the si	1.7 Flood risk	(++)	Site within Flood Zone 1.	
Sin the sense of a gammaSin a charged a state in the initial of part or sinInitial charged a state in the initial of part or sin13 make of a gammaSin a charged a state in the initial of part or sinSin a charged a state in the initial of part or sin14 make of a gammaSin a since that of the initial state in the initial state in the initial state initial of part or sinSin a since that of the initial state initial of part or sin14 make of a gammaSin a since that of the initial state initial state initial state initial state initial state initial state initial of part or sin since initial 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 Scheduled Monument, Conservation Area or Grade I Listed Building due to distance from site and visual break created by the road.
1 is the function of the funct	1.8b Impact on archaeology	(-)		
A Local data into Used of an association in a local associatin local association in a local astociation in	1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
a Located on the Indextination (1) (1) 32 Defaults on the work of the state in an opportunit state of the output in 1920 in dive serptoprised state of the output in 1920 in dive serptoprised state of the output in 1920 in dive serptoprised state of the output in 1920 in dive serptoprised state of the output in 1920 in dive serptoprised state of the output in 1920 in dive serptoprised state of the output in 1920 in dive serptoprised state of the output in 1920 in dive serptoprised state of the output in 1920 in dive serptoprised state of the output in 1920 in dive serptoprised state of the output in 1920 in dive serptoprised state of the output in 1920 in dive serptoprised state of the output in 1920 in diverse of the output in 1920 in din diverse of the output in 1920 in diverse of the o	2.1 Level of harm to Green Belt	(-)		
22 cleanes is every with the state is signify 10 Mile within 1600m of a merphysical statistication. 33 Didams is every within 1600m of a merphysical statistication. 10 Mile is within 1600m of a merphysical statistication. 34 Didams is been fragering within 1600m of a merphysical statistication. 10 Mile is within 1600m of a merphysical statistication. 35 Didams is been fragering within 1600m of a merphysical statistication. 10 Mile is been fragering within 1600m of a merphysical statistication. 36 Didams is nearest information within 1600m of a merphysical statistication. 10 Mile is been fragering within 1600m of a merphysical statistication. 37 Didams is nearest information within 1600m of a merphysical statistication. 10 Mile is been fragering within 1600m of a merphysical statistication. 38 Distance is nearest information within 1600m of a merphysical statistication. 10 Mile is been fragering within 1600m of a merphysical statistication. 39 Description is nearest information within 1600m of a merphysical statistication. 10 10 30 Description is nearest information within 1600m of a merphysical statistication. 10 10 30 Description is nearest information within 1600m of a merphysical statistication. 10 10 31 Description is nearest information within 1600m of a merphysical statistication. 10 10 31 Description is nearest information within 1600m of a merphysican within 1600m of a merphysican within 1600m of a merph	3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3 Jostenie de singuporter costenie 10 For each of the sense information of the sense information de 2000m tem merest town, keep village ar small village. Image: Costenie de sense information of the sense of the sense information of the sense of the sense information of the sense of the sense of the sense information of the sense information of the sense information of the sense of th	3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
Cale Status in through and interview Col Constraint interview Col 13 Defaunts to nearest inferriprinary school. Set is between 1000m and 4000m from the nearest inferriprinary school. Set is between 1000m and 4000m from the nearest inferriprinary school. Set is between 1000m and 4000m from the nearest inferriprinary school. 13 Defaunts to nearest (Paurops) Set is between 1000m and 4000m from the nearest isocordary school. Set is between 1000m and 4000m from the nearest isocordary school. 14 Boornfeld and Generified Land Col Nationary to nearest (Paurops) Set is between 1000m and 4000m from the nearest isocordary school. 14 Boornfeld and Generified Land Col Nationary to nearest (Paurops) Set isocordary school Set isocordary school 14 Indexelse school/land Col Deviconment of the site would involve the loss of the best of the loss of the best of the loss of the best of the isocord involve the loss of the loss of the best of the school involve the loss of t	3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3 Justice is reserved. 0 Inclusion is reserved. 0 3 Deliance to rearrest secondary school 0 Sie is between 100m and 400m from the nearest excondary school. Inclusion is rearrest secondary school Inclusis school Inclusion is rearrest school </td <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.	
3.6 Ideated is the feature sectorally foculat 0 Image: an infection sectoral feature sectoral feat	3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
A. I challed to literates of subjery 0 Interaction of the states of subjery 3.8 Access to Strategic Read Network 0 Mod applicable. 100% greenfield and 4.1 Brownfield and Greenfield Land 0 Modify of the site signer hield state that is nether within nor adjacent to a settement. 100% greenfield site, 600m from an existing settement (Waltham Abbey). 4.2 Inpact on agricultural land 0 Development of the site would hvolve the loss of the best and most versatile agricultural land (grades 1-3). Interaction agricultural land (grades 1-4). 4.3 Capacity to improve access to open space. 0 Development unlikely to involve the loss of public open space. Interaction and be to absorb or available to absorb or av	3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.5.7.Cetes to strategic road relation. Image: Contraction of the state would involve the loss of the best and most versalle agricultural land (grades 1-3). 10% greenfield sile, 600m from an existing settlement (Waltham Abbey). 4.1 Inpact on agricultural land Image: Contraction of the state would involve the loss of the best and most versalle agricultural land (grades 1-3). 10% greenfield sile, 600m from an existing settlement (Waltham Abbey). 4.3 Capacity to improve access to open space. Image: Contraction of the state would involve the loss of public open space. Image: Contraction of the state would involve the loss of public open space. 5.1 Landscape sensitivity Image: Contraction of the state would involve the loss of public open space. Image: Contraction of the state would involve the loss of public open space. 5.2 Settlement character sensitivity Image: Contraction of the state would involve the loss of public open space. Image: Contraction of the state would involve the loss of public open space. 6.2 Settlement character sensitivity Image: Contraction of the state would involve the loss of public open space. Image: Contraction of the state would involve the loss of public open space. 6.3 Distance to power lines Image: Contraction of the state would involve the loss of public open space. Image: Contraction of the state would involve the loss of public open space. 6.3 Distance to power lines Image: Contraction of the state would involve the loss of public open space. Image: Contraction of the state.	3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
A. I provinted and Steemed Lind CP Provide a difference of the site would involve the loss of the best and most versatile agricultural land (grades 1-5). 4.2 Impact on agricultural land CP Development unlikely to involve the loss of the best and most versatile agricultural land (grades 1-5). 4.3 Capacity to improve access to open space OP Development unlikely to involve the loss of public open space. 5.1 Landscape sensitivity CP Site fails within an area of medium landscape sensitivity - characteristics of the landscape are realient to charge Site shares characteristics with the adjacent zone of moderate sensitivity. The form and eatert of any development without significant character change. 5.2 Settlement character sensitivity CP Development could deract from the existing settlement character. Site is dentified as a potential regeneration area. It is ar away from existing settlements with scattered development situe of the location to avoid potential adverse impact on adjacent landscape are realient to charge 6.1 Topography constraints CP Topographical constraints exist in the site but potential for mitigation. Site is dentified as a potential regeneration area. It is ar away from existing settlements while settlement with a settlement when a set of protected trees either on or adjacent for the site. 6.2 Distance to power lines O Ges or oil pipelines do not pose a constraint to the site. Site fails within an area of medium induces of protected trees either on or adjacent to the site. Site developmen	3.8 Access to Strategic Road Network		Not applicable.	
4.2. Impact on agricultural and 1.4. 1.1 1.1. </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 site, 600m from an existing settlement (Waltham Abbey).</td>	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 (Waltham Abbey).
4.3 Capacity to improve access to open space 0 International internatinternatina international international international	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 (1) and able to absorb development without significant character change. would have to be sensitive to the location to avoid potential adverse impact on adjacent landscape character area. 5.2 Settlement character sensitivity (a) Development could detract from the existing settlement character. Site is identified as a potential regeneration area. It is for away from existing settlements with existered developments around it. Therefore, development is likely to affect the predominantly rural character of the area. 6.1 Topography constraints (c) Topographical constraints exist in the site but potential for mitigation. Image: Constraint exist in the site but potential for mitigation. 6.2a Distance to gas and oil pipelines 0 Ges or oil pipelines do not pose any constraint to the site. Image: Constraint exist in 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 of Galley Hill Road athough Galley Hill Road may need upgrading (currently single lane in places). 6.4 Access to site (c) No contamination issues identified on site to date. No potential contamination identified. 6.2 Topic impact (c) No contamination issues identified on site to date. No potential contamination identified.	4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
3.2 Settlement Characteristic (*) Characteristic 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. Image: Characteristic is sitely to affect the predominantly rural character of the area. 6.2 Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose a constraint to the site. Image: Characteristic is sitely of affect the predominantly rural character of the area. 6.2 Distance to power lines 0 Power lines do not pose a constraint to the site. Image: Characteristic is sitely of affect 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. Existing access of Galley Hill Road although Galley Hill Road may need upgrading (currently single lane in places). 6.4 Access to site (*) No contamination issue identified on site to date. No potential contamination identified. 6.5 Torfic issuest 0 Area around the site expected to be uncongested at peak time. No potential contamination identified.	5.1 Landscape sensitivity	(-)		
0.1 Holography consumins (4) An ea 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 identified as a potential regeneration area. It is far away from existing settlements with scattered developments around it. Therefore, development is likely to affect the predominantly rural character of the area.
6.22 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 (•) Potential for access to the site to be created through third party land and agreement in place, or existing access Existing access of Galley Hill Road atthough Galley Hill Road may need upgrading (currently single lane in places). 6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified.	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 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 Existing access of Galley Hill Road although Galley Hill Road may need upgrading (currently single lane in places). 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 (FPO) 0 adjacent to the site. 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 Existing access off Galley Hill Road although Galley Hill Road may need upgrading (currently single lane in places). 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. 6.5 Traffic impact 0 Area around the site expected to be uncongested at peak time. Image: Contamination identified.	6.3 Impact on Tree Preservation Order (TPO)	0		
6.5 Contamination constraints 0 6.6 Troffic impact Area around the site expected to be uncongested at peak time.	6.4 Access to site	(-)		Existing access off Galley Hill Road although Galley Hill Road may need upgrading (currently single lane in places).
	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.	B649

	· · · · · · · · · · · · · · · · · · ·
Site Reference:	SR-0099
Parish:	Waltham Abbey
Size (ha):	16.66
Address:	Lea Valley Nursery, Crooked Mile, Waltham Abbey
Primary use:	Residential
Site notes:	Derelict agricultural nursery/garden centre with a few small warehouses on site and an area of open storage hardstanding
Baseline yield:	100 dwellings
Source for	Assumption based on previous planning brief/applications
baseline yield:	
Site	None
constraints:	
Site selection	None
adjustment:	NUTE
-	
0	



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

Hertford Hertford Harlow eshurn Greater London

Client	
Epping Forest	t District Council
Job Title	
Epping Fores	t District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0099	Rev 2
ARUI	P Epping Forest District Council
Sources: Esri, HERE, DeLorr	n copyright and database right (2016) me, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS Ordnance Survey, Esri, Japan, METL Esri China (Hong Kong

Sources: Esri, HERE, DeLorme, Intermap, Increment P Corp, GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Madaterin LU, Ortinance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, & OpenStreetMap contributors, and the GIS User Community Source: Esri, Upilialiciable, GeoSye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Lange of a construction of a second				
UniversityImage and the second se	Criteria		Score	Qualitative Assessment
Number of the second	1.1 Impact on Internationally Protected Sites	(-)		Potential for recreational pressure effects in combination on Lea Valley Special Protection Area.
La human manualJoinJoinAdministration of the second secon	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.
AddressCImage: Control of Contro	1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
NumberNumberNoNoNumber12 bississ and main10And a black status and		0	No Ancient or Veteran trees are located within the site.	
Induction of marked sectionSInduction of advance of the section of the secti	1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
Number of the second	1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is within two buffer zones. The site may indirectly affect the habitats, but mitigation can be implemented to address this.
CarteriaCarteriaCarteria12 main12Interpretational status1212 main12Interpretational status1212 main12Interpretational status1212 main12Interpretational status1212 main12Interpretational status1212 main12Interpretational status1213 main12Interpretational status1213 main12Interpretational status1213 main12Interpretational status1213 main12Interpretational status1214 main12Interpretational status1215 main12Interpretational status1216 main12Interpretational status1217 main12Interpretational status1218 main12Interpretational status1219 main12Interpretational status12 <tr< td=""><td>1.6 Impact on Local Wildlife Sites</td><td>0</td><td>Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.</td><td></td></tr<>	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 M Member of a processing of	1.7 Flood risk	(++)	Site within Flood Zone 1.	
LinkingAanaloguitation of sufficiency of point a fail analoguitation of sufficiency of point a fail analoguitation of sufficiency of point a fail biologuitation of point	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 from site and visual break created by the road.
1 in Notice and any 1 is a second and any official and a second and	1.8b Impact on archaeology	(-)		
A Lorder Laminet Warmal 170 kow modes. 100 11 Diarce Is the wave statule Law statule. 100 100 and the forwards statule. 100 12 Diarce Is the wave statule. Law statule. 100 100 and the statule statule. 100 13 Diarce Is the wave statule. Law statule. 100 100 and the statule statule. 100 13 Diarce Is the wave statule. A statule statule. 100 100 and the statule statule. 100 14 Diarce Is the wave statule. Statule. 100 100 and the statule statule. 100 15 Diarce Is the statule.	1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
A) Lotation being status and and any and a status and any and a status and any and a status	2.1 Level of harm to Green Belt	(-)		
12 Usdard Statistical social 101 Interview of the statistical social statistical social statistical social statistical social statistical social social social statistical social socia	3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 bitmine is deliphymetricitation 10 Interaction Interaction 3.4 bitmine is deliphymetricitation 10 Bit between 1000m and 4000m from nearest town, large vilage of small Vilage. Interaction 3.5 bitmine is nearest is deriphymetricitation 10 Bit between 1000m and 4000m from hearest condition y school. Interaction 3.7 bitmine is nearest is deriphymetricitation 10 Bit between 1000m and 4000m from hearest condition y school. Interaction 3.7 bitmine is nearest GP surgery 0 Bit between 1000m and 4000m from hearest condition y school. Interaction 3.7 bitmine is nearest GP surgery 0 Bit between 1000m and 4000m from hearest GP surgery Interaction 3.1 bitmine is nearest GP surgery 0 Bit between 1000m and 4000m from hearest GP surgery Interaction 3.1 bitmine is nearest GP surgery 0 Bit is destrict of the surgery and surgery Interaction 4.1 bitmine is nearest GP surgery 0 Bitmine is destrict of the surgery and surgery Interaction and 4000m from the surgery 4.1 bitmine is nearest GP surgery 0 Bitmine is destrict of the surgery and surgery Interaction and surgery and surgery 4.1 bitmine is nearest GP surgery 0 Bitmine is nearest GP surgery Interaction and surgery and surgery<	3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
A channel is dota minutes Col Information of the second system Col Information of the second system of the	3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.3 Distance in retaining relative protocol 0 International for the first protocol 3.6 Distance to retaining statute 0 Six is between 1000m and 4000m from the meanest secondary turbed. International for the first protocol 3.7 Distance to retained GP surgery 0 Six is between 1000m and 4000m from the meanest secondary turbed. International for the first protocol 3.8 Distance to retained GP surgery 0 Six is between 1000m and 4000m from the meanest Secondary turbed. International for the secondary stude. International for the secondary stude.<	3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Untained invariants incoding setting 0 Image: Control of Contro	3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.7 Description of the statisty of statis developenent would not be constrained by the presence	3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.8 Access to statige role were Image: Control of the site of the si	3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
4.1 Brownie on differentie Land (a) Performation and constraints 4.2 Impact on agricultural land (b) 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 (c) Site fails within an area of medium landscape sensitivity - characteristics of the landscape are resilient to drama area are area. The key characteristics of the wole 1 andscape character zone extent across the whole site. The form and extent area area. 5.2 Settlement character sensitivity (c) Site fails within an area of medium landscape sensitivity - characteristics of the landscape are resilient to drama area. It is on the adge of the sixing settlement character rena. 6.2 Settlement character sensitivity 0 Development is unlikely to have an effect on settlement character. Site is identified as a potential regeneration area. It is on the adge of the sixing settlement. However, very low densitie sets is dentified as a potential regeneration area. It is on the adge of the area. 6.1 Topography constraints 0 No topography constraints are identified in the site. Site is identified as a potential regeneration area. It is on the adge of the area. 6.2 Distance to power lines 0 Beso on ol pipelines do not pose any constraint to the site. Site is identified as a potential segneration and extent area.	3.8 Access to Strategic Road Network		Not applicable.	
42 Impact of agricultural andCC<	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 (Waltham Abbey).
1.1 Landscape sensitivity 10 Set fails within an area of medium landscape and of the landscape are resilient to change development without significant character change. The key character istics of the wider landscape haracter zone ested accoss the whole set. The form and extent of shracter area. 5.1 Landscape sensitivity 0 Set fails within an area of medium landscape and set. The form and extent of shracter area. The key character istics of the wider landscape haracter zone ested accoss the whole set. The form and extent of shracter area. 5.2 Settlement character sensitivity 0 Development is unlikely to have an effect on settlement character. Set is identified as a potential regeneration area. It is on the edge of the extent of the area. 6.1 Topography constraints 0 No topography constraints are identified in the site. Set is identified as a potential regeneration area. It is on the edge of the extent. Set is identified as a potential regeneration area. It is on the edge of the extent indexcept with out is identified as a potential regeneration area. 6.1 Topography constraints 0 No topography constraint to the site. Set is identified as a potential regeneration area. It is on the edge of the extent of is identified as a potential regeneration area. Set is identified as a potential regeneration area. 6.2 Distance to gas and oil pipelines 0 No topography constraint to the site. Set is identified as a potential regeneration area. Set is identified as a potential regeneration area. Set is ident	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 Latitiscape sensitivity (1) and able 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. Site is identified as a potential regeneration area. It is on the edge of the existing settlement. However, very low densitive very performent would have to be sensitive to the location to avoid potential adverse impact on the area. 6.1 Topography constraints 0 No topography constraints are identified in the site. Site is identified as a potential regeneration area. It is on the edge of the existing settlement. However, very low densities are precommany unal character of the area. 6.2 a Distance to gas and oil pipelines 0 No topography constraints to the site. Image: Comparison of the existing settlement would not be constrained by the presence of protected trees either on or adjacent to the site. 6.3 Impact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. Existing access of Crooked Mile. 6.4 Access to site (+) Suble access to site already exists. Existing access of Crooked Mile. 6.5 Contamination constraints (+) Potential contamination on site, which could be mitigated. Potential contamination (Horticutural Nursery, Scrapyard,	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 Image: Character of the anset of th	5.1 Landscape sensitivity	(-)		
6.1 Holdspanning on statuting 0 Independent of the statuting of	5.2 Settlement character sensitivity	0		Site is identified as a potential regeneration area. It is on the edge of the existing settlement. However, very low density development is not likely to affect the predominantly rural character of the area.
6.2 a Distance to gas and on pipelines 0 Performan Performan Performan 6.2 b Distance to power lines 0 Power lines do not pose a constraint to the site. Image: Constraint to the site. Image: Constraint to the site. 6.3 Impact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. Existing access of Crooked Mile. 6.4 Access to site (+) Suitable access to site already exists. Existing access of Crooked Mile. 6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination (Horticultural Nursery, Scrapyard, Shooting Ground). Potential adverse impact that could be mitigated. 6.4 Extrefine impact 0 Area around the site expected to be uncongested at peak time. Extension	6.1 Topography constraints	0		
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. Existing access off Crooked Mile. 6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Detential contamination (Horticultural Nursery, Scrapyard, Shooting Ground). Potential adverse impact that could be mitigated. 6.6 Trefficiencent 0 Area around the site expected to be uncogested at peak time. Existing access off Crooked Mile.	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 (-) Potential contamination on site, which could be mitigated. 6.6 Traffic impact 0 Area around the site expected to be uncongested at peak time.	6.2b 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 (Horticultural Nursery, Scrapyard, Shooting Ground). Potential adverse impact that could be mitigated. 6.6 Traffic impact 0 Area around the site expected to be uncongested at peak time. End to the site expected to be uncongested at peak time.	6.3 Impact on Tree Preservation Order (TPO)	0	adjacent to the site.	
6.5 Contamination constraints (-) mitigated.	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. B650	6.5 Contamination constraints	(-)		Potential contamination (Horticultural Nursery, Scrapyard, Shooting Ground). Potential adverse impact that could be mitigated.
	6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B650

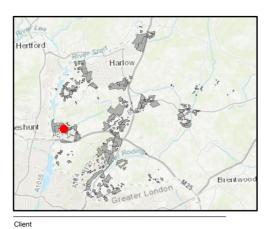
	-
Site Reference:	SR-0104
Parish:	Waltham Abbey
Size (ha):	4.34
Address:	Land adjoining Parklands, Waltham Abbey
Primary use:	Residential
Site notes:	Agricultural field
Basalina viald:	150 dwellings comprising 50 market homes and 100 affordable
Baselille yleiu.	Too dwenings comprising so market nomes and too anordable
Source for baseline yield:	Indicated in Call for Sites

Site constraints: None

Site selection None adjustment:

Community feedback:	Feedback was received of site. Refer to Appendix B1.
Dwellings:	<u>150</u>

on WAL-F which is within or near to this 1.4 for further details.



Job Title	
Epping Fores	t District Local Plan
Drawing Status	Date
lssue	March 2018
Drawing No	Issue
SR-0104	Issue Rev 2
ARU	P Epping Forest District Council

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Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Potential for recreational pressure effects in combination 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.	
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 from site and visual break created by the road.
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	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 (Waltham Abbey).
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 identified as a potential regeneration area. Low density development is proposed which reflects the character of the area. Therefore, development is not likely to have an impact on the character of the area.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	0	Access to the site can be created within landholding adjacent to the highway.	Access could be achieved off Parklands.
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.	B651
	•	•	© Arup

Site Reference:	SR-0138
Parish:	Waltham Abbey
Size (ha):	5.46
Address:	Northfield Nurseries, Sewardstone Road, E4 7RG

Primary use: Residential Site notes: Existing Nursery and grounds

Baseline yield: 164 dwellings

Source for baseline yield: Assumption based on 30 dph

Site constraints: None

Site selection None adjustment:

Community feedback:	The Council did not consult on a growth location which covers or is near to this site.
Dwellings:	<u>164</u>

Dwellings:

Lea Hertford Brentw

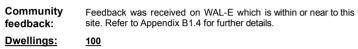
Epping Forest	District Council
Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0138	Rev 2
ARUI	D Epping Forest District Council

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<u>Bweinings.</u> 104			
Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Potential for recreational pressure effects in combination with other housing sites within 2km of Epping Forest Special Area of Conservation.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (any net gain of dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	The site encompasses a BAP priority habitat with no main features. The site is likely to directly impact the habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	The site is adjacent to the Northfield Marsh LWS. These features and species may not be retained in their entirety, but effects can be mitigated. The site is within the 250m buffer for the Sewardstone/Osier Marshes LWS but is unlikely to affect the LWS.
1.7 Flood risk	(+)	Site within Flood Zone 2 and exception test not required.	Some 69% of the site is located in Flood Zone 1. The higher Flood Risk Zones 2 area, covering circa 31% of the site area, is located along the western site boundary. This area can be avoided and flood risk 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.	Unlikely to impact on setting of Listed Building due to distance and possible enhancement through removal of glasshouses/nursery buildings. Mitigation through high quality design and 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 A1112 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	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, 3,100m from an existing settlement (Waltham Abbey).
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 and will not involve the loss. Site adjacent to existing public open space which could provide opportunities for improved access.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site is on the edge of the existing settlement and the proposals are for higher density development than the neighbouring developments. Therefore, development is likely to affect the predominantly 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	(-)	Gas or oil pipelines may constrain part of the site but there is potential for mitigation.	Small area of the site is in the HSE middle consultation zone located in the north-western corner of the site. Can be mitigated through layout design. Level 3 sensitivity. HSE guidance advise against development for affected portion of 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 Sewardstone Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Horticultural Nursery). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B652
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Site Reference:	SR-0161-N	Hert
Parish:	Waltham Abbey	5
Size (ha):	4.22	1
Address:	Pickfield Nursery, Pick Hill, Waltham Abbey, Essex, EN9 3LB	
		eshu
Primary use:	Residential	-
Site notes:	Former nursery, hardstanding and foundations associated with former glasshouses	1
		Y
Baseline yield:	100 dwellings	1
Source for	Indicated in representation to Draft Local Plan consultation	Clien Epp
baseline yield:		
		Ерр
Site constraints:	Flood constraint on northern edge of site (5% of site area). However, proposed site layout provided by promoter accounts for	Draw
constraints.	this constraint and the affected areas are not proposed for development (open space). No adjustment made to capacity.	Iss
		Draw
Site selection	None	SR
adjustment:		٨
		A



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Enning Earost	District Council
Epping Forest	District Council
Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0161-N	Rev 1
ARUI	D Epping Forest District Council www.eppingforestdc.gov.uk
Sources: Esri, HERE, DeLormo GeoBase, IGN, Kadaster NL, C MapmyIndia, © OpenStreetMa	copyright and database right (2016) le, Intermap, Increment Corp., GEBCO, USGS, FAO, NPS, NRCAN yorinance Survey, Est Japan, METI, Esti China (Hong Kong), swissto p contributors, and the GIS User Community Deye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, Jser Community



<u>Dwellings: 100</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).	Very small parts of the site are within 2000m of either Epping Forest Special Area of Conservation or Lee Valley Special Protection Area. In-combination effects from recreational pressure likely to be avoidable.
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	()	Features and species in the site unlikely to be retained and effects cannot be mitigated.	The site is wholly within an area of Deciduous Woodland, and its relevant buffer zone. The site is likely to directly affect almost all of the BAP priority habitat and effects may not be mitigable.
1.6 Impact on Local Wildlife Sites	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	The site is partially within the Cobbins Brook LWS and within the 250m buffer zone. The site is likely to directly affect a portion of the Local Wildlife Site, but mitigation in the form of considered masterplanning could be implemented.
1.7 Flood risk	(+)	Site within Flood Zone 2 and exception test not required.	Some 33% of the site in Flood Zone 2, of which some 15% and 5% is in Flood Zone 3a and 3b respectively. Flood Zones 2, 3a and 3b are located through the north 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 settings of Scheduled Monument or Conservation Area due to distance from site and visual brea created by the road.
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	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 (Waltham Abbey).
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	(-)	Development may involve the loss of public open space but there are opportunities for on-site off-setting or mitigation.	Open space is located in 6% of the site area. Development may involve the loss of woodland. 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 medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	Site shares characteristics with the adjacent zone of moderate sensitivity. The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on adjacent landscape character area.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Site is identified as a potential regeneration area and is on the edge of the existing modern extension to the settlement Proposed density unlikely to 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 from Pick Hill.
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.	B653
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	2	to.
Site Reference:	SR-0162	Hertfo
Parish:	Waltham Abbey	
Size (ha):	18.11	1
Address:	Land lying to the east of the Crooked Mile, adjacent to Clapgate Lane/ Eagle Gate	
Primary use:	Residential	eshunt
Site notes:	Agricultural field	4-1
Baseline yield:	533 dwellings	An
Source for	Assumption based on 30 dph	Client
baseline yield:		Eppi
		Job Title
		Eppi
Site constraints:	None	Drawing
constraints.		Issue
		Drawing
Site selection	None	SR-0
adjustment:		A



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

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Job Title	
Epping Forest	t District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0162	Rev 2
ARUI	P Epping Forest District Council

Sources: Esri, HERE, DeLome, Internap, Incenent P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstop Mapmyirdia, & OpenStreeMap contributors, and the GIS User Community Source: Esri, DigitalCidee, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, RM, 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	(-)	The effects of the site on Epping Forest Buffer Land can be mitigated.	Development on this site may have an impact on the Buffer Land, particularly the wooded northern edge of the site, however appropriate design and layout could mitigate impacts.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is adjacent to a Deciduous Woodland habitat and a BAP priority habitat with no main features, and is within 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	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	The site is adjacent to Galleyhill Wood Complex LWS. The site may indirectly affect a small part of the LWS. These features and species may not be retained in their entirety, but effects can be mitigated.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on settings of Scheduled Monument, Conservation Area or Grade I Listed Building due to distance from site and visual break created by the road.
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	0	Site is more than 1600m and less than 2400m from an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	()	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.	100% greenfield site, 900m from an existing settlement (Waltham Abbey).
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	A negligible part of the site contains public open space. Development will not involve the loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site is identified as a potential regeneration area on edge of existing settlement. The proposed quantum is at a higher density than the neighbouring developments. Therefore, development is likely to affect the predominantly rural character of the area.
6.1 Topography constraints	()	Topographical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines	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.	Access can be achieved off Cracked Mile
6.4 Access to site	0	Access to the site can be created within landholding adjacent to the highway.	Access can be achieved off Crooked Mile.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (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.	B654
			© Aru

	-	2-1
Site Reference:	SR-0219	Hertfo
Parish:	Waltham Abbey	
Size (ha):	0.65	1
Address:	Fire Station, Sewardstone Road, Waltham Abbey, Essex, EN9 1PA	
		H
Primary use:	Residential	eshunt
Site notes:		4
		+++
		Aron
Basalina viald:	16 dwellings	
Baseline yield:	To uwenings	Client
Source for	Assumption based on 50 dph on only Fire Station part of site	
baseline yield:		Eppi
		Job Title
Site	None	Eppi
Site constraints:	None	Drawing
		lssue
		Drawing
Site selection	None	SR-02
adjustment:		Λ 1
		A

Community	The
feedback:	near

The Council did not consult on a growth location which covers or is near to this site. $\underline{\mathbf{16}}$

Dwellings:

Hertford Hertford eshunt og Greater London

Job Title	
Epping Fores	t District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0219	Rev 2
ARU	P Epping Forest District Council

Sources: Esri, HERE, DeLorme, Intermap, Increment P Cong, GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Madater NL, Ordnance Survey Esri Japan, METL, Esri China (Hong Kong), swisstopo, MapmyIndia, & OpenStreetMap contributors, and the GIS User Community Source: Esri, UpilialGiobe, GeoSye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	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	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, Conservation Area, Grade I Listed Building or Grade II* Listed Building due to distance and built-up area in between.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.	90% brownfield site, within an existing settlement (Waltham Abbey).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.	Site is a car park and area of hardstanding associated with the fire station. It has been identified as a potential regeneration area. 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.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Electricity Substation, 3 x 1000 gallon underground fuel tanks, above ground oil tank and within 250m of landfill site). 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.	B655
L		l	© Arup

Site Reference:	SR-0231
Parish:	Waltham Abbey
Size (ha):	1.64
Address:	Land at Lippitts Hill (Adjacent Owl PH/ Owl caravan park), High Beach, Loughton, IG10 4AL
Primary use:	Residential
Site notes:	Pub car park and paddock

Baseline yield: circa 45 dwellings

Source for Indicated in Call for Sites (27 dph) baseline yield:

Site Some TPOs on site may reduce site capacity 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:40

Hertford Hertford eshunt 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-0231	Rev 2
ARUI	P Epping Forest District Council
Sources: Esri, HERE, DeLorn	www.eppingforestdc.gov.uk copyright and database right (2016) ne, Intermap, increment P Corp., GEBCO, USGS, FAO, NP Ordnance Survey Fari, Janan MFTI, Fari China (Hong Kor

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11 Monitor data functional metal and an analysis of the second data function data fu	Criteria		Score	Qualitative Assessment
Index definitionImage definition for signal definition for signal definitionImage definition for signal definitionInstrume definition2Reconcernent definitionReconcernent definitionImage definition2Reconc	1.1 Impact on Internationally Protected Sites	()	Effects of allocating site for the proposed use likely to be significant.	
Index and model of an interaction of a set of a se	1.2 Impact on Nationally Protected sites	(-)		risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be
AddentifyingPEnd14 resc on figs resch. Lett2)Be all with sing regress with the figs resch. We is the figs	1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
An interactional units of an analysis of a second		0	No Ancient or Veteran trees are located within the site.	
Landom units of an an antibal standVDescent for an an antibal standDescent for an antibal stand14 means on a data stand0an antibal standantibal standantibal stand15 means on a data stand0antibal standantibal standantibal stand15 means on a data stand0antibal standantibal standantibal stand16 means on a data stand0antibal standantibal standantibal stand16 means of a data stand0antibal standantibal standantibal stand17 means of a data stand0antibal standantibal standantibal stand18 means of a data stand0antibal standantibal standantibal stand19 means of a data stand0antibal standantibal stand19 means of a data stand0antibal standantibal stand19 means of a data standantibal standantibal standantibal stand19 means of a data standantibal stand <t< 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>Site is not touching Buffer Land.</td></t<>	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.
Unified of with sign of the second set of the second set of sign of the second set of sign of the second set of the second set of sign of the second set of sign of the second set of the	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, 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.
In JournalNoteNoteNote16 Jackan darie16Second dariesHalo based daries of an electron of a later based daries of an electron of a later based daries of an electron of a later based daries b	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 A minute invalues and inva	1.7 Flood risk	(++)	Site within Flood Zone 1.	
InterfactorImage: InterfactorImage: Interfactor19 Includ drig autor0Bit is under a reasoning of the fight or an early11 Includ drig autor0Bit is under a reasoning of the fight or an early11 Includ drig autor0Bit is under a reasoning of the fight or an early11 Includ drig autor0Bit is under a reasoning of the fight or an early11 Includ drig autor0Bit is under a reasoning of the fight or an early11 Includ drig autor0Bit is under a status of the infight or an early12 Includ drig autor0Bit is under a status of the infight or an early12 Includ drig autor0Bit is under a status of the infight or an early13 Includ drig autor0Bit is under a status of the infight or an early14 Includ drig autor0Bit is under a status of the infight or an early15 Includ drig autor0Bit is under a status of the infight or an early16 Includ drig autor0Bit is under a status of the infight or an early17 Under drives autor0Bit is under a status of the infight or any early status of the infight or any ear	1.8a Impact on heritage assets	(-)		
In the route studyIII21 Led of law in the Gase label, when the low of harm accase by ratios of Pa law for Consequence work law ofIncomposition of Consequence work law of21 Gases to in enclose study in the material factor of the advance of the study of Consequence work law ofIncomposition of Consequence work law of21 Gases to in enclose study of the material factor of the advance of the study of Consequence work law ofIncomposition of Consequence work law of21 Gases to interployer study of the advance of the study of Consequence work law ofIncomposition of Consequence work law of21 Gases to interployer study of Consequence work law of Consequence work law ofIncomposition of Consequence work law of21 Gases to interployer study of Consequence work law of Conseque	1.8b Impact on archaeology	(-)		
A London Laming Looker Rail GP Kee or median. GP 1 Database Its Inscrete Laming Looker Rail GP Bits more than 40000 than the research and of Look Station. 2 Detained the memere Look stap GP Bits more than 40000 than than Looke Stap. 3 Detained the memere Look stap GP Bits more than 40000 than than Looke Stap. 3 Detained the memere Look stap GP Bits more than 40000 than a certifyinger stabilization. 3 Detained the memere Look stap GP Bits more than 40000 than a certifyinger stabilization. 3 Detained the memere Look stap ender Looker Stape Integer and Milgs. GP Bits more than 40000 than the research Hardpinger strated. 3 Detained the meaner Links stape Integer and Milgs. GP Bits more than 40000 than the research Hardpinger strated. 3 Detained the meaner Links stape Integer and Milgs. GP Bits more than 40000 than the research Hardpinger strated. 3 Debates the search Hardpinger strated. GP Bits more than 40000 than the research Hardpinger strated. Difference Strateger St	1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
A locate bit is relation, minute suitor (H) (H) 20 Blance to every by methods is the total state and to every by methods is the total state and total state. (H)	2.1 Level of harm to Green Belt	(-)		
A Under 6 waters is a side AP 3 Defands to employment location AP 3 Defands to employment location AP 4 Defands to content infrary interview AP 4 Defands to content infrary interview AP 3 Defands to employment location AP 3 Defands to employment location AP 3 Defands to content infrary interview AP 3 Defands to employment location AP 4 Departed to apployment locatin AP 4 Departed t	3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.3 Justical de geographic location (a) 4.3 Detande to led geographic location (b) 3.4 Detande to locat averifies (c) 3.5 Detande to locat averifies (c) 3.5 Detande to locat averifies (c) 3.6 Detande to locat averifies (c) 3.6 Detande to locat averifies (c) 3.7 Detande to reased secondary school (c) 3.6 Detande to reased secondary school (c) 3.7 Detande to reased secondary sc	3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.	
A database Col Inclusion of the database Col 3.6 Balance to nearest infarritymmay school Set Set balance to nearest infarritymmay school Set 3.6 Datance to nearest infarritymmay school Set Set neer than 4000m from the nearest infarritymmay school. Inclusions to nearest OP surgery Set 3.7 Datance to nearest OP surgery Set Notes than 4000m from the nearest GP surgery. Inclusions to nearest OP surgery Set 3.8 Datance to nearest OP surgery Set Notes to nearest OP surgery Notes to nearest Notes to nearest OP surgery Notes to nearest Notes to nearest Notes to nearest OP surgery Notes to nearest Notes	3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.	
3.3 branch of reference intermediation specified 0 Performance intermediation specified 3.3 branch of reference intermediation specified 0 Be in more than 4000m from the nearest GP surgery 0 Endocument of the specified intermediation intermediation specified intermediatintos intermediation specified intermediation	3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.	
3.5 Indicating the finances accordinately boots (c) Function of the finance of t	3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.1 Detailed in Unitariate of supply (a) Interaction of the state of the s	3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.	
3.8 Access to strateging root returns Image: Contract of the state strateging root returns and strateging settiment (Longhton). 4.1 Brownfield and Greenfield Land Or Winfly of the site is greenfield land that is neither within nor adjacent to a settiment. Or/Ministry settiment (Longhton). 4.2 Inpact on agricultural land Or Development of the site would retuil in the loss of polici 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 Or Site fails within an area effect on settlement, character. No public open space is located in the site area. Development will not involve the loss of public open space. 6.2 Settlement character sensitivity Or Development is unlikely to involve the loss of public open space. Do draw and velet or and vele	3.7 Distance to nearest GP surgery	(-)	Site is more than 4000m from the nearest GP surgery.	
A. I browned and Genemie Link CP A. Provine and Genemie Link CP A. I provine access to open space OP B. I Landscape sensitivity CP S. I Landscape sensitivity CP S. I Landscape sensitivity CP B. V provine access to open space CP B. I Landscape sensitivity CP S. 2 Settement character sensitivity CP B. Provine access to open space CP B. T prographical constraints in the site may produce development. Cov denity development is proposed which reflects the sensitive design reflecting the adjacent lists objacity to have an effect on settement character. C. Distance to gas and oil pipelines CP B. Distance to power links CP B. Distance to power links CP B. A Distance to prover links CP B. Contamination constraints CP B. A Distance to power links CP B. A Distance to power links CP B. A Distance to power l	3.8 Access to Strategic Road Network		Not applicable.	
4.2 minuted on egriculturia and (*) End on expendence in the state of each of the state and of each of the state	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, 3,000m from an existing settlement (Loughton).
4.3 Capacity to improve access to beer space 0 Increment of any development is compared by the landscape sensitivity - characteristics of the landscape are resilient to change The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on the vider landscape character. 5.1 Landscape sensitivity 0 Development is unlikely to have an effect on settlement character. Low density development is proposed which reflects the semi-ural character of the area subject to sensitive design reflecting the adjacent listed buildings. 6.1 Topography constraints 0 Development is unlikely to have an effect on settlement character. Low density development is proposed which reflects the semi-ural character of the area subject to sensitive design reflecting the adjacent listed buildings. 6.1 Topography constraints 0 Boographical constraints in the site may preclude development. Low density development is proposed which reflects the semi-ural character of the area subject to sensitive design reflecting the adjacent listed buildings. 6.2 Distance to gas and oil pipelines 0 Bas or oil pipelines do not pose a constraint to the site. Image: Character of the area subject to sensitive development would not be constrained by the presence of protected trees either on or TPOs on boundary trees would not be likely to significantly restrict site capacity, subject to care in detailed layout. 6.4 Access to site 0 No contamination constraints No polential contamination identified. No polential contamina	4.2 Impact on agricultural land	(-)	Development of the site would result in the loss of poorer quality agricultural land (grade 4-5).	
3.1 Latitusciple sensitivity (1) and able to absorb development without significant character change. on the wider landscape character. 5.2 Settlement character sensitivity 0 Development is unlikely to have an effect on settlement character. cov density development is proposed which reflects the semi-rural character of the area. Therefore, development is nol likely to have an impact on the rural character of the area subject to sensitive design reflecting the adjacent listed buildings. 6.1 Topographic constraints (-) Topographical constraints in the site may preclude development. settlement character of the area subject to sensitive design reflecting the adjacent listed buildings. 6.2 Distance to gas and oil pipelines 0 Ges or oil pipelines do not pose any constraint to the site. settlement character constraints 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. TPOs on boundary trees would not be likely to significantly restrict site capacity, subject to care in detailed layout. 6.4 Access to site (-) No contamination issues identified on site to date. No potential contamination identified. 8.5 Totific impact - Area around the site expected to be uncongested at peak time. Interview development is proposed which reflects the semi-rural character of the area subject to care in detailed layout.	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.
3.2 Settlement character sensitivity 0 Intervent in the set of the sensitive design reflecting the adjacent listed buildings. 6.1 Topography constraints (-) Topographical constraints in the site may preclude development. Intervent in the set of the sensitive design reflecting the adjacent listed buildings. 6.2 Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose a constraint to the site. Intervent in the set of the sensitive design reflecting the adjacent listed disposed for the set. 6.2 Distance to power lines 0 Power lines do not pose a constraint to the site. Intervent in the set of the set of the set. 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. TPOS on boundary trees would not be likely to significantly restrict site capacity, subject to care in detailed layout. 6.4 Access to site (+) Suitable access to site already exists. Existing access off Lippitts Hill. 6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified. e.6 Traffic integret 0 Area around the site expected to be uncongested at peak time. Integret the set of the se	5.1 Landscape sensitivity	(-)		
6.1 Notography constraints CM Sector Constraints CM Sector Constraints Sector Constrend ton Sector Constraint to Sector Constraint to Seco	5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	not likely to have an impact on the rural character of the area subject to sensitive design reflecting the adjacent listed
0.22 Distance to gas and on pipelines0Analysis06.2b Distance to power lines0Power lines do not pose a constraint to the site.6.3 Inpact on Tree Preservation Order (TPO)0The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.TPOs on boundary trees would not be likely to significantly restrict site capacity, subject to care in detailed layout.6.4 Access to site(+)Suitable access to site already exists.Existing access off Lippitts Hill.6.5 Contamination constraints0No 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 Distance to power lines 0 Image: Im	6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.3 Initiact of The Preservation Order (TPO) 0 adjacent to the site. 6.4 Access to site (+) Suitable access to site already exists. Existing access off Lippitts Hill. 6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified.	6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.4 Access to site (+) (+) (+) 6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified. 6.5 Entrafine impact 0 Area around the site expected to be uncongested at peak time. Entrafine impact	6.3 Impact on Tree Preservation Order (TPO)	0		TPOs on boundary trees would not be likely to significantly restrict site capacity, subject to care in detailed layout.
6.5 Contamination constraints 0 6.6 Traffic impact 0 Area around the site expected to be uncongested at peak time.	6.4 Access to site	(+)	Suitable access to site already exists.	Existing access off Lippitts 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.	B656

		10.1
Site Reference:	SR-0236	Hertfo
Parish:	Waltham Abbey	5
Size (ha):	2.02	
Address:	Brooklyn Nursery (and other nurseries) off Mott Street, Sewardstone, Chingford	
Primary use:	Residential	eshun
Site notes:		4-
		44
		Y
		44
Baseline yield:	61 dwellings	
Source for	Assumption based on 30 dph	Client
baseline yield:		Eppi
		Job Title
		Eppi
Site	None	Drawing
constraints:		Issue

Site selection None adjustment:

Community feedback:	The Council did not consult on a growth location which covers or is near to this site.
Dwellings:	61

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Plan
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8

Sources: Earl, HERE, DeLome, Lintermap, Increment P Corp., GBCO, USGS, FAO, NPS, NRCAN, Geoßase, IGN, Kadaster NL, Ordnance Survey, Earl Japan, METI, Earl China (Hong Kong), swisstopo Mapmi/rdia, P OperStreetMap contributors, and the GIS User Community Source: Earl, DigitalGibbe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRDI, GN, and the GIS User Community



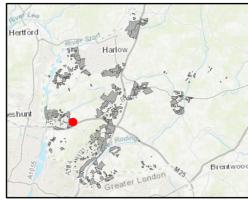
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NumberNumberNumberNumberNumberNumberDiscussionStatisticStat	Criteria		Score	Qualitative Assessment
Def Note WorkshowDefindex for all one for the descent sector descent of all of the descent sector descent of all of the descent sector descent of all of the descent sector descent descent se	1.1 Impact on Internationally Protected Sites	(-)		Potential for recreational pressure effects in combination with other housing sites within 2km of Epping Forest Special Area of Conservation.
InterfaceImage: ControlImage: ControlSchwartswertswertswertswertswertswertswertswe	1.2 Impact on Nationally Protected sites	(-)		Due to the development type (over 50 rural dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
NameNoNoNoConstraint20Antion State and State an	1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
InterpretationVInterpretation12 space 34 Moty base status02Male and control of an additional base statusRelative and the status and the s		0	No Ancient or Veteran trees are located within the site.	
District of wind wind wind wind wind wind wind wind	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.
Link and work and DifferenceLink and and managementLink and managementLink and managementDifferenceDiff	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.	
11 NumNumNum12 Adaptation(C)Restance of the state of	1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
Index price strategyImage: a first strategyImage: a first strategyImage: a first strategyImage: a first strategy10 may the strate strategy0Image: a first strategyMode: a first strategyMode: a first strategy11 may the strate strategy0Image: a first strategyMode: a first strategyMode: a first strategy11 may the strate strate strate strate strate a first strate	1.7 Flood risk	(++)	Site within Flood Zone 1.	
Initial contentViewReconcept and set is a late, in the late, include of a late of	1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
In Hence210outlet migged r related.11121. local data in tigled r related.210Relation by related in the second of your base and the second of your b	1.8b Impact on archaeology	(-)		
I formation Image: Note interaction Image: Note interactin< Note interaction Image: Note interacti	1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are close to the A1112 and therefore mitigation measures are likely to be required.
Induction the intervent actives solution Prof. Proceeding of the intervent active solution 12 Detained to the intervent active solution Prof. Prof. Pro	2.1 Level of harm to Green Belt	()		
12. Detarce to reserve out stady 00 Site and the reserve out stady 13. Detarce to reserve any optimet locations 10 Site and the reserve out stady 14. Detarce to local amerities 00 Site and the reserve out stady Site a feative in the reserve out infraright may stade. 15. Detarce to reserve infraright may could 00 Site between 1000m and 4000m tone nearest tank regre tilling of mail villige. Image: Count out the reserve out infraright may stade. 15. Detarce to reserve infraright may could 00 Site between 1000m and 4000m tone in exact at infraright may stade. Image: Count out the reserve out infraright may stade. 16. Detarce to reserve infraright may could 00 Site between 1000m and 4000m tone in exact at infraright may stade. Image: Count out the reserve out infraright may stade. 17. Detarce to reserve infraright may could infraright may stade. Site between 1000m and 4000m tone in exact at infraright may stade. Image: Count out the reserve out infraright may stade. 17. Detarce to reserve infraright may could infraright may stade. Mage: Count out the reserve out infraright may stade. Image: Count out the reserve out infraright may stade. 17. Detarce to reserve infraright may count infraright may stade. Mage: Count out the reserve out the reserve out infraright may stade. Image: Count out the reserve out the res	3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.3 Database 9.0 Information of endpointent costs 9.0 3.4 Database 8 between 1000m and 4000m from nearest tank tage allage or small vilage 9.0 3.5 Database is local amenities 9.0 8 between 1000m and 4000m from hearest tank tage allage or small vilage 9.0 3.6 Database is nearest infast/primary school 0.0 8 between 1000m and 4000m from hearest tank tage allage or small vilage 9.0 3.7 Database is nearest infast/primary school 0.0 8 between 1000m and 4000m from hearest (9 suggry 9.0 3.7 Database is nearest infast/primary school 0.0 8 between 1000m and 4000m from hearest (9 suggry 9.0 3.8 Access to Strategic Road Petrovic 0.0 Resignent of the site is greatified tand is neither within nor anjacers to a stratement. 8.0 9.0 4.1 Bookned and Coventiat Load 0.0 Resignent of the site is operfasted tand that is neither within nor anjacers to a stratement. 8.0 9.0 getweent of the site is operfasted tand that is neither within nor anjacers to a stratement. 8.0 getweent of the site is operfasted tand is neither within nor anjacers to a stratement. 8.0 getweent of the site is operfasted tand is neither within nor anjacers to a stratement. 8.0 getweent of the site is neither within nor anjacers to a stratement. 8.0 getweenton on anial within a weento head patient o	3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
A Hommit Of Use an Interface O Interface O 3.5 Datamete to reasest infartightmay school 0 Bit is between 100m and 400m from the neerest Mantgomary school. Image: Comparison of Compari	3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.	
23 Distance to Manipul Interpretative Interpretati	3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.10 Labeling to instance in contrasts 0.0 Ref Contrast Contrast Contrast Contrast Contrast Contrast Contrend Contrast Contrast Contrast Contrast Con	3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.1 Detailed of needed of sugley 0 Interfact of the sets of sugley 0 3.8 Access to Strategic Road Network 1. Not applicable. Software 4.1 Brownfield and Greenfield Land (c) Motoppict of the site is greenfield land that is neither within nor adjacent to a settement. Software 4.2 Impact on agricultural land (c) Development of the site would involve the loss of the best and most versallie agricultural land (grades 1-3). Interface of the site would involve the loss of public open space. 3.1 Landscape ternstitivity (c) Bevelopment utilially to involve the loss of public open space. Set the within an area of high indicating set the landscape are witherable to change. 5.1 Landscape ternstitivity (c) Bevelopment cultural change ternstitivity characteristics of the landscape area witherable to change. Set is within a very low density settement and the proposed number of noticus is at a high setsible setting informat character. 6.2 Settement character sensitivity (c) Bevelopment cultural tand in the sisting settement character. Set is within a very low density settement and the proposed number of noticus is at a high of oralization of the site. 6.2 Delater to power lines (c) Revelopment cultural tand is on only power access to power lines do not power access to power lines do not power access the site within a very low density settement and the proposed number of noticus is at a high of oralization of the site.	3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.6 Access to straight to straight to straight to the state Image: Control of the state o	3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
4.1 Brownied and Greened Land (a) Performance of the star word involve the loss of the best and most versatile agricultural land (grades 1-3). 4.2 Impact on agricultural land (c) Development of the site world involve the loss of public open space. 4.3 Capacity to improve access to open space 0. Development utilizely to involve the loss of public open space. 5.1 Landscape sensitivity (c) Site fils within an area of high landscape sensitivity - characteristics of the landscape are winerable to change. Site (a) versity settlement and the proposed number of broass is at a higher density than the and core of the adjacent and order constallation zones. Due to the location of the site is within a very low density settlement and the proposed number of houses is at a higher density than the acceleration of the site is within a very low density settlement and the proposed number of houses is at a higher density than the acceleration of the site is within a very low density settlement and the proposed number of houses is at a higher density than the acceleration of the site is within a very low density settlement and the proposed number of houses is at a higher density than the acceleration of the site is within a very low density settlement and the proposed number of houses is at a higher density than the acceleration of the site is within a very low density settlement and the proposed number of house	3.8 Access to Strategic Road Network		Not applicable.	
12 Injust on agricultural and Lef Performance of the analysis of	4.1 Brownfield and Greenfield Land	()	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.	90% greenfield site, 2500m from an existing settlement (Waltham Abbey).
4.3.3 capacity to improve access to open space 0 Extended to the the function of the landscape are vulnerable to change 5.1 Landscape sensitivity (ii) Site fails within an area of high landscape sensitivity - character issites of the landscape are vulnerable to change Key characteristics of the adjacent landscape sensitivity core assessed as highly sensitive extend to the whole of this and unable to absorb development without significant character change. Site is within a very tow density settiment and the proposed number extend to the whole of this area. 5.2 Settlement character sensitivity (i) Development could detract from the existing settlement character. Site is within a very tow density settlement and the proposed number of proposed numbers. Therefore, development is likely to affect the prodominantly semi-rural character of the area. 6.1 Topography constraints 0 No topography constraints are identified in the site. No there proceed number of the site is in the HSE middle and outer consultation zones. Due to the location of the affected area. 6.2 Distance to gas and oil pipelines 0 Power lines do not pose a constraint to the site. No there proceed on the SE middle and outer consultation zones. Due to the location of the site of the adjacent to the site. 6.3 Impact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. Existing access of Mott Street. 6.4 Access to site (e)	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 depleterisitivity L*7 and unable to absorb development without significant character change. 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 within a very low density settlement and the proposed number of houses is at a higher density than the neighbouing developments. Therefore, development is likely to affect the predominantly semi-rural character of the area. 6.1 Topography constraints 0 No lopography constraints are identified in the site. Nothern portion of the site is in the HSE middle and outer consultation zones. Due to the location of the affected area. 6.2a Distance to gas and oil pipelines (-) Gas or oil pipelines may constraint to the site. Nothern portion of the site is in the HSE middle and outer consultation zones. Due to the location of the affected area. 6.2b Distance to power lines 0 Power lines do not pose a constraint to the site. Nothern portion of the site is in the HSE middle and outer consultation zones. Due to the location of the affected area. 6.3 Impact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. Existing access of Mott Street. 6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination on site, which could be	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 (+)	5.1 Landscape sensitivity	()		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.
0.1 Hopography Constraints 0 Access to site 0 Case or oil pipelines may constrain part of the site but there is potential for mitigation. Northern portion of the site is in the HSE middle and outer consultation zones. Due to the location of the affected area. 6.2a Distance to gas and oil pipelines 0 Power lines do not pose a constraint to the site. Northern portion of the site is in the HSE middle and outer consultation zones. Due to the location of the affected area. 6.2b Distance to power lines 0 Power lines do not pose a constraint to the site. Image: Constraint of 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. Existing access of Mott Street. 6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination (Horticultural Nursery). Potential adverse impact that could be mitigated.	5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	neighbouring developments. Therefore, development is likely to affect the predominantly semi-rural character of the
b.2d Distance to gas and on pipelines (+) mitigation could be possible. Sensitivity level 3. HSE guidance advise against development for affected area. 6.2b Distance to power lines 0 Power lines do not pose a constraint to the site. Image: constraint to the site. 6.3 Impact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. Existing access of Mott Street. 6.4 Access to site (+) Suitable access to site already exists. Existing access of Mott Street. 6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination (Horticultural Nursery). Potential adverse impact that could be mitigated. 6.0 Turfie innect 0 Area around the site expected to be uncongested at peak time. Image: constraint on the site expected to be uncongested at peak time.	6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.20 Distance to power lines 0 Image: constrained to power lines 0 6.3 Impact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. 6.4 Access to site (+) Suitable access to site already exists. Existing access off Mott Street. 6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination (Horticultural Nursery). Potential adverse impact that could be mitigated. 0.0 Trefficiencest 0 Area around the site expected to be uncongested at peak time. Existing access off Mott Street.	6.2a Distance to gas and oil pipelines	(-)	Gas or oil pipelines may constrain part of the site but there is potential for mitigation.	Northern portion of the site is in the HSE middle and outer consultation zones. Due to the location of the affected area mitigation could be possible. Sensitivity level 3. HSE guidance advise against development for affected area.
6.3 impact on the Preservation Order (TPO) 0 adjacent to the site. 6.4 Access to site (+) Suitable access to site already exists. Existing access off Mott Street. 6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination (Horticultural Nursery). Potential adverse impact that could be mitigated. 0.0 Terffic incert 0 Area around the site expected to be uncongested at peak time. Existing access off Mott Street.	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 (Horticultural Nursery). Potential adverse impact that could be mitigated. 0.0 Turffic invest 0.0	6.3 Impact on Tree Preservation Order (TPO)	0		
6.5 Contamination constraints (-)	6.4 Access to site	(+)	Suitable access to site already exists.	Existing access off Mott Street.
6.6 Traffic impact Area around the site expected to be uncongested at peak time. B657	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.	

	-	1 - L
Site Reference:	SR-0253	Hertford
Parish:	Waltham Abbey	
Size (ha):	0.34	123
Address:	Land at Woodgreen Farm, Honeypot Lane, Waltham Abbey, Essex, EN9 3SG	
Primary use:	Residential	eshunt
Site notes:		a de la companya de l
		A1055
Baseline yield:	5 dwellings	
Source for	Indicated in Call for Sites	Client
baseline yield:		Epping F
		Job Title
		Epping F
Site constraints:	None	Drawing Status
constraints.		lssue
		Drawing No
Site selection	None	SR-0253
adjustment:		

S а

Community feedback: Dwellings:

Feedback was received on WAL-C which is within or near to this site. Refer to Appendix B1.4 for further details. <u>5</u>



Job Title	
Epping Forest	t District Local Plan
Drawing Status	Date
lssue	March 2018
Drawing No	Issue
SR-0253	Rev 2
SR-0253	

Sources: Earl, HERE, DeLome, Intermap, Interment PCorp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Earl Japan, METI, Earl China (Hong Kong), swisstopc Mapmyindia, © OpenStreetMap contributors, and the GiS User Community Source: Earl, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, ROM, and the GIS User Community



Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Potential for recreational pressure effects in combination on Epping Forest Special Area of Conservation.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is within a BAP priority habitat buffer zone. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is adjacent to the Oxleys Wood Complex 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.	Within Upshire Conservation Area but possible mitigation through high quality design/materials/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 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. Site is within 1600m of an employment site/location.	
3.3 Distance to employment locations	(+)	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.4 Distance to local amenities	0		
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school. Site is between 1000m and 4000m from the nearest secondary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.7 Distance to nearest GP surgery	0		
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.	Site identified as a potential regeneration area. Low density development is proposed reflecting semi-rural character of the area. Development is not likely to impact character of the area, subject to sensitive design reflecting Conservation Area.
6.1 Topography constraints	()	Topographical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Existing access off Honeypot Lane.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (within 250m of landfill site). 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.	B658
			©Arup

Site Reference:	SR-0291
Parish:	Waltham Abbey
Size (ha):	1.70
Address:	Sewardstone Lane, Rear of Butlers Drive

Primary use: Residential Site notes:

Baseline yield: 51 dwellings

Source for baseline yield: Assumption based on 30 dph

Site constraints: None

Site selection None adjustment:

Community feedback:	The Council did not consult on a growth location which covers or is near to this site.	
<u>Dwellings:</u>	<u>51</u>	

Lea Hertford Brenty

Client	
Client	
Epping Forest	t District Council
Job Title	
Epping Forest	t District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0291	Rev 2
ADII	Epping Forest
ARUI	Epping Forest District Council
Sources: Esri, HERE, DeLorn	copyright and database right (2016) ne, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong

), NPS, NRCAN, Kong), swissto DS, USDA, USGS, Eye, Earth



Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Potential for recreational pressure effects in combination with other housing sites within 2km of Epping Forest Special Area of Conservation.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (over 50 rural dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is partially within three buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer for the Northfield Marsh 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	(+)	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 A1112 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	(-)	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.	90% greenfield site, 2,100m from an existing settlement (Waltham Abbey).
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 semi-rural character of the area. Therefore, development is not likely to have an impact on the 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.	Site is not located in any HSE consultation zone.
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 Sewardstone Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Horticultural Nursery / ironworks / stables and landfill within 250m). Potential adverse impact that could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	B659
L			© Arup

one outdointy Assessment		
Site Reference:	SR-0292	
Parish:	Waltham Abbey	
Size (ha):	2.95	
Address:	Sewardstone Lane (near Chapel Field Nursery)	
Primary use:	Residential	
Site notes:		
Baseline yield:	89 dwellings	
Source for	Assumption based on 30 dph	
baseline yield:		
Site constraints:	TPOs cover circa half of site and flood risk would reduce capacity by circa 1/4	
constraints.		
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>66</u>

Client

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0292	Issue Rev 2
ARUI	P Epping Forest District Council

Sources: Earl, HERE, Dalcome, Internang, Increment P.Corp, GEBCO, USOS, FAO, NPS, NRCAN, Geoßase, IGN, Kadatet NL, Grindnon Survey, Earl Japan, MET, Earl China (Hong Kong), awisstopo, MapmyIndia, © OpenStreeMap contributors, and the GIS User Community Source: Earl, DigitalCohoe, GeoSeye, Earlhstar Geographics, CNES/Airbus DS, USDA, USOS, 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.	Potential for recreational pressure effects in combination with other housing sites within 2km of Epping Forest Special Area of Conservation.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (any net gain of dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	()	Features and species in the site unlikely to be retained and effects cannot be mitigated.	The site encompasses the majority of a Deciduous Woodland habitat and a portion of a Wood Pasture and Parkland habitat. The site is likely to directly affect the habitats, and this impact may not be mitigable.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer for the Northfield Marsh LWS. The site is unlikely to affect the features and species of either LWS.
1.7 Flood risk	(+)	Site within Flood Zone 2 and exception test not required.	Some 81% of the site is located in Flood Zone 1. The higher risk Flood Zone 2 area is located in the north-west corner 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 Listed Building due to distance and possible enhancement through removal of glasshouses. Mitigation through high quality design and 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.	
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	(-)	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, 3,200m from an existing settlement (Waltham Abbey).
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)	(-)	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.	Existing access off Sewardstone Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Horticultural Nursery). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B660

Site Reference:	SR-0331
Parish:	Waltham Abbey
Size (ha):	46.68
Address:	Waltham Abbey, north-west area
	,

 Primary use:
 Residential

 Site notes:
 Broad area north-west of Waltham Abbey

Baseline yield: None

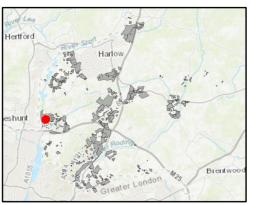
Source for Assumption based on 30 dph baseline yield:

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: 1,400



Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0331	Rev 2

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Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	()	Effects of allocating site for the proposed use likely to be significant.	Although separated by the river, a large site immediately adjacent to Epping Forest Special Area of Conservation (SAC) on a side of the SAC where there is little such development may have direct effects from urbanisation.
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.	Site directly affects the Cornmill Stream & Old River Lea SSSI and is likely to pose a risk to the features of the SSSI. Consultation with Natural England is required. The effects on the features of the SSSI are unlikely to be possible to
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	mitigate.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	()	Features and species in the site unlikely to be retained and effects cannot be mitigated.	The site encompasses all local areas of four BAP priority habitats, and one BAP priority species is recorded on site. The site is likely to directly affect the habitats and is likely not to be mitigable.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(-)	Site within Flood Zone 3a where exception test required.	Approximately 50% of the site falls within Flood Zone 2 and 3a. The location of the higher Flood Zones cover the western half of the site. The eastern portion of the site could be developed.
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 includes Scheduled Monuments, Conservation Area, settings of Listed Buildings, and historic Abbey lands. Unsure whether development can be mitigated here to minimise harm.
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	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 (Waltham Abbey).
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 almost entirely located in the site area. This would result in loss of public open space (covers circa 98% of the site, predominantly woodland and semi natural open space), with few opportunities for site re- provision.
5.1 Landscape sensitivity	()	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.	
5.2 Settlement character sensitivity	()	Development is likely to substantially harm the existing settlement character.	Site is in an area of high heritage sensitivity, including Scheduled Monuments, Conservation Areas, within the setting of Listed Buildings and near to the historic Abbey lands. Detrimental impact on character unlikely to be mitigable.
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 Abbeyview (B194).
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.	B661
			© Arup

ente eunta		Burg
Site Reference:	: SR-0332	Hertf
Parish:	Waltham Abbey	5
Size (ha):	37.62	100
Address:	Waltham Abbey, north-east area	
Primary use:	Residential	eshu
Site notes:	Mix of existing glasshouse nurseries and agricultural/vacant open land including Pick Hill Nursery, Monkwood Nursery, Springfield Nursery, Upshire Nursery and Knolly Nursery	J
Baseline yield:	1,130 dwellings	
Source for baseline yield:	Assumption based on 30 dph	Client Epp
Site constraints:	Reduction in development capacity by circa 1/4 due to flood risk	Job Tit Epp Drawir
Site selection	None	Issu Drawir SR-(
adjustment:		A
Community feedback:	Feedback was received on WAL-D which is within or near to this site. Refer to Appendix B1.4 for further details.	© Conta Sources GeoBas Mapmyl
Dwellings:	<u>846</u>	Source: AeroGR

Hertford Beshunt Greater London

Job Title		
Epping Forest District Local Plan		
Drawing Status	Date	
Issue	March 2018	
Drawing No	Issue	
SR-0332	Rev 2	
ARUI	Epping Forest District Council	

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



Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Very large site over 1.5km from Epping Forest Special Area of Conservation. Potential for recreational pressure effects in combination with other housing sites within 2km of Epping Forest Special Area of Conservation.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (over 100 residential dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	(-)	The effects of the site on Epping Forest Buffer Land can be mitigated.	The site abuts Buffer Land to the west. It is of a similar character/typology and currently provides linkage to the wider countryside. There is potential for mitigation through masterplanning and strengthening of existing dense planting on eastern edge.
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 comprises two Traditional Orchards, a BAP priority habitat with no main features, the majority of a Deciduous Woodland and is adjacent to two other habitats. Site likely to directly affect the habitats; may be mitigable through 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 a small portion of Cobbin's Brook LWS. The site may directly affect some of this LWS, but effects can be mitigated. The site is adjacent to the Warlies Park LWS however is unlikely to affect the features and species of this LWS.
1.7 Flood risk	(-)	Site within Flood Zone 3a where exception test required.	Some 35% of the site is in Flood Zone 2 of which 23% is in Flood Zone 3a. The higher Flood Risk Zones are located in the northern portion 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.	Adjacent to Upshire Conservation Area but possible mitigation through high quality design/materials and appropriate layout in relation to CA boundary. Consideration to be given to density re. views to and from CA. Further assessment of views 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.	
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.	90% greenfield site, adjacent to an existing settlement (Waltham Abbey).
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	A negligible part of the site contains public open space. Development will not involve the loss of public open space.
5.1 Landscape sensitivity	()	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.	
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site is identified as a potential regeneration area. Cobbins Brook Local Wildlife Site covers small area of north of site. Therefore, sensitive design could be required adjacent to Cobbins Brook Local Wildlife Site.
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.	Northern portion of the site, totalling some 11%, is affected by the BPA oil pipeline. Due to the location of the affected area mitigation through site layout will be possible.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	Existing access Pick Hill/Amesbury Junction. Pick Hill would need to be upgraded, but would provide main estate road for urban extension.
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.	B662

Site Reference:	SR-0337
Parish:	Waltham Abbey
Size (ha):	1.83
Address:	Hannah Nursery Sewardstone Road

Primary use: Residential Site notes:

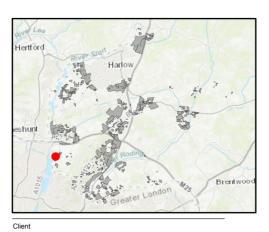
Baseline yield: 55 dwellings

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:55



Job Title	
Epping Fores	t District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0337	Rev 2
ARU	_

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAM, Goodasa, IGN, Kadatser NL, Ordnance Survey, Esri Japan, MET, Lest China (Hong Kong), swisstopo, Mapmyindia, e0 OpenStreetMap contributora, and the GIS User Community @ 2018 Microsoft Corporation @ 2018 DigitalGlobe CCNES (2018) Distribution Arbura DS Source: Earl, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRDI, 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-	Potential for recreational pressure effects in combination with other housing sites within 2km of Epping Forest Special
		combination effects. Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be	Area of Conservation. Due to the development type (over 10 rural dwellings), development of the site is likely to pose a risk and consultation
1.2 Impact on Nationally Protected sites	(-)	possible to mitigate the effects of the proposed development.	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 within 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.	The site is within the 250m buffer for the Sewardstone/Osier Marshes LWS and is adjacent to the Northfield Marsh LWS. The site is unlikely to affect the features and species of either LWS.
1.7 Flood risk	(+)	Site within Flood Zone 2 and exception test not required.	Some 81% of the site is located in Flood Zone 1. The higher risk Flood Zone 2 area is located in the west 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.	
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 A1112 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site 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, 3,000m from an existing settlement (Waltham Abbey).
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, and development will not involve any loss. Site adjacent to existing public open space which could provide opportunities for improved access to woodland and semi-natural 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 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	()	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 50% of the site is in the HSE inner and middle consultation zones. 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.	Existing access off Sewardstone Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Horticultural Nursery and Landfill within 250m). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B663
		1	© Arup

SR-0338
Waltham Abbey
4.07
Brookfield Nursery/Sewardstone Road, London E4 7RJ

Primary use: Residential Site notes:

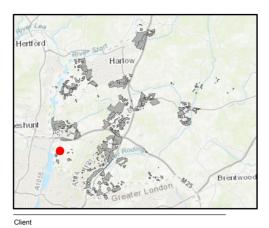
Baseline yield: 122 dwellings

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>122</u>



Job Title	
Epping Fores	t District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0338	Rev 2
sr-0338 ARU]	

© Jonana US data V Jones Johnson (2016) Sources: Est, HERE, DeLorme, Intermap, Increment P Corp., GBBCO, USGS, FAO, NPS, NRCAN, Geoßase, IGN, Kadaster NL, Ordnance Survey, Est Japan, METT, Est China (Hong Kong), swisstopo, Mapmylindia, © OpenStineetMap contributors, and the GSI Suer Community Source: Esti, DigitalGibbe, GeoCye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, ArcoGRID, FM, and the GSI Suer 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 with other housing sites within 2km of Epping Forest Special Area of Conservation.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (over 50 rural dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is adjacent to a Deciduous Woodland habitat, and 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.	
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are close to the A1112 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	(-)	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, 2,100m from an existing settlement (Waltham Abbey).
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.	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.	Less than 1% of the site is in the HSE outer consultation zone. Impact is considered negligible and does not pose a constraint to development. HSE guidance don't 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.	Existing access off Sewardstone Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Horticultural Nursery). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B664

SR-0339
Waltham Abbey
2.03
Land to rear of The Plough pub, Mott Street, Sewardstone

Primary use: Residential Site notes:

Baseline yield: 61 dwellings

Source for baseline yield: Assumption based on 30 dph

Site constraints: None

Site selection None adjustment:

Community feedback:	The Council did not consult on a growth location which covers or is near to this site.
Dwellings:	<u>61</u>

Lea Hertford Brent

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0339	Rev 2
ARUI	
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Client

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1.8a Impact on heritage assets 1.8b Impact on archaeology 1.9 Impact of air quality	(-) (-) 0 0 0 0 0 (++) (+) (+) (-) 0	Score Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects. 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. Site is not located within or adjacent to Ancient Woodland. No Ancient or Veteran trees are located within the site. Site is unlikely to impact on Epping Forest Buffer Land. No effect as features and species could be retained or due to distance of BAP priority habitats from site. Site has no effect as features and species could be retained or due to distance of local wildlife sites from site. Site within Flood Zone 1. Site is not likely to affect heritage assets due to their distance from the site. Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality	Qualitative Assessment Potential for recreational pressure effects in combination on Epping Forest Special Area of Conservation. Due to the development type (over 100 rural dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible. Site is not touching Buffer Land. The site is within the buffer zones for Deciduous Woodland and Traditional Orchard habitats. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.2 Impact on Nationally Protected sites 1.3a Impact on Ancient Woodland 1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland 1.4 Impact on Epping Forest Buffer Land 1.5 Impact on BAP Priority Species or Habitats 1.6 Impact on Local Wildlife Sites 1.7 Flood risk 1.8a Impact on heritage assets 1.8b Impact on archaeology 1.9 Impact of air quality	(-) 0 0 0 0 (++) (+) (-)	combination effects. 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. Site is not located within or adjacent to Ancient Woodland. No Ancient or Veteran trees are located within the site. Site is unlikely to impact on Epping Forest Buffer Land. No effect as features and species could be retained or due to distance of BAP priority habitats from site. Site has no effect as features and species could be retained or due to distance of local wildlife sites from site. Site within Flood Zone 1. Site is not likely to affect heritage assets due to their distance from the site. Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality	Due to the development type (over 100 rural dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland 1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland 1.4 Impact on Epping Forest Buffer Land 1.5 Impact on BAP Priority Species or Habitats 1.6 Impact on Local Wildlife Sites 1.7 Flood risk 1.8a Impact on heritage assets 1.8b Impact on archaeology 1.9 Impact of air quality	0 0 0 0 (++) (-)	possible to mitigate the effects of the proposed development. Site is not located within or adjacent to Ancient Woodland. No Ancient or Veteran trees are located within the site. Site is unlikely to impact on Epping Forest Buffer Land. No effect as features and species could be retained or due to distance of BAP priority habitats from site. Site has no effect as features and species could be retained or due to distance of local wildlife sites from site. Site within Flood Zone 1. Site is not likely to affect heritage assets due to their distance from the site. Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality	with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible. Site is not touching Buffer Land. The site is within the buffer zones for Deciduous Woodland and Traditional Orchard habitats. The site may indirectly
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland 1.4 Impact on Epping Forest Buffer Land 1.5 Impact on BAP Priority Species or Habitats 1.6 Impact on Local Wildlife Sites 1.7 Flood risk 1.8a Impact on heritage assets 1.8b Impact on archaeology 1.9 Impact of air quality	0 0 0 (++) (-)	No Ancient or Veteran trees are located within the site. Site is unlikely to impact on Epping Forest Buffer Land. No effect as features and species could be retained or due to distance of BAP priority habitats from site. Site has no effect as features and species could be retained or due to distance of local wildlife sites from site. Site within Flood Zone 1. Site is not likely to affect heritage assets due to their distance from the site. Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality	The site is within the buffer zones for Deciduous Woodland and Traditional Orchard habitats. The site may indirectly
Ancient Woodland 1.4 Impact on Epping Forest Buffer Land 1.5 Impact on BAP Priority Species or Habitats 1.6 Impact on Local Wildlife Sites 1.7 Flood risk 1.8a Impact on heritage assets 1.8b Impact on archaeology 1.9 Impact of air quality	0 0 (++) (+) (-)	Site is unlikely to impact on Epping Forest Buffer Land. No effect as features and species could be retained or due to distance of BAP priority habitats from site. Site has no effect as features and species could be retained or due to distance of local wildlife sites from site. Site within Flood Zone 1. Site is not likely to affect heritage assets due to their distance from the site. Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality	The site is within the buffer zones for Deciduous Woodland and Traditional Orchard habitats. The site may indirectly
1.5 Impact on BAP Priority Species or Habitats 1.6 Impact on Local Wildlife Sites 1.7 Flood risk 1.8a Impact on heritage assets 1.8b Impact on archaeology 1.9 Impact of air quality	0 0 (++) (+) (-)	No effect as features and species could be retained or due to distance of BAP priority habitats from site. Site has no effect as features and species could be retained or due to distance of local wildlife sites from site. Site within Flood Zone 1. Site is not likely to affect heritage assets due to their distance from the site. Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality	The site is within the buffer zones for Deciduous Woodland and Traditional Orchard habitats. The site may indirectly
1.6 Impact on Local Wildlife Sites 1.7 Flood risk 1.8a Impact on heritage assets 1.8b Impact on archaeology 1.9 Impact of air quality	0 (++) (+) (-)	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site. Site within Flood Zone 1. Site is not likely to affect heritage assets due to their distance from the site. Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality	
1.7 Flood risk 1.8a Impact on heritage assets 1.8b Impact on archaeology 1.9 Impact of air quality	(++) (+) (-)	Site within Flood Zone 1. Site is not likely to affect heritage assets due to their distance from the site. Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality	
1.8a Impact on heritage assets 1.8b Impact on archaeology 1.9 Impact of air quality	(+)	Site is not likely to affect heritage assets due to their distance from the site. Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality	
1.8b Impact on archaeology 1.9 Impact of air quality	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality	
1.9 Impact of air quality			
	0	archaeological assets on the site.	
2.1 Level of harm to Green Belt		Site lies outside of areas identified as being at risk of poor air quality.	
	()	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	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, 2,000m from an existing settlement (Waltham Abbey).
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 wider adjacent character area. The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on adjacent landscape character area.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Low density development is proposed which reflects the semi-rural 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	()	Gas or oil pipelines pose a major constraint to development. They will be difficult to overcome and affect a large part of the site.	Small portion of the site is in the HSE inner consultation zone, with the remainder in the middle and outer zones. Sensitivity level 3 as more than 30 dwellings. 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.	Existing access off Mott Street.
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.	B665

One ountur		3
Site Reference:	SR-0372	
Parish:	Waltham Abbey	
Size (ha):	45.51	
Address:	Land west of Woodgreen Road, including Southend Lane and Skillet Hill Farm	10 11
Primary use:	Residential	ie n
Site notes:	Mix of low grade industrial uses (with potential for intensification), agricultural fields and vacant scrub land - Skillet Hill Farm is existing Truck stop	11 3 1
		4
Baseline yield:	950 dwellings and 54,500 sqm commercial	
Source for	Assumption based on 70:30 housing to employment at 30 dph and	C
baseline yield:	plot ratio of 0.4	E
		J
		E
Site	Circa 10% of the site has potential contamination which may not be suitable for housing development (landfill). As such developable	0
constraints:	site area reduced to 90%.	ŀ
Site selection adjustment:	None	S
Community feedback:	Feedback was received on WAL-C which is within or near to this site. Refer to Appendix B1.4 for further details.	© S O

Dwellings:

<u>855</u>

Hertford Harlow Harlow Brenkwood

Job Title Epping Forest District Local Plan Drawing Status Issue Date March 2018 Drawing No SR-0372 Rev 2 Contains Of data @ Crown converted and debases fold (2015)

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<u>Dweinings.</u> 655	Aeroonub, ion, and the one open community		
Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	()	Effects of allocating site for the proposed use likely to be significant.	Very large site within 300m of Epping Forest Special Area of Conservation. Likely to have urbanisation and recreational pressure effects alone.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	The site proposes a development type that is not considered a risk to SSSI features.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.	There is 1 Ancient tree directly affected by the site. The tree is located on the south-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.	Buffer Land do not directly abut the site but are a short distance to the east, and separated by a dense tree belt. Sympathetic masterplanning and site design at the eastern edge of site could mitigate impacts.
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 two Deciduous Woodland priority habitats and a Traditional Orchard habitat. It is in three buffer zones. The site is likely to directly affect the habitats, 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 for the Warlies Park LWS and is also adjacent to the Oxleys Wood Complex LWS. The site is unlikely to affect the features and species of either LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	Some 98% of the site is within Flood Zone 1. The location of the higher Flood Risk Zone is confined to a small portion on the western site boundary and the southern part of the site. Flood risk could be mitigated through site layout.
1.8a Impact on heritage assets	(-)	Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.	Adjacent to/partially within Upshire Conservation Area and site contains several Listed Buildings but possible mitigation through high quality design/materials and appropriate layout in relation to Conservation Area boundary and Listed Buildings.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are very close to the M25 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be 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	0	Site is more than 1600m and less than 2400m from an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	()	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.	90% 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.	to be sensitive to the location to avoid potential adverse impact on adjacent landscape character area.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site is identified as a potential regeneration area, on the edge of the existing settlement, within conservation area and close to the listed buildings. Therefore, development could impact character. Sensitive design and lower density 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	()	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 60% of the site is in HSE inner and middle consultation zones. 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.	The Tree Preservation Order trees on and adjacent to the site could be integrated into the layout through careful design.
6.4 Access to site	(+)	Suitable access to site already exists.	
6.5 Contamination constraints	()	Potential severe contamination on site, where assurances would have to be sought from the developer that remediation would not harm site viability.	Landfill in south part of site. Subject to investigation, development should be feasible outside 100m buffer zone of contaminated area. Potential contamination (Horticultural Nursery/Farm/Demolition Waste) in north part of site, which could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B666
			© Arup

Site Reference:	SR-0373
Parish:	Waltham Abbey
Size (ha):	2.10
Address:	Upshire Primary School

Primary use:ResidentialSite notes:Existing use as a Primary School and Playing Field

Baseline yield: 84 dwellings

Source for Assumption based on 40 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:84

Hertford Bigging Stat Bigging S

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0373	Rev 2
ARUI	Epping Forest District Council

Client

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Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Potential for recreational pressure effects in combination with other housing sites within 2km of Epping Forest Special Area of Conservation.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	Site provides little linkage to the wider countryside and the Buffer Land are physically separated to the north. The proposed development is sufficiently small scale that impacts are unlikely.
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 zones for Deciduous Woodland and Wood Pasture and Parkland. 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 Warlies 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	0	Site is located within the setting of a heritage asset and effects can be mitigated.	Adjacent to Upshire Conservation Area but possible mitigation through high quality design/materials and appropriate layout in relation to CA boundary. Consideration to be given to density re. views to and from CA. Further assessment of views 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.	
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	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 (Waltham Abbey).
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 of Epping Forest Buffer Land is located within the site, opportunities for re-configuration may enable the proposals to be delivered without loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	Site shares characteristics of the wider 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 adjacent landscape character area.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site is identified as a potential regeneration area, on the edge of existing settlement and number of houses is at a higher density than neighbouring developments. Therefore, development is likely to affect the semi-rural character of the area.
6.1 Topography constraints	()	Topographical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines	(-)	Gas or oil pipelines may constrain part of the site but there is potential for mitigation.	Approximately 50% of the site is in the middle consultation zone. No part of the site is in the inner zone. Potential for mitigation. 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.	Existing access off Paternoster Hill.
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.	B667
		1	© Aru

Site Reference:	SR-0377
Parish:	Waltham Abbey
Size (ha):	0.93
Address:	Parklands/Newteswell Drive amenity open space

Primary use:ResidentialSite notes:Existing amenity open space.

Baseline yield: 37 dwellings

Source for Assumption based on 40 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>37</u>

Hertford Hertford eshunt Brentwood

	t District Council
Job Title	
Epping Fores	t District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0377	Rev 2
ARU	P Epping Forest District Council

Sources: Esri, HERE, DeLorme, Intermap, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GenBase, IGN, Kadater NL, Ordnance Survey Esri Apan, MET, Lar China (Hong Kong), swisstopo, MapmyIndia, & OpenStreetMap contributors, and the GIS User Community Source: Esri, DigitalGiobe, Geo-Eye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Potential for recreational pressure effects in combination on Lea Valley Special Protection Area.
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, Conservation Area or Grade I Listed Building due to distance from site, visual break created by the road, 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	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 within a settlement.	90% greenfield site, within an existing settlement (Waltham Abbey).
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 adjacent landscape character area.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site is amenity open space identified as a potential regeneration area. The proposals are for higher density development than the neighbouring developments. Therefore, development may impact upon 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 off Newteswell Drive (through existing car park areas).
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination over small parts of site (Horticultural Nursery / Electric Substation). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B668
		I	unA ()

Site Reference:	SR-0378
Parish:	Waltham Abbey
Size (ha):	18.04
Address:	Crooked Mile Allotments and adjacent land

 Primary use:
 Residential

 Site notes:
 Agricultural field, grazing land and allotments

Baseline yield: 734 dwellings

Source for Assumption based on 40 dph baseline yield:

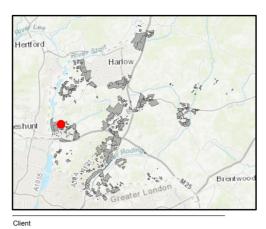
Site None constraints:

Site selection None adjustment:

Community Fee feedback: site

Dwellings:

Feedback was received on WAL-F which is within or near to this site. Refer to Appendix B1.4 for further details. 734



Job Title	
Epping Fores	t District Local Plan
Drawing Status	Date
lssue	March 2018
Drawing No	Issue
SR-0378	Issue Rev 2
ARU	P Epping Forest District Council

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13 Hubbandor Hubband	Criteria		Score	Qualitative Assessment
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unitedvv <td>1.2 Impact on Nationally Protected sites</td> <td>(-)</td> <td>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.</td> <td>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.</td>	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.
Advanced Sequence SectionImage: SectionImage: SectionImage: SectionImage: Section14 Instant Section Section3.0Advance Section SectionSectionSection15 Instant Section Section3.0Advance Section SectionSection Section16 Instant Section Section3.00Advance Section SectionSection Section17 Instant Section Section3.00Advance Section SectionSection Section18 Instant Section Section3.00Advance Section SectionSection Section18 Instant Section Section3.00Advance Section SectionSection Section18 Instant Section Section3.00Advance Section Section SectionSection Section Sec	1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
And process of the set of th		0	No Ancient or Veteran trees are located within the site.	
1 Set both of the formation of the set	1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	Site is not touching Buffer Land.
0 micro with with with a set of the LM is a set of the	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 three buffer zones. The site may indirectly affect the habitats, but mitigation can be implemented to address this.
ChromeFilePercentage and and and set of the second set 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.	The site is within the 250m buffer for the Galleyhill Wood Complex LWS. The site is unlikely to affect the features and species of the LWS.
Name Name Name Name Name 10 Index download (Mindige Mindige Min	1.7 Flood risk	(++)	Site within Flood Zone 1.	
International condensityInternational control of the second s	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 from site and visual break created by the road.
1 in the dram and up	1.8b Impact on archaeology	(-)	archaeological assets on the site.	
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12 Claimed by Name Cal up 10 Number by Name Cal up 10 13 Datamed by name that 10 Set in one han regioner theory name (set) has 3400m from an engroyment theirboution. 10 14 Datamed by conserved inferty many school 10 Set is terment second top and 4000m from the nearest table (spraw this) is spraw their second top and 4000m from the nearest latenty transpray school. 10 15 Datamed by nearest second top and year 10 Set between 1000m and 4000m from the nearest second top and years 10 16 Datamed by nearest second top and year 10 Set between 1000m and 4000m from the nearest second top and years 10 17 Datamed by nearest second top and year 10 Set between 1000m and 4000m from the nearest second top and years 10 18 Datamed by nearest second top and year 10 Nearest Set Statup (The set weat and top and term and second top and years) 10 10 14 Datamed by nearest second top and year 10 Nearest Set Statup (The set weat and top and term and top and term and and year top and year	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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Cale Section Up of the minimum sector Col Interaction Column and 4000m from the means the interpretation sector 3.5 Delands to neversitive sector Set Set between 1000m and 4000m from the means the interpretation sector Set 3.6 Delands to neversitive sector Set Set between 1000m and 4000m from the means the interpretation sector Set 3.7 Delands to neversitive sector Set Set between 1000m and 4000m from the means (CP surgery) Set 3.8 Delands to neversitive sector Set Performant of the set set of the	3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.	
3.3 Is darine in interfere interfere 0 Interfere Interfere 3.6 Defances to nearest secondary school 0 Sie is between 100m and 400m from the nearest secondary school. Interfere 3.7 Defance to nearest OP surgery 0 Sie is between 100m and 400m from the nearest secondary school. Interfere 3.8 Defances to Brinegic Road Network 0 Not applicable. Interfere 4.1 Brownhold and Greenfeld Lund 100 Montry of the sile is genified Lund the in enther within nor adjacent to a settlenert. 100% groenfied step, 600m from the settle adjacent to a settlenert. 4.1 Brownhold and Greenfeld Lund 100 Relegement of the sile would involve the loss of the best and most versatile agrountruits for on selle of settlenert. 100% groenfied step, 600m from an existing settlenert (Walthan Abboy). 4.1 Brownhold and Greenfeld Lund 100 Relegement of the sile would involve the loss of the best and most versatile agrountruits for on selle of settlenert 100% groenfied step, 600m from the settlenert without seglification on reprovision within the settlenert without seglification on reprovision within the settlenert without seglification on reprovision within the settlenert without seglification on reprovision on settlenert without seglification on reprovision within the settlenert without seglification on reprovision within the settlenert without seglification on reprovision within the settlenert without seglification on reprovision on reprovision on reprovision on reprovision on reprovision on reprovision on reprov	3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
A a distance to reserve access OP surgery 0 Set is between 1000m nom the nearest OP surgery 0 3.7 Distance to reserve CP surgery 0 Set is between 1000m nom the nearest OP surgery 1 3.8 Access to Strategic Road Network 1 Not explicible. 1 4.1 Beownfield and Greenfield Land C-1 Mojorty of the alle is greenfield land that is neither within nor adjacent to a settlement. 100% greenfield set, 600m from an existing settlement (Waitham Abbey). 4.1 Beownfield and Greenfield Land C-1 Mojorty of the alle is greenfield land that is neither within nor adjacent to a settlement. 100% greenfield set, 600m from an existing settlement (Waitham Abbey). 4.1 Capacity to improve access to open space C-1 Development of the site would involve the loss of public core space built these are opportunities for on-alls off-settlement Albudy allotments are located without loss of public open space. 5.1 Landscape sensitivity C-1 Development on the settlement character. Set is identified as a public in green space. Set is identified as a public in green space. Set of allot access a patient in reportspace access to report in the site. Set of allotments are located without the set on allot of allot access are realised to prove access to report in the site. Set of allotment to incide the prodominant's run scattery's characteristics of the area. 6.1 Landscape semativity C-1 Encidentifie	3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.1 Usabade to Heaters of subjey? 0 Image: Constraints of subjey? 0 3.8 Access to Strategic Road Network 10 Not applicable. 100% greenfield site. 600m from an existing settlement (Waltham Abbey). 4.1 Brownfield and Greenfield Land Col Monophy of the site is greenfield tand that is nether within nor adjacent to a settlement. 100% greenfield site. 600m from an existing settlement (Waltham Abbey). 4.2 Impact on agricultural land Col Development of the site would involve the loss of he best and most wrestile agricultural land (grades 1-3). Access to sale of the proposite to be delivered without loss of public open space. 4.1 Landscape sensitivity Col Bereforment may involve the loss of public open space but there are opportunities for naite of set sindscape are resilient to change Access to sale the proposite to be delivered without loss of public open space. 6.1 Landscape sensitivity Col Bereforment could detect from the existing settlement handscape are resilient to change Set is identified as a potential regeneration area. It is far away from existing settlements with scattered development without loss of public open space. 6.1 Tooography constraints Col Bereforment could detect from the existing settlement would not the site. Set is identified as a potential regeneration area. It is far away from existing settlements would not the area. 6.2 Distance to power lines 0 Ges of pippeines do not pose a constraint t	3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
A A Less to shale your headed. Image: Constraints <	3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
A. I bitWrited aid Generies Lind Col Performance of the site would involve the loss of the best aid most versatile agricultural land (grades 1-5). 4.2 Impact on agricultural land Col Development may involve the loss of public open space but there are opportunities for on-site off-setting or subte the proposals to be delivered without loss of public open space. 5.1 Landscape sensitivity Col Development may involve the loss of public open space but there are opportunities for on-site off-setting or subte the proposals to be delivered without loss of public open space. 5.1 Landscape sensitivity Col Development may involve the loss of public open space but there are opportunities for on-site off-setting or subte the proposals to be delivered without loss of public open space. 5.2 Settlement character sensitivity Col Development without significant character. Site landscape are resilient to character. Site landscape are resilient to interefore, development is likely to affect the predominantly ural character of the area. 6.1 Topography constraints Col Development sexist in the site but potential for mitigation. Image: Col	3.8 Access to Strategic Road Network		Not applicable.	
*** Impact on signatural and En Control Control <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 site, 600m from an existing settlement (Waltham Abbey).</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 site, 600m from an existing settlement (Waltham Abbey).
4.3 Capacity to improve access to open space (-) mitigation. enable the proposals to be delivered without loss of public open space. 5.1 Landscape sensitivity (-) Site fails within an area of medium landscape sensitivity - otharacteristics of the landscape are resilient to change 5.2 Settlement character sensitivity (-) Development could detract from the existing settlement character. Site is identified as a potential regeneration area. It is far away from existing settlements with scattered development around it. Therefore, development is likely to affect the predominantly rural character of the area. 6.1 Topography constraints (-) Development could detract from the existing settlement character. Site is identified as a potential regeneration area. It is far away from existing settlements with scattered development 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. Interfore, development is likely to affect the predominantly rural character of the area. 6.2 Distance to power lines 0 Gas or oil pipelines do not pose a constraint to the site. Interfore development would not be constrained by the presence of protected trees either on or 6.4 Access to sile (+) Suitable access to site already exists. Access of Crooked Mile. 6.5 Contamination constraints 0 No contamination des	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 (1) and able to absorb development without significant character change. 5.2 Settlement character sensitivity (c) Development could detract from the existing settlement character. Site is identified as a potential regeneration area. It is far away from existing settlements with scattered developments around it. Therefore, development is likely to affect the predominantly rural character of the area. 6.1 Topography constraints (c) Topographical constraints exist in the site but potential for mitigation. Image: Constraints exist in the site but potential for mitigation. 6.2a Distance to gas and oil pipelines 0 Ges or oil pipelines do not pose any constraint to the site. Image: Constraints exist in 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 (c) No contamination issues identified on site to date. No potential contamination identified. 6.6 Tortific import 0 Area around the site expected to be uncongested at peek time. No potential contamination identified.	4.3 Capacity to improve access to open space	(-)	mitigation.	
3.2 Seturement Character sensitivity (*) Intervention of the area. 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. Image: 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 a constraint to the site. Image: 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. Image: Constraints exist in the site exist in the site exist in the site exist in the site. Image: Constraint exist in the site exist in 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 Access of Crooked Mile. 6.4 Access to site (*) Suitable access to site already exists. Access off Crooked Mile. Access off Crooked Mile. 6.5 Contamination constraints 0 Area around the site expected to be uncongested at peak time. Image: Constraint exist in the site expected to be uncongested at peak time. Image: Constraint exist in the site expected to be uncongested at peak time.	5.1 Landscape sensitivity	(-)		
6.1 holography constraints (*) An evaluation of the site of the s	5.2 Settlement character sensitivity	(-)		Site is identified as a potential regeneration area. It is far away from existing settlements with scattered developments around it. Therefore, development is likely to affect the predominantly rural character of the area.
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 off Crooked Mile. 6.5 Contamination constraints 0 No contamination size identified on site to date. No potential contamination identified.	6.1 Topography constraints	(-)		
6.2 Distance to power links 0 Image: Im	6.2a Distance to gas and oil pipelines	0		
6.3 Inipact of Tree 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. 6.5 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 0 No contamination issues identified on site to date. No potential contamination identified. 6.6 Traffic impact 0	6.3 Impact on Tree Preservation Order (TPO)	0	adjacent to the site.	
6.5 Containing to be accorded at peak time.	6.4 Access to site	(+)		
	6.5 Contamination constraints	0		No potential contamination identified.
	6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B669

SR-0379
Valtham Abbey
).16
and off Town Mead Road

Primary use: Residential Site notes: Large residential garden

Baseline yield: 6 dwellings

Source for baseline yield: Assumption based on 40 dph

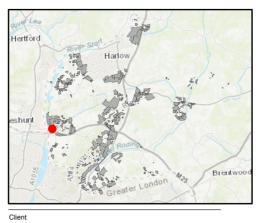
Site constraints: None

Site selection None adjustment:

Community eedback:	The Council did not consult on a growth location which covers or is near to this site.
Dwellings:	<u>6</u>

Dwellings:

(



Job Title		
Epping Forest District Local Plan		
Drawing Status	Date	
Issue	March 2018	
Drawing No	Issue	
SR-0379	Rev 2	
ARUI	Epping Forest District Council	

IPS, NRCAN ong), swissto GIS Community ES/Airbus DS, USDA, USGS



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Charlene in the strength of strength o	Criteria		Score	Qualitative Assessment
2 Hold with the second with the same and t	1.1 Impact on Internationally Protected Sites	(-)		Potential for recreational pressure effects in combination on Lea Valley Special Protection Area.
LinkingLinkingLinkingLinkingLinkingLinkingMarket Winner and adaptation trainExample of LinkingLinkingLinkingMarket Winner and adaptation trainExample of LinkingLinkingLinkingMarket Winner and adaptation trainInstitute of LinkingLinkingMarket Winner and adaptation trainMarket Winner and adaptation trainLinkingMarket Winner adaptation trainMarket Winner adaptation train<	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.	
Note WorksNote Works<	1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
Initiation of the basis of the second of		0	No Ancient or Veteran trees are located within the site.	
If a field of the registion is derived with the register of the derived of the register of the derived is derived and derived is derived the register of the derived is derived and derived is derived in the derived is derived. 12 Derived is the derived is the derived is derived in the derived is derived in the derived is derived. 12 Derived is the derived is derived in the derived is derived. 12 Derived is the derived is derived is derived. 12 Derived is the derived is derived is derived is derived. 12 Derived is the derived is derived is derived. 12 Derived is the derived is derived is derived. 12 Derived is the derive	1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
12 Hubbor 1 1 12 Reach Class With Prior Data Yes Image: Class With Prior Data Yes Image: Class With Prior Data Yes 12 Reing class with With Prior Data Yes Image: Class With Prior Data Yes Image: Class With Prior Data Yes 13 Reing class with With Prior Data Yes Image: Class With Prior Data Yes Image: Class With Prior Data Yes 13 Reing class with With Prior Data Yes Image: Class With Prior Data Yes Image: Class With Prior Data Yes 14 Reing class with With Prior Data Yes Image: Class With Prior Data Yes Image: Class With Prior Data Yes 13 Reing class With Prior Data Yes Image: Class With Prior Data Yes Image: Class With Prior Data Yes 13 Reing class With Prior Data Yes Image: Class With Prior Data Yes Image: Class With Prior Data Yes 13 Reing class With Prior Data Yes Image: Class With Prior Data Yes Image: Class With Prior Data Yes 13 Reing class With Prior Data Yes Image: Class With Prior Data Yes Image: Class With Prior Data Yes 13 Reing class With Prior Data Yes Image: Class With Prior Data Yes Image: Class With Prior Data Yes 13 Reing class With Prior Data Yes Image: Class With Prior Data Yes Image: Class With Prior Data Yes 13 Reing clas With Prior Data Yes	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 BAP priority habitats with no main features. The site may indirectly affect the habitat, but mitigation can be implemented to address this.
Internation Internation Linkings Internation <	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.	
Lab react of studies studiePIChila final distribution of the fileBuilding one is filtance and bail-to are an interferentLib mode of an exclusionyCPPer is a bail healmood to the file and activation and should be determined for an outputCPLib mode of an exclusionyCPDe is a state leafted and strate data strate s	1.7 Flood risk	(++)	Site within Flood Zone 1.	
International Location International Location International Location International Location 13 Impact of an outbody 0 Rest sources for an outbody of an	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 Areas, Grade I Listed Building or Grade II* Listed Building due to distance and built-up area in between.
11 is input in an quary 0 The number of the present of the presen	1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.	
21 Let de name do celes des 10 21 Let de name do celes des 10 31 Distance to the event daibule station 0 32 Distance to the event daibule station 0 32 Distance to response to a stop 0 34 Distance to ereptypener docation 0 34 Distance to back amenties 0 36 Distance to ereptypener docation 0 34 Distance to back amenties 0 36 Distance to ereptypener docation 0 37 Distance to trace et elevel distance 0 37 Distance to respect OF surgery 0 36 Distance to respect OF surgery 0 37 Distance to respect OF surgery 0 30 Distance to respect OF surgery 0 31 Distance to respect OF surgery 0 31 Distance to respect OF surgery 0 31 Distance to respect OF surgery 0 32 Distance to respect OF surgery 0 34 Distance To	1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
3.1 Control to the final set remarked basis 0 3.2 Distance to nearest basis aloo (r) Site is within 1000m of a busiskp. 3.3 Distance to engisyment boolitoon (r) Site is estimated basis (r) 3.4 Distance to engisyment boolitoon (r) Site is estimated basis (r) 3.4 Distance to bool amentes (r) Site is estimated basis (r) Site is estimated basis 3.5 Distance to nearest infantionany school 0 Site is estimated 1000m and 4000m from the nearest escondary school. Image: Control of an amentes 3.6 Distance to nearest infantionany school 0 Site is estimated 000m and 4000m from the nearest escondary school. Image: Control of an amentes 3.7 Distance to nearest infantionany school 0 Site is estimated 000m and 4000m from the nearest GP augery. Image: Control of augery. 3.4 Distance to is Bindegic field Network 1 Site also state is condary school. Site also state is condary school. Image: Control of augery. 3.4 Distance to nearest infantionand Control on the nearest GP augery. Image: Control of augery. Site also state and to control of augery. Site also state and control of augery. Image: Control of augery. 3.4 Distance to isstiruge field and Cheenfeel Land (r) Moord of the also is granting ist	2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
3.1 Desince to reacted using (1) Product of the entropy of the operation of the entropy of the form of an employment statisfication. Image: Product of the entropy of the	3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.5 Joach Dr. Unit prime 11 Image: Contract Dr. Decemperation 11 3.4 Distance to local amendes 10 Site is between 1000m name test town, large village on ranil village. Image: Contract Dr. Decemperation 10 3.5 Distance to nearest infertiprimary school 00 Site is between 1000m and 4000m from the nearest infertiprimary school. Image: Contract Dr. Decemperation Image: Contract Dr. Decemperation 3.6 Distance to nearest secondary school 00 Site is between 1000m from the nearest infertiprimary school. Image: Contract Dr. Decemperation 3.7 Distance to nearest Secondary school 00 Site is test and 1000m from the nearest IP surgery. Image: Contract Dr. Decemperation Image: Contract Dr. Decemperation 3.8 Access to Strategic Read Nelwork 0.1 Mot applicable. Image: Contract Dr. Decemperation Image: Contract Dr. Decemperation 4.1 Brownfield and Greenfield Land 0.0 Development of the site would not result in the loss of applicablural land. Image: Contract Dr. Decemperation Image: Contract Dr. Decemperation 4.1 Isound to inspressive to inspressive to inspressive and information and opplicable. Image: Contract Dr. Decemperation Image: Contract Dr. Decemperation 5.1 Landscape sensitivity 0.0 Stere Isound result in the site. Image: Contest Dr. Decemperation Image	3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.4 Detailed to fold at intentions 11 International and events infantly intervestion of the intervest infantly intervestion of the intervestion of the intervest infantly intervestion of the intervestion of the intervest infantly intervestion of the intervest infantly intervestion of the intervestin the intervestion of the intervestion of the intervestion of the	3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.5 Detailed in the test is infamp intery soludi 0 For example is according without is the test is the test information of the nearest secondary without. 3.6 Distance to nearest secondary school 0 Site is test is test is the test is the test information of the nearest GP surgery. 3.7 Distance to nearest GP surgery (4) Site is test is the test is the test information of the nearest GP surgery. Distance to nearest GP surgery Not applicable. 3.8 Access to Strategic Road Network 1 Not applicable. Distance to nearest secondary school Distance to nearest GP surgery 4.1 Brownfield and Greenfield Land (1) Mority of the site is greenfield and within a settlement. Distance to nearest secondary school Distance to nearest secondary school 4.2 Impact on agricultural land 0 Development of the site would not result in the loss of agricultural land. Development unlikely to involve the loss of agricultural land. Development unlikely to involve the loss of public open space. 5.1 Landscape sensitivity 0 Set finals within an area of low landscape sensitivity - characteristics of the landscape are able to accomment in the relevant site character context is urban and development is unlikely to adversely affect through redevelopment of a run-down site or improvement in the relevant site character context is urban and development is unlikely to adversely affect through redevelopment of a run-down site or improvement in the run-discon. Therefore redevelopment could enhance the char	3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.6 bitstance to nearest GP surgery (*) Ste is less than 1000m from the nearest GP surgery. 3.7 Distance to nearest GP surgery (*) Ste 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. 95% greenfield site, within an existing settlement (Waltham Abbey). 4.2 Impact on agricultural land 0 Development of the site would not result in the loss of agricultural land. 95% greenfield site, within an existing settlement (Waltham Abbey). 4.3 Capacity to improve access to open space 0 Development unikely to involve the loss of applic open space. 5.1 Landscape sensitivity 0 Ste fals within an ease of low isodcape sensitivity - characteristics of the landscape are able to accommodal. The relevant site character context is urban and development is unlikely to adversely affect the wider I diversely affect the site. Ste is identified as a potential regeneration area. It is located within the settlement character through redevelopment of a run-down site or improvement in Site is identified and the settlement character of the area. 6.1 Topography constraints 0 No topography constraints are identified in the site. Ste is identified as a potential regeneration area.	3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.7 Journal of Uneares OF July 1 (*) Not applicable. 3.8 Access to Strategic Road Network (*) Majority of the site is greenfield land within a settlement. 95% greenfield site, within an existing settlement (Waltham Abbey). 4.1 Brownfield and Greenfield Land (*) Majority of the site would not result in the loss of agricultural land. 95% greenfield site, within an existing settlement (Waltham Abbey). 4.2 Impact on agricultural land 0 Development of the site would not result in the loss of agricultural land. 1 4.3 Capacity to improve access to open space 0 Development unlikely to involve the loss of public open space. 1 5.1 Landscape sensitivity 0 Site fails within an area of low landscape sensitivity - characteristics of the landscape are able to accommodel The relevant site character context is urban and development is unlikely to adversely affect the wider of maracter. 5.2 Settlement character sensitivity (*) Development windu significant character through redevelopment of a run-down site or improvement in four innerfication. Therefore redevelopment could enhance the character of the area. 6.1 Topography constraints 0 Not opggraphy constraints are identified in the site. Site is identified as a potential regeneration area. It is located within the settlement area and provides and to intensfication. Therefore redevelopment could enhance the character of the area. 6.1 Topography constraints </td <td>3.6 Distance to nearest secondary school</td> <td>0</td> <td>Site is between 1000m and 4000m from the nearest secondary school.</td> <td></td>	3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.6 Access to Strategic Koad Network C Additional Control of the strategic Koad Network 4.1 Brownfield and Greenfield Land (+) Majority of the site is greenfield land within a settlement. 95% greenfield site, within an existing settlement (Waltham Abbey). 4.2 Impact on agricultural land 0 Development of the site would not result in the loss of agricultural land. Impact on agricultural land 0 4.3 Capacity to improve access to open space 0 Development unlikely to involve the loss of public open space. Impact name resultivity 0 Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodal The relevant site character context is urban and development is unlikely to adversely affect the wider lobaracter. 5.1 Landscape sensitivity 0 Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodal The relevant site character context is urban and development is unlikely to adversely affect the wider lobaracter. 6.1 Topography constraints 0 No topography constraints are identified in the site. Site site identified as a potential regeneration area. It is located within the settlement area and provides an for intensification. Therefore redevelopment could enhance the character of the area. 6.1 Topography constraints 0 No topography constraint to the site. Impact to the area. Impact ton the areacter con power lines <t< td=""><td>3.7 Distance to nearest GP surgery</td><td>(+)</td><td>Site is less than 1000m from the nearest GP surgery.</td><td></td></t<>	3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
1.1 Browninetic and Greenheed Land (1) 1.1 and the analysis 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 fails within an area of low landscape sensitivity - character sites of the landscape are able to accommodate development is unlikely to adversely affect the wider indicate character context is urban and development is unlikely to adversely affect the wider indicate character sensitivity 5.2 Settlement character sensitivity (+) Development may improve settlement character through redevelopment of a run-down site or improvement in for intensification. Therefore redevelopment could enhance the character of the area. 6.1 Topography constraints 0 No topography constraints are identified in the site. 6.2 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 lineact to Tase Desenvation Order (TED) 0 The intensity of site development would not be constrained by the presence of protected free settlere on or	3.8 Access to Strategic Road Network		Not applicable.	
1.2 Impact on agricultural land 0 1	4.1 Brownfield and Greenfield Land	(+)	Majority of the site is greenfield land within a settlement.	95% greenfield site, within an existing settlement (Waltham Abbey).
4.3 Capacity to improve access to open space 0 International control open space 0 5.1 Landscape sensitivity 0 Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodale development site character context is urban and development is unlikely to adversely affect the wider in character sensitivity 6.1 Landscape sensitivity (+) Development may improve settlement character through redevelopment of a run-down site or improvement in 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 Trae Presentation Order (TRD) 0 The intensity of site development would not be constrained by the presence of protected trees either on or	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 townscape. Site is identified as a potential regeneration area. It is located within the settlement area and provides an for intensification. Therefore redevelopment could enhance the character of the area. 6.1 Topography constraints 0 No topography constraints are identified in the site. Image: Character intensification intensification intensification intensification. Therefore redevelopment could enhance the character of the area. 6.2a Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose any constraint to the site. Image: Character intensity of site development would not be constrained by the presence of protected trees either on or 6.3 Immact on Tree Presentation Order (TEP) 0 The intensity of site development would not be constrained by the presence of protected trees either on or	4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.2 Setuement character sensitivity (+) townscape. for intensification. Therefore redevelopment could enhance the character of the area. 6.1 Topography constraints 0 No topography constraints are identified in the site. intensification. Therefore redevelopment could enhance the character of the area. 6.2a Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose any constraint to the site. intensification. 6.2b Distance to power lines 0 Power lines do not pose a constraint to the site. intensity of site development would not be constrained by the presence of protected trees either on or	5.1 Landscape sensitivity	0		The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
6.1 topography constraints 0 Intervention 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 lineart on Tree Presentation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or	5.2 Settlement character sensitivity	(+)		Site is identified as a 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.
6.24 Distance to gas and on pipelines 0 6.2b Distance to power lines 0 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	6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.20 Distance to power lines 0 6.3 Impact on Tree Preservation Order (TPO) 0. The intensity of site development would not be constrained by the presence of protected trees either on or	6.2a 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.	
adjacent to the site.	6.3 Impact on Tree Preservation Order (TPO)	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 is between two buildings and not very wide. May limit development capacity or alternative would require upgrade.	6.4 Access to site	(-)		Existing access is between two buildings and not very wide. May limit development capacity or alternative access incorporating an adjacent property may be necessary.
6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination (Yard). Potential adverse impact that could be mitigated.	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.	6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.	B670

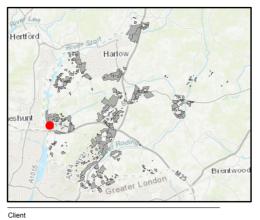
Sile Sulla	Sincy Assessment
Site Reference:	SR-0380
Parish:	Waltham Abbey
Size (ha):	0.51
Address:	Green Yard Car Park
Primary use:	Residential
Site notes:	Pay and Display Car park
Baseline yield:	41 dwellings and 3,000 sqm town centre
Source for	Assumption based on 80 dph and ground floor retail
baseline yield:	
Site	None
constraints:	

Site selection None adjustment:

Community	Т
feedback:	n

The Council did not consult on a growth location which covers or is near to this site. $\underline{41}$

Dwellings:



Job Title	
Epping Fores	t District Local Plan
Drawing Status	Date
lssue	March 2018
Drawing No	Issue
SR-0380	Issue Rev 2
ARUI	P Epping Forest District Council

Sources: Earl, HERE: DaLorme, Internag, Increment P Corp., CEECO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kidaster NL, Ordnance Survey, Esri Japan, MET, Earl China (Hong Kong), swisstopc MapmyIndia, @ OpenStreetMap contributors, and the GIS User Community Source: Earl, DiglialClobe, GeoEye, Earltstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRDI, CNA, and the GIS User Community



OranControlControlControl10 minute of a status of a s				
11 Nutrition (Nutrition)12 Notes in the State of the State	Criteria		Score	Qualitative Assessment
Control<	1.1 Impact on Internationally Protected Sites	(-)		Potential for recreational pressure effects in combination on Lea Valley Special Protection Area.
unitedvv <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>	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 Additional ConstraintsAAA14 force for gives in the Constraints20Re-late an interpretation of the statistic and the initiation of the photohistic interval initiation of the force for an initiation of the photohistic interval initiation of the initiation of the initiation of the photohistic interval initiation of the initiation of the initiation of the initiation of the photohistic interval initiation of the initiation of	1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
uninequal quantum dia quan		0	No Ancient or Veteran trees are located within the site.	
1 International statusVInternational statusInternational status12 Instant12Instant status1212 Instant12Instant Status1213 Instant Status12Instant Status1214 Instant status12Instant Status1215 Instatus12Instant Status1215 Instatus12Instant Status1215 Instatus12Instatus1215 Instatus12Instatus<	1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
on block with with any 12 Product with any and the second with with any and the second with with any	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.	
UnitedPUT of the integration of the second base integration of the 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.	
Initial Interfact Section Initial Section Initial Section Initial Section 18 Interd or servedsy IP IP<	1.7 Flood risk	(-)	Site within Flood Zone 3a where exception test required.	Flood Zones 3a and 3b are located in the western portion of the site and mitigation could be achieved through site
Harming and advances Image of an advance Image of ad	1.8a Impact on heritage assets	(-)		Partially within Waltham Abbey Conservation Area. Sensitive design/layout/density could mitigate.
In Index registerCInterfact and the same field of	1.8b Impact on archaeology	(-)	archaeological assets on the site.	
A Lock of the reased failule stature 0 0 11 Datards the reased failule stature 0 84 is better of the second failule stature 12 Datards the reased failule stature 0 84 is better of the second failule stature 13 Datards the reased failule stature 0 84 is better of the second failule stature 13 Datards the reased failule stature 0 84 is better of the second failule stature 13 Datards the reased failule stature 0 84 is better of the second failule stature 13 Datards the reased failule stature 0 84 is better of the second failule stature 13 Datards the reased failule stature 0 84 is better of the reased failule stature 13 Datards the reased failule stature 0 84 is better of the reased failule stature 14 Dotards the reased failule stature 0 84 is better of the reased failule stature 14 Dotards the reased failule stature 0 94 regelester 14 Dotards the reased failule stature 0 94 regelester 14 Dotards the reased failule stature 0 94 regelester 14 Dotards the reased failule stature 0 94 regelester 14 Dotards the reased failule stature 0 94 regelester 14 Dotards the reased failule stature 0 94 regelester 14 Dotards the reased failule stature 0<	1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
3.1 Underfor there interpreter inte	2.1 Level of harm to Green Belt	0		
12 United is realistic dring 10 Note in the product of the product o	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 biseties & perspective 11 Interact on the second perspective 4.1 biseties to be at amenities 11 3.1 biseties to be at amenities 12 3.2 biseties to researce triviality/immary stock 20 3.2 biseties that stock that amenities to researce triviality the stock triviality on the top stock on the top stock on the triviality on the top stock on top stock on the top stock on the top stock on the top	3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
Cale Decidency for other metry intermetry Control Cont	3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.3 defaulted in fettering minuted interview 0 Image: Constraint of the fetter minuted interview 3.6 Defaures to nearest secondary school 0 0 Set is less him 100m from the nearest OP surgery. Image: Constraint of the fetter minuted interview Image: Co	3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
A a distance is between secondary structure 0 Image: Control of the secondary structure 3.7 Distance to nearest OP surgery (e) Site is the the 1000m from the nearest GP surgery. Image: Control of the secondary structure 3.8 A clease to Strutegic Read Network Image: Control of the secondary structure Not applicable. Image: Control of the secondary structure 4.1 Becomplied and Generified Land 0 Development of the site would not nearest in the toss of agricultural land. Image: Control of the secondary structure Image: Control of the secondary structure 4.2 Impact to improve access to open space 0 Development unlikely to wolve the loss of public gen space. Image: Control of the secondary structure 5.1 Landscape sensitively 0 Site files within a mere of through indiverse sensitively - characterize of the secondary structure sensitively or dispressed many structure sensitively - character indiverse of the secondary structure sensitively indiverse sensitive secondary structure sensitively indiverse sensitive indiverse sensitive indiverse on the secondary structure sensitive secondary structure sensitive indiverse on the secondary structure secondary structure sensitive indiverse on the second preserve secondary second	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 Meetics of subjery (*) And applicable. Image: Control of the subject of the sub	3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.6 A Cless is brancing for an Access to share building on the set is previously developed and within or adjacent to a settiment. 10% brownfield site, adjacent to an existing settiment (Watham Abbey). 4.1 Bownfield and Greenfield Land 0 Development of the site would not result in the loss of agricultural land. 10% brownfield site, adjacent to an existing settiment (Watham Abbey). 4.2 Impact on agricultural land 0 Development utilitiely to involve the loss of public open space. 1 5.1 Landscape sensitivity 0 Set fails within an act of low landscape sensitivity - characteristics of the landscape are able to accommod the character context is urban and development is utilitiely to adversely affect the wide landscape 6.2 Settlement character sensitivity 0 Set fails within an acteristic character through redevelopment of a nu-down ails or improvement in genotication. Therefore, redevelopment could enhance the attracter of the settlement of a nu-down ails or improvement in genotication. Therefore, redevelopment could enhance the otharacter of the settlement of a nu-down ails or improvement is a colleting regreseration or attracter through redevelopment of a nu-down ails or improvement is a colleting regreseration or attracter of the settlement of and-down ails or improvement is a solution or attracter through redevelopment of a nu-down ails or improvement is a colleting regreseration or attracter or the settlement or and-down ails or improvement is a colleting regreseration or attracter through redevelopment or and-down ails or improvement is a colleting regreseration or attracter or the settlement or attracter through redevelopment or attracter or attracter through redevelopment or attracter	3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
4.1 Brownie dans Greenheid Land 0 Development of the sile would not result in the loss of agricultural land. 4.2 Impact on agricultural land 0 Development utilikely to involve the loss of agricultural land. 4.3 Capacity to improve access to open space 0 Development utilikely to involve the loss of public open space. 5.1 Landscepe sensitivity 0 Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodel development without significant character change. The relevant site character context is urban and development is unlikely to adversely affect the wider landscape development without significant character change. 5.2 Settlement character sensitivity 0 Beredopment without significant character through redevelopment of a run-down site or improvement is within the settlement area and provides an opportunity for intersification. Therefore, redevelopment could enhance the character of the area. 6.1 Topography constraints 0 Res or in pipelines do not pose an constraint to the site. Set is identified as a potential regeneration area. It is a existing count of the site. 6.2 Distance to gover lines 0 Res or in pipelines do not pose a constraint to the site. Immediate and carea and provides entry of a run-down site or protected trees either on or adjacent to the site. Set is identified as a potential regeneration area. It is a existing access of Greenyard. 6.4 Access to site 0 Rever intes do not pose a constraint	3.8 Access to Strategic Road Network		Not applicable.	
4.2. Impact on signatural sind 0 Impact on signatural sind 0 4.3. Capacity to improve access to open space 0 Development unlikely to involve the loss of public open space. 5.1. Landscape sensitivity 0 Site fails within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate tharacter context is urban and development is unlikely to adversely affect the wider landscape development without significant character change. 5.2. Settlement character sensitivity 0(+) Development main improve settlement character through redevelopment of a run-down site or improvement in opportunity for intensification. Therefore, redevelopment could enhance the character of the area. 6.1. Topography constraints 0(+) Development main improve settlement character through redevelopment of a run-down site or improvement in poportunity for intensification. Therefore, redevelopment could enhance the character of the area. 6.2. Distance to gas and ol pipelines 0(+) Development would not be site. Improvement improvement is unlikely to improve 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 entitier on or Improvement improv	4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.	100% brownfield site, adjacent to an existing settlement (Waltham Abbey).
4.3 Capacity to improve access to bjert space 0 Interfacts within an area of low landscape sensitivity - character sitics of the landscape are able to accommode draracter. The relevant site character context is urban and development is unlikely to adversely affect the wider landscape 5.1 Landscape sensitivity 0 Site fails within an area of low landscape sensitivity - character sitics of the landscape are able to accommode draracter. The relevant site character context is urban and development is unlikely to adversely affect the wider landscape 5.2 Settlement character sensitivity (+) Development may improve settlement character through redevelopment of a run-down site or improvement in provement in 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. Intensification and output for intensification. Therefore, redevelopment could enhance the character of the area. 6.2 Distance to gas and oil pipelines 0 Bas or oil pipelines do not pose an constraint to the site. Intensified as a potential regeneration area. It is a existing or prove settlement area and provides and adjecent to the site. 6.3 Impact on Tree Preservation Order (TPO) 0 Basicent to the site. Intensified as a potential regeneration. 6.4 Access to site (+) Suite access to site already exists. Existing access of Greenyard. 6.5 Contamination constraints (+	4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
0.1 Landscape sensitivity 0 development without significant character change. character. 5.2 Settlement character sensitivity (4) Development may improve settlement character through redevelopment of a run-down site or improvement in population sensitivity. Site is identified as a potential regeneration area. It is a existing car park 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. Image: Character could enhance the character of the area. 6.2a Distance to gas and oil pipelines 0 Rever lines do not pose any constraint to the site. Image: Character could enhance the set enhance of protected trees either on or adjacent to the site. Image: Character could enhance the set enhance of protected trees either on or adjacent to the site. 6.3 Impact on Tree Preservation Order (TPO) 0 The infensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. Existing access of Greenyard. 6.4 Access to site (4) Suitable access to site already exists. Evisting access of Greenyard. 6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination (Gunpowder Works). Potential adverse impact that could be mitigated. 6.6 Totific inseed Moderate peak	4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
3.2 Setuenties Characteristic Characteristeristic Characteristic Characteristic Characteristic	5.1 Landscape sensitivity	0		
0.1 Holography constraints 0 Contract of pack and con	5.2 Settlement character sensitivity	(+)		Site is identified as a potential regeneration area. It is a existing car park within the settlement area and provides an opportunity for intensification. Therefore, redevelopment could enhance the character of the area.
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. Existing access of Greenyard. 6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination (Gunpowder Works). Potential adverse impact that could be mitigated.	6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2 Distance to power lines 0 Image: Im	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 Thee Preservation Order (FPO) 0 adjacent to the site. adjacent to the site. 6.4 Access to site (+) Suitable access to site already exists. Existing access off Greenyard. 6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination (Gunpowder Works). Potential adverse impact that could be mitigated. 6.5 Traffic impact (-) Moderate peak time congestion expected within the vicinity of the site. Existing access off Greenyard.	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 (Gunpowder Works). Potential adverse impact that could be mitigated. 6.5 Croffin impact (-) Moderate peak time congestion expected within the vicinity of the site. (-)	6.3 Impact on Tree Preservation Order (TPO)	0		
6.5 Contamination constraints (-)	6.4 Access to site	(+)	Suitable access to site already exists.	Existing access off Greenyard.
	6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Gunpowder Works). Potential adverse impact that could be mitigated.
	6.6 Traffic impact	()	Moderate peak time congestion expected within the vicinity of the site.	B671

Site Suitability Assessme Site Reference: SR-0381 Parish: Waltham Abbey Size (ha): 0.97 Address: Darby Drive / Abbey Gard	Ce: SR-0381 Waltham Abbey		Hertford Rest Harlow	
Primary use:ResidentialSite notes:Pay and Display Car park		eshunt eading Brentwood		
Baseline yield: 15 dwellings and 1,700m	town centr	e (retail/ commercial)	S Greater Lun	
Source for Assumption based on 80 baseline yield:	dph and gr	round floor retail	Client Epping Forest District Council	
Site Capacity significantly red	luced due	to only 0.17ha of site being	Job Title Epping Forest District Local Plan	
constraints: developable			Drawing Status Date Issue March 2018	
Site selection None adjustment:			Drawing No Issue SR-0381 Rev 2 ARUP Epping Forest District Council wave applinghorested apv.uk	
Community feedback:The Council did not consume near to this site.Dwellings:15	ult on a gro	owth location which covers or is	© Contains OS data © Crown copyright and database right (216) Sources: Esri, HERE, DeLorme, Intermap, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, GN, Kadaster N., Ordnance Survey, Esri Japan, MET, Lsci China (Hong Kong), swisstopo, Mapnyindia, © OpenStreetMap contributors, and the GIS User Community Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community	
Criteria			Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposition effects.	sed use are not likely to be significant alone but should be checked for in	 Potential for recreational pressure effects in combination on Lea Valley Special Protection Area.
			in the second second the second the second	The proposed development does not exceed Impact Risk Zone consultation thresholds and is unlikely to result in any
1.2 Impact on Nationally Protected sites	0	development is unlikely to pose a risk to		adverse effects.
1.2 Impact on Nationally Protected sites 1.3a Impact on Ancient Woodland	0	development is unlikely to pose a risk to Site is not located within or adjacent to	o SSSIs. Ancient Woodland.	adverse effects.
		development is unlikely to pose a risk to Site is not located within or adjacent to No Ancient or Veteran trees are located	d within the site.	adverse effects.
1.3a Impact on Ancient Woodland 1.3b Impact on Ancient/Veteran Trees outside of	0	development is unlikely to pose a risk to Site is not located within or adjacent to No Ancient or Veteran trees are located Site is unlikely to impact on Epping For	ancient Woodland. d within the site. rest Buffer Land.	
 1.3a Impact on Ancient Woodland 1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland 	0	development is unlikely to pose a risk to Site is not located within or adjacent to No Ancient or Veteran trees are located Site is unlikely to impact on Epping For	d within the site.	adverse effects. The part of site identified for development does not cover the BAP priority habitat, therefore no impact likely.
1.3a Impact on Ancient Woodland 1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland 1.4 Impact on Epping Forest Buffer Land	0	development is unlikely to pose a risk to Site is not located within or adjacent to No Ancient or Veteran trees are located Site is unlikely to impact on Epping For No effect as features and species could Site has no effect as features and spec	ancient Woodland. d within the site. rest Buffer Land.	
 1.3a Impact on Ancient Woodland 1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland 1.4 Impact on Epping Forest Buffer Land 1.5 Impact on BAP Priority Species or Habitats 	0 0 0 0	development is unlikely to pose a risk to Site is not located within or adjacent to No Ancient or Veteran trees are located Site is unlikely to impact on Epping For No effect as features and species could Site has no effect as features and spec Site within Flood Zone 1.	to SSSIs. Ancient Woodland. d within the site. rest Buffer Land. d be retained or due to distance of BAP priority habitats from site. cies could be retained or due to distance of local wildlife sites from site.	The part of site identified for development does not cover the BAP priority habitat, therefore no impact likely.
1.3a Impact on Ancient/Veteran Trees outside of Ancient Woodland 1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland 1.4 Impact on Epping Forest Buffer Land 1.5 Impact on BAP Priority Species or Habitats 1.6 Impact on Local Wildlife Sites	0 0 0 0 0	development is unlikely to pose a risk to Site is not located within or adjacent to No Ancient or Veteran trees are located Site is unlikely to impact on Epping For No effect as features and species could Site has no effect as features and spec Site within Flood Zone 1. Site would likely result in the loss of a h	to SSSIs. Ancient Woodland. d within the site. rest Buffer Land. d be retained or due to distance of BAP priority habitats from site. cles could be retained or due to distance of local wildlife sites from site.	Area identified for development adjacent to Waltham Abbey SM, and located within CA, and GII listed wall. Development could cause significant harm to Grade II listed wall/CA and their settings, as open views from Darby Drive would be interrupted.
1.3a Impact on Ancient/Veteran Trees outside of Ancient Woodland 1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland 1.4 Impact on Epping Forest Buffer Land 1.5 Impact on BAP Priority Species or Habitats 1.6 Impact on Local Wildlife Sites 1.7 Flood risk	0 0 0 0 0 0 (++)	development is unlikely to pose a risk to Site is not located within or adjacent to No Ancient or Veteran trees are located Site is unlikely to impact on Epping For No effect as features and species could Site has no effect as features and spec Site within Flood Zone 1. Site would likely result in the loss of a h Existing evidence and/or a lack of prev archaeological assets on the site.	Ancient Woodland. d within the site. rest Buffer Land. d be retained or due to distance of BAP priority habitats from site. cies could be retained or due to distance of local wildlife sites from site. heritage asset or result in a significant impact that cannot be mitigated. vious disturbance indicates a high likelihood for the discovery of high quali	Area identified for development adjacent to Waltham Abbey SM, and located within CA, and GII listed wall. Development could cause significant harm to Grade II listed wall/CA and their settings, as open views from Darby Drive would be interrupted.
1.3a Impact on Ancient/Veteran Trees outside of Ancient Woodland 1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland 1.4 Impact on Epping Forest Buffer Land 1.5 Impact on BAP Priority Species or Habitats 1.6 Impact on Local Wildlife Sites 1.7 Flood risk 1.8a Impact on heritage assets	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	development is unlikely to pose a risk to Site is not located within or adjacent to No Ancient or Veteran trees are located Site is unlikely to impact on Epping For No effect as features and species could Site has no effect as features and spec Site within Flood Zone 1. Site would likely result in the loss of a h Existing evidence and/or a lack of prev archaeological assets on the site. Site lies outside of areas identified as b	Ancient Woodland. d within the site. rest Buffer Land. d be retained or due to distance of BAP priority habitats from site. cies could be retained or due to distance of local wildlife sites from site. heritage asset or result in a significant impact that cannot be mitigated. vious disturbance indicates a high likelihood for the discovery of high quali	Area identified for development adjacent to Waltham Abbey SM, and located within CA, and GII listed wall. Development could cause significant harm to Grade II listed wall/CA and their settings, as open views from Darby Drive would be interrupted.
1.3a Impact on Ancient/Veteran Trees outside of Ancient Woodland 1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland 1.4 Impact on Epping Forest Buffer Land 1.5 Impact on BAP Priority Species or Habitats 1.6 Impact on Local Wildlife Sites 1.7 Flood risk 1.8a Impact on heritage assets 1.8b Impact on archaeology	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 (++) (-)	development is unlikely to pose a risk to Site is not located within or adjacent to No Ancient or Veteran trees are located Site is unlikely to impact on Epping For No effect as features and species could Site has no effect as features and spec Site within Flood Zone 1. Site would likely result in the loss of a h Existing evidence and/or a lack of prev archaeological assets on the site. Site lies outside of areas identified as b Site is not located in the Green Belt.	Ancient Woodland. d within the site. rest Buffer Land. d be retained or due to distance of BAP priority habitats from site. cies could be retained or due to distance of local wildlife sites from site. heritage asset or result in a significant impact that cannot be mitigated. rious disturbance indicates a high likelihood for the discovery of high quali- being at risk of poor air quality.	Area identified for development adjacent to Waltham Abbey SM, and located within CA, and GII listed wall. Development could cause significant harm to Grade II listed wall/CA and their settings, as open views from Darby Drive would be interrupted.
1.3a Impact on Ancient/Veteran Trees outside of Ancient Woodland 1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland 1.4 Impact on Epping Forest Buffer Land 1.5 Impact on BAP Priority Species or Habitats 1.6 Impact on Local Wildlife Sites 1.7 Flood risk 1.8a Impact on heritage assets 1.8b Impact on archaeology 1.9 Impact of air quality	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	development is unlikely to pose a risk to Site is not located within or adjacent to No Ancient or Veteran trees are located Site is unlikely to impact on Epping For No effect as features and species could Site has no effect as features and spec Site within Flood Zone 1. Site would likely result in the loss of a h Existing evidence and/or a lack of prev archaeological assets on the site. Site lies outside of areas identified as b	Ancient Woodland. d within the site. rest Buffer Land. d be retained or due to distance of BAP priority habitats from site. cies could be retained or due to distance of local wildlife sites from site. heritage asset or result in a significant impact that cannot be mitigated. rious disturbance indicates a high likelihood for the discovery of high quali- being at risk of poor air quality.	Area identified for development adjacent to Waltham Abbey SM, and located within CA, and GII listed wall. Development could cause significant harm to Grade II listed wall/CA and their settings, as open views from Darby Drive would be interrupted.

Site is within 400m of a bus stop.

Site is within 1600m of an employment site/location.

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

Site is less than 1000m from nearest town, large village or small village.

Site is between 1000m and 4000m from the nearest secondary school.

Site is less than 1000m from the nearest infant/primary school.

(+)

(+)

(+)

(+)

0

(+)

Not applicable.

3.2 Distance to nearest bus stop

3.4 Distance to local amenities

3.3 Distance to employment locations

3.5 Distance to nearest infant/primary school

3.6 Distance to nearest secondary school

3.7 Distance to nearest GP surgery

3.8 Access to Strategic Road Network

4.1 Brownfield and Greenfield Land	(+)	Majority of the site is greenfield land within a settlement.	40% brownfield site, within an existing settlement (Waltham Abbey).
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.	The part of the site identified for development (car park) would not lead to the loss of public open space.
5.1 Landscape sensitivity	0		The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Part of the site (car park) is identified as a potential regeneration area. Site is adjacent to the Abbey and Lea Valley Regional Park and has the potential to adversely affect the character of the area. Sensitive design would be required.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Existing access off Darby Drive.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Graveyard / Abattoir / Works / Smithy). 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.	B672

Dwellings:

<u>220</u>

Site Reference:	
Parish:	Waltham Abbey
Size (ha):	6.89
Address:	King Harold School (Business & Enterprise Academy)
Primary use: Site notes:	Residential Existing School and Playing Fields
Baseline yield:	276 dwellings
Source for baseline yield:	Assumption based on 40 dph
Site constraints:	Flood Risk reducing developable area by circa 1/5. Also circa 10% of the site is covered by SR-0482 (21 dwellings) and as such the yield is reduced.
Site selection adjustment:	Capacity reinstated for site selection assessment (21 dwellings) to account for overlapping site.
Community feedback:	Feedback was received on WAL-4 which is within or near to this site. Refer to Appendix B1.4 for further details.

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Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0384	Rev 2
ARUI	P Epping Forest District Council

Sources: Est, HERE, DeLorme, Lintemap, Incernent P Corp., GEDCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopd Mapmylidia, & 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



<u>Dweinings.</u> 220			A CONTRACTOR OF
Criteria	Score		Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Potential for recreational pressure effects in combination with other housing sites within 2km of Epping Forest Special Area of Conservation.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (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 not within any BAP priority habitat buffer zones. There is a habitat species recorded within site - may be directly affected but this is likely to be mitigable. Additionally, Giant hogweed has been recorded approx. 20m to the west of 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 2 and exception test not required.	Some 30% of the site is in Flood Zone 2 of which 9% is in Flood Zone 3a. Flood Zone 3a is located along the eastern and northern site boundary and can be avoided through site layout.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on settings of Scheduled Monument or Conservation Area 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	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(+)	Site is less than 1000km from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(+)	Majority of the site is greenfield land within a settlement.	60% greenfield site, within an existing settlement (Waltham Abbey).
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 identified as a potential regeneration area. However, part of it is school playing fields and open space. Therefore, redevelopment is likely 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	(+)	Suitable access to site already exists.	Existing access off Broomstick Hall 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.	B673
<u>i</u>		I	l @Arup

One Ountai	Sinty Assessment
Site Reference:	SR-0439
Parish:	Waltham Abbey
Size (ha):	12.33
Address:	Picks Farm, Sewardstone Road, E4 7RA
Primary use:	Residential
Site notes:	Agricultural grazing land including fishing lakes, associated farm and outbuildings, holiday chalets and equestrian uses.
Baseline yield:	125 dwellings
Source for	Indicated in Call for Sites (equivalent to 10 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>125</u>

Hertford Harlow eshunt Of Greater London

Job Title	
Epping Fores	t District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0439	Rev 2
ARU	P Epping Forest District Council
	District Council

Sources: Earl, HERE, Dal, orme, Internan, Increment P.Corp, GEECO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kodater NL, Ordnano Survey, Earl Japan, MET, Earl China (Hong Kong), swisstopo, Magmyincia, & OpenStreeMap contributora, and the GIS User Community Source: Earl JoginalCible, GeoSey, Earlhstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



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animal equationvvv	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
Additional of the intervenceImage: Additional of the intervenceImage: Additional of the intervence1-base and Products States and the intervence of the interve	1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
Interpretational LangeImage: Solutional Lange of Solutional L		0	No Ancient or Veteran trees are located within the site.	
Definition with reference of the state of	1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
InterfactorVControlControlControlControl17 HarrisNoResultance of the USMethod SectorMethod Sector16 metric results and the USSectorMethod SectorMethod Sector16 metric results and the USMethod SectorMethod SectorMethod Sector16 metric results and the USMethod SectorMethod SectorMethod Sector17 Metric results and the USMethod SectorMethod SectorMethod Sector18 Metric results and SectorMethod SectorMethod SectorMethod Sector19 Metric results and Sector <td>1.5 Impact on BAP Priority Species or Habitats</td> <td>0</td> <td>No effect as features and species could be retained or due to distance of BAP priority habitats from site.</td> <td>site may indirectly affect the habitats, but mitigation can be implemented to address this.</td>	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 may indirectly affect the habitats, but mitigation can be implemented to address this.
Linkada <t< td=""><td>1.6 Impact on Local Wildlife Sites</td><td>0</td><td>Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.</td><td></td></t<>	1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
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Interfact and anothologyImage and an entity of a starting and an entity of an anothology and an	1.8a Impact on heritage assets	(+)		Unlikely to impact on Grade II* Listed Building due to distance.
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A loticed is the reserve than each of the reserve than addom and solution of a base solution of a base solution of a base solution of a base solution. Image: Comparison of the reserve than addom and solution of a base solution. A loticed is the reserve than addom and solution of a base solution. Image: Comparison of the reserve than addom in the reserve than addo	2.1 Level of harm to Green Belt	()	very high.	
A Journel to sensity where is used to sensity where is a sequence is	3.1 Distance to the nearest rail/tube station	0		
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3.5 Distance to rearest CP surgery (c) Set is more than 400m from the nearest CP surgery. (c) Set is more than 400m from the nearest CP surgery. 3.7 Distance to rearest CP surgery (c) Set is more than 400m from the nearest CP surgery. (c) Not applicable. 3.8 Distance to rearest CP surgery (c) More than 400m from the nearest CP surgery. (c) Not applicable. 4.1 Brownfeld and Greenfeld Land (c) Morety of the site is greenfeld land that is neither within nor adjacent to a settlement. (c) Development could provide and position from the nearest (c) settlement. No subic green sace is located in the site and advising settlement. 4.1 Brownfeld and Greenfeld Land (c) Development could provide an opportunity in improve links to adjacent existing public gen space or prove. No subic gen space is located in the site and advising settlement. 4.3 Capacity to improve access to gen space (c) Development could provide apportunity characteristicat of the landscape are whiresible to change 5.1 Londscape sensitivity (c) Set fils site in an area of fils indicape sensitivity - characteristicat of the landscape are whiresible to drive the prodominativity in advisor development will active the site and advisor existing settlements with actilered housing around I. Therefore, development and advisor existing settlements with actilered housing around I. Therefore, development and advisor existing settlements with actilered housing around I. Therefore, deve	3.5 Distance to nearest infant/primary school	0		
3.7 Detailed in thirdings of supply (e) International internate international internation international inter	3.6 Distance to nearest secondary school	(-)	·····	
3.3 Access to Strategic rode Network Image: Contract of the set	3.7 Distance to nearest GP surgery	(-)		
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4-2 Inpact of agriculturation101	4.1 Brownfield and Greenfield Land	()		90% greenfield site not within or adjacent to an existing settlement.
4.3 Capacity to improve access to open space (*) access to open space which is currently myate. public open space which could provide opportunities for improved access. 5.1 Landscape sensitivity (*) Site fails within an area of high landscape sensitivity character charge. Site fails within an area of high landscape sensitivity. Site fails within an area of high landscape sensitivity. Site fails within an area of high landscape sensitivity. Site fails within an area of high landscape sensitivity. Site fails within an area of high landscape sensitivity. Site fails within an area of high landscape sensitivity. Site fails within an area of high landscape sensitivity. Site fails within an area of high landscape sensitivity. Site fails within an area of high landscape sensitivity. Site fails within an area of high landscape sensitivity. Site fails within an area of high landscape sensitivity. Site fails within an area of high landscape sensitivity. Site fails within an area of high landscape sensitivity. Site fails within an area of high landscape sensitivity. Site fails within an area of high landscape sensitivity. Site fails within an area of high landscape are witheracter charge. 5.2 Settlement character sensitivity (*) Development could detract from the existing settlement character. Site fails within an area of high landscape area on straint to the site. Site fails within an area of high landscape area on straint to the site. 6.1 Topography constraints (*) Rea or oil pipelines do n	4.2 Impact on agricultural land	()		
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S.2 Settlement character sensitivity (-) In the character of the area. In the predominantly rural character of the area. 6.1 Topography constraints (-) Topographical constraints in the sile may preclude development. In the predominantly rural character of the area. 6.2 D Istance to gas and oil pipelines 0 Gas or oil pipelines do not pose a constraint to the sile. In the intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development. 6.4 Access to site (+) Suitable access to site already exists. Access from Sewardstone Road and Davis Hill. 6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination (Farm). Potential adverse impact, but could be mitigated.	5.1 Landscape sensitivity	()	and unable to absorb development without significant character change.	
6.1 holdgraphy constraints (*) A function of the state of the	5.2 Settlement character sensitivity	(-)		
6.2 Distance to gas and oil pipelines 0 Fund that the site is a constraint to the site. 6.2 Distance to power lines 0 Power lines do not pose a constraint to the site. 6.3 Impact on Tree Preservation Order (TPO) (·) The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development. 6.4 Access to site (+) Suitable access to site already exists. Access from Sewardstone Road and Davis Hill. 6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination (Farm). Potential adverse impact, but could be mitigated. 6.5 Endificiencent 0.0 Area around the site expected to be uncongested at peak time. Endificiencent	6.1 Topography constraints	()		
6.2 Distance to power lines 0 Image: Comparison of the site of power lines 0 6.3 Impact on Tree Preservation Order (TPO) (·) The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site could be incorporated into the development, subject to care in the site. 6.4 Access to site (·) Suitable access to site already exists. Access from Sewardstone Road and Davis Hill. 6.5 Contamination constraints (·) Potential contamination on site, which could be mitigated. Potential contamination (Farm). Potential adverse impact, but could be mitigated. 6.4 Traffic impact 0 Area around the site expected to be uncongested at peak time. Extertific impact	6.2a Distance to gas and oil pipelines	0		
6.3 Inipact on the Preservation Order (TPO) (*) the site. the layout, but would be likely to have a significant adverse impact on the suitability of the site for development. 6.4 Access to site (*) Suitable access to site already exists. Access from Sewardstone Road and Davis Hill. 6.5 Contamination constraints (*) Potential contamination on site, which could be mitigated. Potential contamination (Farm). Potential adverse impact, but could be mitigated. 6.4 Traffic impact 0 Area around the site expected to be uncongested at peak time. Exercise	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 Contamination constraints (-) Area around the site expected to be uncongested at peak time.	6.3 Impact on Tree Preservation Order (TPO)	(-)	the site.	the layout, but would be likely to have a significant adverse impact on the suitability of the site for development.
6.5 Contamination constraints (-)	6.4 Access to site	(+)		
	6.5 Contamination constraints	(-)		Potential contamination (Farm). Potential adverse impact, but could be mitigated.
©Arup	6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	

	-	12-1
Site Reference:	SR-0453	Hertford
Parish:	Waltham Abbey	
Size (ha):	3.12	
Address:	Dallance Farm, Breach Barns Lane, Waltham Abbey, Essex, EN9 2AD	
Primary use:	Residential	eshunt
-		- Fr
Site notes:	Agricultural land/pasture.	14
Baseline yield:	94 dwellings	41055
Source for	Assumption based on 30 dph	Client
baseline yield:		Epping
		Job Title
		Epping
Site constraints:	None	Drawing St
constraints:		Issue
		Drawing No
Site selection	None	SR-045
adiustment:		

adjustment:

Community feedback:	The Council did not consult on a growth location which covers or is near to this site.
Dwellings:	<u>94</u>

River Lea Brenty

Job Title	
Epping Forest Dis	strict Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0453	Rev 2
ARUP	Epping Forest District Council

Eye, Earth

rce: Esri,

Jser Community s, CNES/Airbus DS, USDA, USGS



<u>Dwellings: 94</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.	The site is within the 250m buffer for the Cobbin's Brook LWS. The site is unlikely to affect the features and species of the LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on settings of Scheduled Monument or Conservation Area due to distance from site.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
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	0	Site is more than 1600m and less than 2400m from an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	()	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.	100% greenfield, 800m from an existing settlement (Waltham Abbey).
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 far away from existing settlements with scattered housing around it. Therefore, development is likely to affect the predominantly rural character of the area.
6.1 Topography constraints	()	Topographical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	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 Galley Hill 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.	B675
L			C Arup

Onto Ountai	
Site Reference:	SR-0481
Parish:	Waltham Abbey
Size (ha):	3.28
Address:	Land to the South of Hillhouse Primary School, Waltham Abbey
Primary use:	Residential
Site notes:	Half overgrown scrub land and half open space with children's play area.
Baseline yield:	98 dwellings
Source for baseline yield:	Assumption based on 30 dph
Site	Circa 10% reduction in capacity which lies in Flood Zone 3a.
constraints:	

adjustment:

Community feedback:	The Council did not consult on a growth location which covers or is near to this site.
Dwellings:	88

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Epping Forest D	latriat Lagal Diam
	istrict Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0481	Rev 2

Sources: Earl, HEFE, Dalcome, Jrygenso Lorennert P. Corp., GEECO, USGS, FAO, NPS, NRCAN, Gooldase, IGN, Kadatater NL, Grottamos Durvey Earl Japan, MET, Lari China (Hong Kong), avissiopo, MagmyIndia, & OpenSTieneMap contributors, and the GIS User Community Source: Earl, OpenStiellichlore, Geology, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Potential for recreational pressure effects in combination on Epping Forest Special Area of Conservation.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	The site is partially within around half of a BAP priority habitat with no main features, and within the related buffer zone. The site is likely to directly affect the BAP priority habitat but mitigation can address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(-)	Site within Flood Zone 3a where exception test required.	Some 84% of the site is within Flood Zone 2 of which 43% is also within Flood Zones 3a (the majority) and 3b. Flood Zones 3a and 3b run along the middle of the site and careful site layout will be required to mitigate flood risk.
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 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	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(+)	Majority of the site is greenfield land within a settlement.	100% greenfield site, within an existing settlement (Waltham Abbey).
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.	60% of open land is within the development site. Given the narrow shape of the site, there may be few opportunities to reconfigure the development and re-provide the public open space elsewhere.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Part of the site is a public open space. Therefore, redevelopment is likely to adversely affect the character of the area.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Access off Hillhouse 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.	B676
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Site Reference:	SR-0482
Parish:	Waltham Abbey
Size (ha):	0.71
Address:	Land adjoining Mason Way, Waltham Abbey

Primary use:ResidentialSite notes:Open amenity space.

Baseline yield: 21 dwellings

Source for Assumption based on 30 dph baseline yield:

Site None constraints:

Site selection None adjustment:

Community Feedback site. Ref

Feedback was received on WAL-4 which is within or near to this site. Refer to Appendix B1.4 for further details. **21**

Dwellings:

Client

Job Title	
Epping Forest	t District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0482	Rev 2
ARUI	P Epping Forest District Council

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1.1 Impact on Internationally Protected Sites (-) combination eff 1.2 Impact on Nationally Protected sites 0 Based on the development is 1.3a Impact on Ancient Woodland 0 Site is not locat 1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland 0 No Ancient or Veteran Trees outside of Ancient or Veteran Trees outside of Ancient on Epping Forest Buffer Land 0 Site is unlikely to the second seco	e Impact Risk Zones there is no requirement to consult Natural England because the proposed is unlikely to pose a risk to SSSIs. ated within or adjacent to Ancient Woodland. r Veteran trees are located within the site. y to impact on Epping Forest Buffer Land. features and species could be retained or due to distance of BAP priority habitats from site. ffect as features and species could be retained or due to distance of local wildlife sites from site.	Qualitative Assessment Potential for recreational pressure effects in combination on Epping Forest Special Area of Conservation.
1.1 Impact on Internationally Protected Sites (*) combination eff 1.2 Impact on Nationally Protected sites 0 Based on the development is 1.3a Impact on Ancient Woodland 0 Site is not locat 1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland 0 No Ancient or Veteran Trees outside of Ancient Woodland 1.4 Impact on Epping Forest Buffer Land 0 Site is unlikely the second sec	effects. e Impact Risk Zones there is no requirement to consult Natural England because the proposed is unlikely to pose a risk to SSSIs. eated within or adjacent to Ancient Woodland. r Veteran trees are located within the site. y to impact on Epping Forest Buffer Land. features and species could be retained or due to distance of BAP priority habitats from site. ffect as features and species could be retained or due to distance of local wildlife sites from site. cood Zone 1. ely to affect heritage assets due to their distance from the site. v likelihood that further archaeological assets would be discovered on the site. ide of areas identified as being at risk of poor air quality.	Potential for recreational pressure effects in combination on Epping Forest Special Area of Conservation.
1.2 Impact on Ancient/Veteran Trees outside of Ancient on Ancient/Veteran Trees outside of Ancient Woodland 0 Site is not locat 1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland 0 No Ancient or Veteran Trees outside of Ancient or Veteran Trees outside of Ancient Woodland 0 No Ancient or Veteran Trees outside of Ancient or Veteran Trees outside of Ancient Woodland 0 No Ancient or Veteran Trees outside of Ancient or Veteran Trees outside of Ancient Woodland 0 No Ancient or Veteran Trees outside of Ancient or Veteran Trees outside of Ancient or Veteran Trees outside of Ancient Woodland 0 No Ancient or Veteran Trees outside of Ancient or Veteran Trees outside of Ancient Woodland 1.4 Impact on Epping Forest Buffer Land 0 Site is unlikely to No effect as feating the tree of the tre	is unlikely to pose a risk to SSSIs. Exated within or adjacent to Ancient Woodland. In Veteran trees are located within the site. y to impact on Epping Forest Buffer Land. features and species could be retained or due to distance of BAP priority habitats from site. ffect as features and species could be retained or due to distance of local wildlife sites from site. cood Zone 1. ely to affect heritage assets due to their distance from the site. v likelihood that further archaeological assets would be discovered on the site. ide of areas identified as being at risk of poor air quality.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland 0 No Ancient or V 1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland 0 Site is unlikely t 1.4 Impact on Epping Forest Buffer Land 0 Site is unlikely t 1.5 Impact on BAP Priority Species or Habitats 0 No effect as fee 1.6 Impact on Local Wildlife Sites 0 Site has no effect 1.7 Flood risk (++) Site within Floo 1.8a Impact on heritage assets (+) Site is not likely 1.8b Impact on archaeology (+) There is a low I 1.9 Impact of air quality 0 Site lies outside 2.1 Level of harm to Green Belt (+) Site is not locat 3.1 Distance to the nearest rail/tube station 0 Site is between 3.2 Distance to nearest bus stop 0 Site between 44	r Veteran trees are located within the site. y to impact on Epping Forest Buffer Land. features and species could be retained or due to distance of BAP priority habitats from site. ffect as features and species could be retained or due to distance of local wildlife sites from site. bood Zone 1. ely to affect heritage assets due to their distance from the site. w likelihood that further archaeological assets would be discovered on the site. ide of areas identified as being at risk of poor air quality.	
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1.4 Impact on Explicit Porest Buller Land 0 No effect as feat 1.5 Impact on BAP Priority Species or Habitats 0 No effect as feat 1.6 Impact on Local Wildlife Sites 0 Site has no effet 1.7 Flood risk (++) Site within Floo 1.8a Impact on heritage assets (+) Site is not likely 1.8b Impact on archaeology (+) There is a low I 1.9 Impact of air quality 0 Site lies outside 2.1 Level of harm to Green Belt (+) Site is not locat 3.1 Distance to the nearest rail/tube station 0 Site is between 3.2 Distance to nearest bus stop 0 Site between 44	features and species could be retained or due to distance of BAP priority habitats from site. ffect as features and species could be retained or due to distance of local wildlife sites from site. bood Zone 1. ely to affect heritage assets due to their distance from the site. v likelihood that further archaeological assets would be discovered on the site. ide of areas identified as being at risk of poor air quality.	
1.5 Impact on BAP Priority Species of Habitats 0 1.6 Impact on Local Wildlife Sites 0 1.7 Flood risk (++) 1.8a Impact on heritage assets (+) 1.8a Impact on heritage assets (+) 1.8b Impact on archaeology (+) 1.9 Impact of air quality 0 Site lies outside 2.1 Level of harm to Green Belt (+) 3.1 Distance to the nearest rail/tube station 0 Site is between 40 3.2 Distance to nearest bus stop 0	ffect as features and species could be retained or due to distance of local wildlife sites from site. ood Zone 1. ely to affect heritage assets due to their distance from the site. v likelihood that further archaeological assets would be discovered on the site. ide of areas identified as being at risk of poor air quality.	
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1.8a impact on heritage assets (*) 1.8b Impact on archaeology (+) 1.9 Impact of air quality 0 2.1 Level of harm to Green Belt (+) 3.1 Distance to the nearest rail/tube station 0 3.2 Distance to nearest bus stop 0	v likelihood that further archaeological assets would be discovered on the site.	
1.86 impact on archaeology (*) 1.9 impact of air quality 0 Site lies outside 2.1 Level of harm to Green Belt (*) Site is not locat 3.1 Distance to the nearest rail/tube station 0 Site is between 3.2 Distance to nearest bus stop 0 Site between 44	ide of areas identified as being at risk of poor air quality.	
1.9 Impact of all quality 0 2.1 Level of harm to Green Belt (+) 3.1 Distance to the nearest rail/tube station 0 3.2 Distance to nearest bus stop 0 Site is more that		
2.1 Level of name to Green Bert (*) 3.1 Distance to the nearest rail/tube station 0 3.2 Distance to nearest bus stop 0 Site is more than the station in the station in the station is the s	ated in the Green Belt.	
3.1 Distance to the nearest fainfube station 0 3.2 Distance to nearest bus stop 0		
3.2 Distance to nearest bus stop	en 1000m and 4000m from the nearest rail or tube station.	
3.3 Distance to employment leastions	400m and 1000m of a bus stop.	
3.3 Distance to employment locations	han 1600m and less than 2400m from an employment site/location.	
3.4 Distance to local amenities 0 Site is between	en 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school (+) Site is less than	an 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	en 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery (+) Site is less than	an 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network Not applicable.	e.	
4.1 Brownfield and Greenfield Land (+) Majority of the s	e site is greenfield land within a settlement.	100% greenfield site, within an existing settlement (Waltham Abbey).
	of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	unlikely to involve the loss of public open space.	
	in an area of low landscape sensitivity - characteristics of the landscape are able to accommodate without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Setuement character sensitivity (+) townscape.	may improve settlement character through redevelopment of a run-down site or improvement in	Site is located within the settlement area and provides an opportunity for intensification. Therefore, redevelopment could enhance the character of the area.
	ny constraints are identified in the site.	
6.2a Distance to gas and on pipelines	elines do not pose any constraint to the site.	
	to not pose a constraint to the site.	
adjacent to the		
	ess to site already exists.	Access off Mason Way.
		No potential contamination identified
6.6 Traffic impact Site below site	ation issues identified on site to date.	No potential contamination identified.

Site Reference:	SR-0541
Parish:	Waltham Abbey
Size (ha):	0.52
Address:	Waltham Abbey community Centre, Saxon Way
Primary use:	Residential
Site notes:	Single storey school building with substantial open space.
Baseline yield:	12 dwellings
Source for	Assumption based on 30 dph
baseline yield:	
Site	None

Site constraints:

Site selection None adjustment:

Community	The Council did not consult on a growth location which covers on
eedback:	near to this site.
Owellings:	12

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Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Potential for recreational pressure effects in combination on Lea Valley Special Protection Area.
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 zones for Deciduous Woodland and BAP priority habitats with no main features. 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 Conservation Area boundary. Possible mitigation through high quality design.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(+)	Majority of the site is greenfield land within a settlement.	Split site (50% greenfield and brownfield). Site is within an existing settlement (Waltham Abbey).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.	Site is located within the settlement area and provides an opportunity for intensification. Therefore, redevelopment could enhance the character of the area.
6.1 Topography constraints	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 Crooked Mile.
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.	B678

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Site Reference:	SR-0566
Parish:	Waltham Abbey
Size (ha):	0.32
Address:	40/46 Sewardstone Street
Primary use:	Residential
Site notes:	A corner plot on an existing housing estate comprising two storey buildings (flats) on three sides.
Baseline yield:	9 dwellings
Source for	Assumption based on 30 dph
baseline yield:	
Site constraints:	Circa 50% of the site is covered by SR-0699 (initial site) and as such the yield is reduced to avoid double counting. The
constraints.	redevelopment of the site would not likely increase the current quantity of residential dwellings.
	quantity of residential dwellings.
Site selection	For the purposes of assessment, it is assumed that this site can
adjustment:	accommodate net additional dwellings at 30 dph on a site size of 0.32 ha.
Community	The Object with the second sec

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

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Job Title	
Epping Fores	t District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0566	Rev 2
ARUI	P Epping Forest District Counci





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	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 BAP priority habitats 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.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	Some 99% of the site is in Flood Zone 1. Less than 1% of the site is in Flood Zones 2 and 3a. The development could be configured to avoid this area.
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, Grade I Listed Building or Grade II* Listed Building due to distance and built-up area 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 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	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.	100% brownfield site, within an existing settlement (Waltham Abbey).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.	Site is located within the settlement area and provides an opportunity for intensification. Therefore, redevelopment could enhance the character of the area.
6.1 Topography constraints	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.	B679
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Site Reference:	SR-0578A
Parish:	Waltham Abbey
Size (ha):	0.16
Address:	Shernbrook Hostel, Shernbrook Road

Primary use:ResidentialSite notes:Hostel, including parking.

Baseline yield: 6 dwellings

Source for Assumption based on 40 dph due to the more urban location 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>6</u>

Client

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0578A	Rev 2
ARUI	P Epping Forest District Council

Sontas Evri, HEFE, Dukanin ouyr gan an Jasabase rgo by CEBCO USGS, FAO, NPS, NRCAN, Geoßase, EVR, HKataker NL, Oritemana, Inverse and Ppan, METL, Erin China (Hong Kong), swisstopo Modalase, EVR, HKataker NL, Oritemana, Inverse He GIS User Community Source: Exil: Organizational Conference on Community Source: Exil: Organizational Conference on Community AeroGRID, IGN, and the GIS User Community



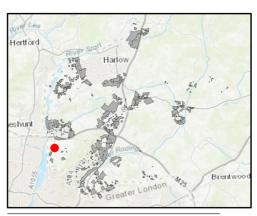
Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Potential for recreational pressure effects in combination on Epping Forest Special Area of Conservation.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.	100% brownfield site, within an existing settlement (Waltham Abbey).
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.	Low density development is proposed which reflects the character of the area. Therefore, development is not likely to have an impact on the character of the area.
6.1 Topography constraints	()	Topographical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	
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.	B680
L	I	1	QurA@

One Ountai	Sincy Assessment	RIVE LED
Site Reference:	SR-0589	Hertford
Parish:	Waltham Abbey	YON
Size (ha):	1.79	1
Address:	Land to the rear of The Plough public house, Sewardstone Road, Chingford, E4 7RJ	
Primary use:	Residential	eshunt
Site notes:	A parade of local shops with residential flats above and associated parking and access. Access also used for adjacent block of flats.	410 to
Baseline yield:	46 dwellings	
Source for baseline yield:	Indicated in Settlement Capacity Analysis (equivalent to 152 dph)	Client Epping Forest
		Job Title
		Epping Forest
Site constraints:	None	Drawing Status
construints.		lssue
		Drawing No
Site selection	None	SR-0589
adjustment:		ARUF

Community	Т
feedback:	n

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

<u>Dwellings:</u> <u>46</u>



Job Title	
Epping Fores	t District Local Plan
Drawing Status	Date
lssue	March 2018
Drawing No	Issue
SR-0589	Rev 2
ARU	P Epping Forest District Council

NPS, NRCAN Kong), swissto GIS unity bus 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.	Potential for recreational pressure effects in combination with other housing sites within 2km of Epping Forest Special Area of Conservation.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is within Traditional Orchard 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.	
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	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(+)	Majority of the site is greenfield land within a settlement.	90% greenfield site, within an existing settlement (Sewardstone).
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 within a very low density settlement and the number of houses is at a higher density than the neighbouring developments. Therefore, development is likely to affect 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	()	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 70% of the site is in the HSE middle consultation zone. Sensitivity level 3 as more than 30 dwellings at a density in excess of 40dph. 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.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Tank / Horticultural Nursery / Farm). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	B681

Sile Sulla	Sinty Assessment	RIVE Lea
Site Reference:	SR-0594	Hertford
Parish:	Waltham Abbey	
Size (ha):	2.42	12
Address:	Land being the site of the former nursery at Wood Green Road, Waltham Abbey (Identified as land at Warlies Estate, Lot 15 and 16)	
Primary use:	Residential	eshunt
Site notes:	Open amenity space to the rear of Boleyn Court, including a pond and tennis courts. Site has quite a dense tree boundary.	12
		A1055
Baseline yield:	111 dwellings	
Source for	Indicated in Sattlement Canacity Analysis (aguityslant to 60 dph)	Client
baseline yield:	Indicated in Settlement Capacity Analysis (equivalent to 69 dph)	Epping F
		Job Title
		Epping F
Site	None	Drawing Statu
constraints:		Issue
		Drawing No
Site selection	None	SR-0594
adjustment:		AR
Community		© Contains OS da

Community feedback: <u>Dwellings:</u>

Feedback was received on WAL-C which is within or near to this site. Refer to Appendix B1.4 for further details. <u>111</u>

Hertford Brentwood Client

Epping Forest District Council	
Job Title	
Epping Forest Di	strict Local Plan
Drawing Status	Date
lssue	March 2018
Drawing No	Issue
SR-0594	Rev 2
ARUP	Epping Forest District Council
© Contains OS data © Crown copyr	ight and database right (2016)

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



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Or Michael ManagementSigBooks is fully a discipal	1.1 Impact on Internationally Protected Sites	(-)		Potential for recreational pressure effects in combination on Epping Forest Special Area of Conservation.
united methanismiii102Non-Neurone Materia StatisticsStatistics102Non-Neurone Materia StatisticsStatistics <td>1.2 Impact on Nationally Protected sites</td> <td>(-)</td> <td>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.</td> <td></td>	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.	
Additional systemCCExample of the systemC14 fract on Cape of Sock Multi20Re-late and the system of the size of	1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
ConstructionColConstructionColConstructionCol11 space in Monthony Space in Mo	1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1 and exclusion state 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.
on the Number of the Number	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 buffer for Wood Pasture and Parkland. The site may directly affect the BAP priority habitat, but mitigation can
run andrun andrun and1 al modulus transmission2Includuation transmission are grown and infinition to a run infinitionAlgebra to a run infinition for a run infinition of a run infinition 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.	
Note the index state of the index state of the index state of the index state is the index state of the index state is the index s	1.7 Flood risk	(++)	Site within Flood Zone 1.	
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Interfact dataImage: Control of the set o	1.8b Impact on archaeology	(-)	archaeological assets on the site.	
A L Note International Control (All Internatinternatinternational Control (All International Contr	1.9 Impact of air quality	0		
Control for the matrix interformation in the location in the source status step Control for the matrix interformation in the location. Control for the matrix interformation in the location. 20 Detents for memerer that step 0 Site a welfer in 600m of a transformation interformation in the location. Image: Control for the matrix interformation intereformation interformation interformation interformati	2.1 Level of harm to Green Belt	(-)	low, low or medium.	
Constraint for energy in a problem in the second particular is a problem in a sequeption to a sequeptio	3.1 Distance to the nearest rail/tube station	(-)		
3.3 Defines to service in the second service in the secon	3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
44 - Usefund for local animities 0 Interaction of a local animities 0 55 Distance to nearest informprinary school 0 Site is test that for local animities 0 36 Distance to nearest informprinary school 0 Site is test test to form the nearest school ty school 1 37 Distance to nearest school ty school 0 Site is test test to form the nearest school ty school 1 37 Distance to nearest school ty school 0 Site is test test to form the nearest school ty school 1 38 Access to Situate() Fload Network 10 Met applicable. 1 41 Booended and Greenfield Land 6 More types of the site is greenfield and that is neither within nor adjacent to assistence: 10% greenfield stb. 250m from an existence: (Waithan Acbes). 42 Impact on agricultural land 6 Metergeneration of the less of	3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3 0 Subsect 0 freeder intercent int	3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
a bit interfacts sectionary boold 0 Finance to rearest QP suggery 0 Se is between 1000m and 4000m from the meanest QP suggery Image: Comparison of the summary of the summ	3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.1 Clearing Unification Constraints Q Constraints Co	3.6 Distance to nearest secondary school	0		
a.a. Access to strategic Kook Heldork Image: Constraints	3.7 Distance to nearest GP surgery	0		
A. I provinted and creating and creatin	3.8 Access to Strategic Road Network		Not applicable.	
*** Index of algorithms in the state CP 4.3 Capacity to improve access to open space 0 Perelopment unikely to involve the loss of public open space. Image: Contagrituding and unable to absorb development without significant character change. 5.1 Landscape sensitivity Ch Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change Site is on the edge of the existing settlement and the proposals are for higher density development than the absorb development site to absorb development character. 5.2 Settlement character sensitivity Ch 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. Therefore, developments. Therefore, development sikely to affect the predominantly rural character of the area. 6.1 Topography constraints Ch Reas or oil pipelines pose a major constraint to development. They will be difficult to overcome and affect al area is in the HSE inner and outer consultation zones. Sensitivity level 3. HSE guidance advise against development. 6.2b Distance to power lines Ch Rowr lines do not pose a constraint to the site. All of the site area is in the HSE inner and outer consultation zones. Sensitivity level 3. HSE guidance advise against development. 6.1 Topography constraints Port inic do not pose a constraint to the site. Im of the site area is in the HSE inner and outer consultation zones. Sensitivity evid an the site. 6.2	4.1 Brownfield and Greenfield Land	()		100% greenfield site, 250m from an existing settlement (Waltham Abbey).
4.3 Capacity to improve access to open space 0 International constraints 0 5.1 Landscape sensitivity (c) Site fails within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change 5.1 Landscape sensitivity (c) Development could detract from the existing settlement character change. 5.2 Settlement character sensitivity (c) Development could detract from the existing settlement character. 6.1 Topography constraints 0 No topography constraints are identified in the site. 6.2 Distance to gas and oil pipelines (c) Gas or oil pipelines pose a major constraint to development. They will be difficult to overcome and affect a large development. 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 access to after and gate. 6.4 Access to site (c) Suitable access to site already exists. Existing access via farm gate. 6.5 Contamination constraints (c) Potential contamination on site, which could be mitigated. Potential contamination (Horticultrual Nursery). Potential adverse impact that could be	4.2 Impact on agricultural land	()		
5.1 Landscape sensitivity Image: Constraints Im	4.3 Capacity to improve access to open space	0		
0.3.2 Setuement Character sensitivity (1) Index of the area. neighbouring development. 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. All of the site area is in the HSE inner and outer consultation zones. Sensitivity level 3. HSE guidance advise against development. 6.2a Distance to gas and oil pipelines 0 Power lines do not pose a constraint to the site. All of the site area is in the HSE inner and outer consultation zones. 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. All of the site area is in the HSE inner and outer consultation zones. Sensitivity level 3. HSE guidance advise against development. 6.3 Impact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. Existing access via farm gate. 6.4 Access to site (+) Suitable access to site already exists. Existing access via farm gate. 6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination (Horticultural Nursery). Potential adverse impact that could be mitigated.	5.1 Landscape sensitivity	()	and unable to absorb development without significant character change.	
6.1 Topography consumits 0 Consumits 0 Consumination 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 development. All of the site area is in the HSE inner and outer consultation zones. 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. Image: Consumination or development would not be constrained by the presence of protected trees either on or adjacent to the site. Image: Consumination or 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 (-) Potential contamination on site, which could be mitigated. Potential contamination (Horticultural Nursery). Potential adverse impact that could be mitigated.	5.2 Settlement character sensitivity	(-)		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 all out pipelines(*)part of the site.development.6.2b Distance to power lines0Power lines do not pose a constraint to the site.file6.3 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.file6.4 Access to site(*)Suitable access to site already exists.Existing access via farm gate.6.5 Contamination constraints(*)Potential contamination on site, which could be mitigated.Potential contamination (Horticultural Nursery). Potential adverse impact that could be mitigated.	6.1 Topography constraints	0		
0.2.2 Distance to power lines 0 Image: Contamination 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 (+) Suitable access to site already exists. Existing access via farm gate. 6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination (Horticultural Nursery). Potential adverse impact that could be mitigated. 0.3 Infection constraints 0 Area around the site expected to be uncongested at peak time. Existing access via farm gate.	6.2a Distance to gas and oil pipelines	()	part of the site.	
6.3 Impact of the Preservation Order (TPO) 0 adjacent to the site. 6.4 Access to site (+) Suitable access to site already exists. Existing access via farm gate. 6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination (Horticultural Nursery). Potential adverse impact that could be mitigated. 0.5 Tentficienced Area around the site expected to be uncongested at peak time. Existing access via farm gate.	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 (Horticultural Nursery). Potential adverse impact that could be mitigated. 0.5 Torific invest Area around the site expected to be uncongested at peak time.	6.3 Impact on Tree Preservation Order (TPO)	0	adjacent to the site.	
Area around the site expected to be uncongested at peak time.	6.4 Access to site	(+)		
6.6 Traffic impact 0 Area around the site expected to be uncongested at peak time. B682	6.5 Contamination constraints	(-)		Potential contamination (Horticultural Nursery). Potential adverse impact that could be mitigated.
©Arub	6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	

One Ountai	Sinty Assessment	River Lea
Site Reference:	SR-0598	Hertford
Parish:	Waltham Abbey	
Size (ha):	0.70	
Address:	Agnes & Martino Brookfield Nursery Ltd., Sewardstone Road, Chingford, London, E4 7RJ	
Primary use:	Residential	eshunt
Site notes:	Open amenity space, with pedestrian walkway over part of the site. Western side of the site is thin, with a large amount of tree coverage.	41055
Baseline yield:	30 dwellings	
Source for	Indicated in Settlement Capacity Analysis (equivalent to 153 dph)	Client
baseline yield:		Epping For
		Job Title
		Epping For
Site constraints:	None	Drawing Status
constraints.		lssue
		Drawing No
Site selection	None	SR-0598
adjustment:		ARU
0		@ Containe OS data @ (

Community	
feedback:	

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

<u>Dwellings:</u>

Hertford Hertford eshunt by Poding Greater London

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0598	Rev 2
ARUI	P Epping Forest District Counci





Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Potential for recreational pressure effects in combination on Epping Forest Special Area of Conservation.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is partially within a Deciduous Woodland buffer zone. The site may indirectly affect the BAP priority habitat, bu mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are close to the A1112 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	(-)	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	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.	80% brownfield site, within an existing settlement (Sewardstone).
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.	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.	Small portion in the northern corner of the site is within the HSE Outer Consultation zone. This is considered negligible and is not a constraint to development. HSE guidance doesn't advise against development.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Tank / Horticultural Nursery). Potential adverse impact that could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	B683
			© An

Site Suitability Assessment		
Site Reference:	SR-0600	
Parish:	Waltham Abbey	
Size (ha):	1.25	
Address:	22 Woodgreen Road, Waltham Abbey, EN9 3SD	
Primary use:	Residential	
Site notes:	Existing car dealership which is in use.	
Baseline yield:	24 dwellings	
Source for	Indicated in Settlement Capacity Analysis (equivalent to 153 dph)	
baseline yield:		
Site constraints:	The density could potentially be achieved through sensitive design due to its corner plot in an urban area.	
Site selection	None	
adjustment:		
Community		
Community feedback:	Feedback was received on WAL-C which is within or near to this site. Refer to Appendix B1.4 for further details.	

Dwellings:

<u>24</u>

Hertford Harlow eshunt Greater London

Epping Forest	District Council
Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0600	Rev 2

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Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Potential for recreational pressure effects in combination on Epping Forest Special Area of Conservation.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is wholly within the buffer zones for Deciduous Woodland and Wood Pasture and Parkland. 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 of Warlies Park 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 within Upshire Conservation Area but possible mitigation through high quality design/materials and appropriate layout in relation to Conservation Area boundary.
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	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	()	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.	95% greenfield site, 100m from an existing settlement (Waltham Abbey).
4.2 Impact on agricultural land	()	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	()	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.	
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site is within a very low density settlement and the number of houses is at a higher density than the neighbouring developments. Therefore, development is likely to affect 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	()	Gas or oil pipelines pose a major constraint to development. They will be difficult to overcome and affect a large part of the site.	Approximately 98% of the site is in the HSE middle consultation zone. Sensitivity level 3 as density of more than 40 dph. 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	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	Access via existing house on 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.	B684

Site Reference:	SR-0688
Parish:	Waltham Abbey
Size (ha):	0.12
Address:	Gant Court Garages, Nos. 99-126, Waltham Abbey
Primary use:	Residential
Site notes:	Council owned garages with associated parking and turning area.
Baseline yield:	4 dwellings
Source for	Assumption based on 30 dph
baseline yield:	
Site	Could accommodate terraced properties as seen elsewhere on the
constraints:	estate, including the conversion of five garages underneath existing flats.
	11415.
Site coloction	None
Site selection adjustment:	none
-	
0	

Community
feedback:The
neaDwellings:11

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

Hertford Hertford eshunt Greater London

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0688	Rev 2

Client

Sources: Est, HERE, DeLome, Intermap, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBae, IGN, Kadater NL, Ordnance Survey, Est Japan, METI, Est China (Hong Kong), swisstopo Mapmylridia, © OpenStreeMap contributors, and the GIS User Community Source: Est, DigitalGiote, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, ArcrORhD, RM, 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.	Small site within 2km of Epping Forest Special Area of Conservation. Potential for in combination recreational effects with other developments.
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 two BAP priority habitat buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.	100% brownfield site, within an existing settlement (Waltham Abbey).
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 potential regeneration area and is existing garages which 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 Gant Court.
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.	B685
L		1	QurA ©

	5
Site Reference:	SR-0690
Parish:	Waltham Abbey
Size (ha):	0.12
Address:	Mallion Court Garages, Nos. 220-256, Waltham Abbey
Primary use:	Residential
Site notes:	Council owned garages with associated parking and turning area.
Baseline yield:	4 dwollings
Baseline yielu.	4 dwenings
Source for baseline yield:	Assumption based on 30 dph
,,	
Site	Could accommodate terraced properties as seen elsewhere on
constraints:	estate at higher density, including the conversion of four garages underneath existing flats.
0.4	New
Site selection adjustment:	None
Community	The Council did not concult on a growth location which covers or is

Community feedback: <u>Dwellings:</u>

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

12

Hertford Hertford Harlow Harlow Harlow Brentwood

Job Title	
Epping Forest	t District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0690	Rev 2
	Epping Forest
ARUI	Epping Forest District Counc

Sources: Ent, HERE, Dalcome, International International Cons, CEBCO, USOS, FAO, NPS, NRCAN, Goodbase, IGN, Kadataker NL, Ordnanos Survey, Esri Japan, METL, Eari China (Hong Kong), swisstopo MagmyIndia, & OpenSineeMap contributors, and the GIS User Community Sources Eari, Digitalicidos, Geologye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Small site within 2km of Epping Forest Special Area of Conservation. Potential for in combination recreational effects with other developments.
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 setting of Conservation Area 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	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(+)	Site is less than 1000km from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.	100% brownfield site, within an existing settlement (Waltham Abbey).
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 potential regeneration area and is existing garages which 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 Mallion Court.
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.	B686

	5	to.
Site Reference:	SR-0850	Hertford
Parish:	Waltham Abbey	17
Size (ha):	1.34	1
Address:	Commercial site south of Highbridge Street, Waltham Abbey, Essex	
Primary use: Site notes:	Residential Existing out of centre retail park and associated parking	eshunt
Site notes.		Afoss
Baseline yield:	92 dwellings	
Source for	Indicated in Settlement Capacity Analysis (equivalent to 69 dph)	Client
baseline yield:		Epping F
		Job Title
		Epping F
Site constraints:	None	Drawing Statu
constraints.		Issue
		Drawing No
Site selection	None	SR-0850
adjustment:		

adjustment:

Community feedback:	The Council did not consult on a growth location which covers or is near to this site.
Dwellings:	61

Hertford Hertford eshunt Greater London

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0850	Rev 2
ARUI	Epping Forest District Council

Sources: Estl, HERE, DeLorme, Intermag, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadatster NL, Orthanos Survey, Esti Japan, METL, Esti China (Hong Kong), swisstopo MapmyIndia, © OpenStreeMap contributors, and the GIS User Community Source: Estl. (Jugitalicidoe, Geogrey, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



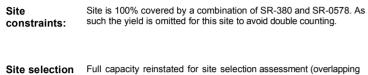
Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Potential for recreational pressure effects in combination on Lee Valley Special 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 10 rural residential dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	The site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
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. 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 not within any Local Wildlife Sites or 250m buffer zones.
1.7 Flood risk	(-)	Site within Flood Zone 3a where exception test required.	The whole site is in Flood Zone 2, with a substantial amount also falling in Flood Zone 3a. Development would be significantly constrained.
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated.	Site is adjacent to Conservation Area boundary, and nearby Listed Buildings and Scheduled Monument. Possible mitigation through 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	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are close to the A121 and therefore mitigation measures are likely to be required.
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	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.	100% brownfield site in an existing settlement (Waltham Abbey)
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.
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 retail park could provide an opportunity to enhance 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	(-)	Power lines may constrain part of the site but there is potential for mitigation.	Overhead power line pass over western part of the site. Constraint on development could be mitigated through a reduction in site capacity, design and layout.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Access from A121.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential for contamination. 100% of site. Potential adverse impact but could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	B687

Site Suit	ability Assessment
Site Referen	ce: SR-0851
Parish:	Waltham Abbey
Size (ha):	0.20
Address:	Car park at Green Yard, Waltham Abbey, Essex

Primary use:ResidentialSite notes:Public car park (pay and display)

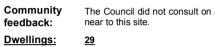
Baseline yield: 30 dwellings

Source for Indicated in Settlement Capacity Analysis (equivalent to 150 dph) baseline yield:



 Site selection
 Full capacity reinstated for site selection assessment (overlapping adjustment:

 site).
 site).



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

Hertförd Reg srat eshunt Brentwood

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

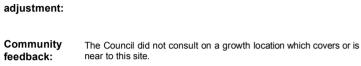
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© Contains US data © Crown copyright and database nght (2016) Sources: Earl, HERE, DeLome, Intermap, increment P Corp., CBECO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Earl Japan, METT, Esri Chnai (Hong Kong), swisstopo, Mapmi/dia, © OpenStreetMap contributors, and the GIS Baer Community Source: Earl, DigitalGibbe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRDI, CN, 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	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.		
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.		
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.		
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.		
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is wholly within three buffer zones. The site may indirectly affect the 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 84% of the site is located in Flood Zone 2, covering the eastern and western edges, with the remainder in Flood Zone 1. 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.	Partially within Waltham Abbey Conservation Area. Sensitive design/layout/density could mitigate.	
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	0	Site is between 1000m and 4000m from the nearest infant/primary school.		
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.		
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.		
3.8 Access to Strategic Road Network		Not applicable.		
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.	100% brownfield site, within an existing settlement (Waltham Abbey).	
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.	Part of site is an existing car park and provides an opportunity for intensification. Therefore, redevelopment could enhance the character of the area, subject to sensitive design reflecting the sites location in a conservation area.	
6.1 Topography constraints	0	No topography constraints are identified in the site.		
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.		
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.		
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.		
6.4 Access to site	(+)	Suitable access to site already exists.		
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Car Park / Made Ground / Within 250m of Landfill / Unknown Victorian Development). Potential adverse impact that could be mitigated.	
6.6 Traffic impact	()	Moderate peak time congestion expected within the vicinity of the site.	B688	
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Site Reference:	SR-0853	Hertford
Parish:	Waltham Abbey	11
Size (ha):	1.04	12
Address:	Playing fields at Waltham Holy Cross School grounds, Monkwood Ave, Waltham Abbey, Essex	
Primary use:	Residential	eshunt 🔓
Site notes:	Playing fields at Waltham Holy Cross Primary School	1E
Baseline yield: Source for baseline yield:	72 dwellings Indicated in Settlement Capacity Analysis (equivalent to 69 dph)	Client Epping F
		Job Title
		Epping F
Site	None	Drawing Statu
constraints:		lssue
		Drawing No
Site selection	None	SR-0853
adjustment:		ΔD



Dwellings: 72

Client

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Epping Forest Di	istrict Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0853	Rev 2

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/idia, © OpenStreeMap contributors, and the GIS User Community Source: Earl, DigitalGibbe, GeoEye, Earltstar Geographics, CNES/Airbus DS, USDA, USGS, AaroGRDI, ON, and the GIS User Community



<u>Dwennigs.</u>				
Criteria		Score	Qualitative Assessment	
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	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 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 buffer zone for BAP priority habitats 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.		
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, Grade I Listed Building or Grade II* Listed Building due to distance and built-up area in between.	
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.		
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.		
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.		
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.		
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.		
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.		
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.		
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.		
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.		
3.7 Distance to nearest GP surgery	(+)	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.	95% greenfield site, within an existing settlement (Waltham Abbey).	
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	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 identified as potential regeneration area. It has existing playing fields and open space. Therefore, redevelopment has the potential to adversely affect the character of the area.	
6.1 Topography constraints	0	No topography constraints are identified in the site.		
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.		
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.		
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.		
6.4 Access to site	(-)	would require upgrade.	Existing access via school. No access from Tudor Way on western edge of site.	
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.	B689	
			© Arup	

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Site Reference:	SR-0854
Parish:	Waltham Abbey
Size (ha):	1.25
Address:	Land at Leverton Infant School and Nursery, Honey Lane, Waltham Abbey, Essex
Primary use:	Residential
Site notes:	Scrublands (overgrown open space) with fencing at boundaries. No existing public access.
Baseline yield:	39 dwellings
Source for baseline yield:	Indicated in Settlement Capacity Analysis (equivalent to 31 dph)
Site constraints:	Site is 100% covered by a SR-0065. As such the yield is omitted for this site to avoid double counting.
Site selection adjustment:	Capacity reinstated from overlapping site.
Community	Feedback was received on WAL-A which is within or near to this

feedback: <u>Dwellings:</u>

Feedback was received on WAL-A which is within or near to this site. Refer to Appendix B1.4 for further details. <u>39</u>

Hertford Harlow eshunt Solution Greater London

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

Sources: Esri, HERE, DeLorme, Intermap, Increment P.Cony, GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Madaterin LU, Contrance Survey, Esri Japan, MET, IEsri China (Hong Kong), swisslopo, MapmyIndia, & OpenStreetMap contributors, and the GIS User Community Source: Esri, Upgilaticitohe, GeoSye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Critorio	1		
Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Potential for recreational pressure effects in combination on Epping Forest Special Area of Conservation.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is adjacent to a Deciduous Woodland habitat, and within the relevant and Wood pasture and Parkland buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on setting of Conservation Area due to distance and built-up area in between.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(+)	Majority of the site is greenfield land within a settlement.	80% greenfield site within 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 may improve settlement character through redevelopment of a run-down site or improvement in townscape.	Site is identified as a potential regeneration area. It is located within the settlement area and provides an 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	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	Pedestrian access via footpath. No existing vehicular access. This could potentially be overcome as the same landowner owns the school next door and could provide more land for access.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Infilled Pond). Potential adverse impact that could be mitigated.
	(-)	Low level congestion expected at peak times within the vicinity of the site.	B690

Site Reference:	SR-0901
Parish:	Waltham Abbey
Size (ha):	1.18
Address:	Langley Nursery, Crooked Mile, Waltham Abbey

Primary use: Residential Site notes: Existing use as glasshouse and market gardening.

Baseline yield: 35 dwellings

Source for baseline yield: Assumption based on 30 dph.

Site constraints: None

Site selection None adjustment:

Community feedback:	The Council did not consult on a growth location which covers or is near to this site.
Dwellings:	<u>35</u>

Les Hertford Brent

Epping Fores	t District Council
Job Title	
Epping Fores	t District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0901	Rev 2
ARUI	P Epping Forest District Council
ΑΚΟΙ	District Council

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Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Residential development between 400m and 2km from Lee Valley Ramsar. 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 10 rural dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	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 wholly 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.	Within close proximity to Waltham Abbey CA and Royal Gunpowder Mills CA, both including several GII, GII* LBs and SMs, however, due to distance, existing built-up nature of the site, and existing housing development to south, the impact can be mitigated.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
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.	90% greenfield, 10% brownfield adjacent to Waltham Abbey.
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.	Small site in existing use. Proposed amount of development is not likely to 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 off B194 Crooked Mile.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Horticultural Nursery). Potential adverse impact that could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	B691
		u	© Arup

Site Reference:	SR-0902
Parish:	Waltham Abbey
Size (ha):	0.46
Address:	Mile Nursery, Crooked Mile, Waltham Abbey

Primary use:ResidentialSite notes:In existing use as nursery, and mostly hard standing.

Baseline yield: 14 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.
<u>Dwellings:</u>	<u>14</u>

Hertford Hertford eshunt Brentwood Greater London

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

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Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Residential development between 400m and 2km from Lee Valley Ramsar. 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 10 rural dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	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 wholly 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.	Within close proximity to Waltham Abbey CA and Royal Gunpowder Mills CA, both including several GII, GII* LBs and SMs, however, due to distance, existing built-up nature of the site, and existing housing development to south, the impact can be mitigated.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	()	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
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, adjacent to Waltham Abbey.
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.	Site is in use as glasshouse. Proposed amount of development is not likely to 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 off B194 Crooked Mile.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Horticultural Nursery and Works). Potential adverse impact that could be mitigated.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.	B692
		•	© Arup

Site Reference:	SR-0903
Parish:	Waltham Abbey
Size (ha):	0.60
Address:	Waltham Abbey Swimming Pool, Roundhills, EN9 1UP

 Primary use:
 Residential

 Site notes:
 Existing swimming pool and car park

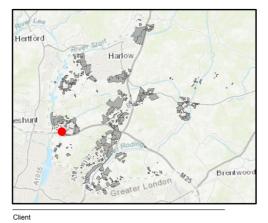
Baseline yield: 18 dwellings

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:18



Job Title	
Epping Fores	t District Local Plan
Drawing Status	Date
lssue	March 2018
Drawing No	Issue
SR-0903	Rev 2
ARU	P Epping Forest District Council www.eppingforestdc.gov.uk

Sources: Earl, HERE, DeLome, Lintermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Earl Japan, METI, Earl China (Hong Kong), swisstopo Magmri/dia, & OpenStreetMap contributors, and the GIS User Community Source: Earl, DigitalGiobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRD, 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).	Site on very edge of 2km zone for Lee Valley Special Protection Area. Impacts likely to be avoidable.
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.	
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 SM and CA due to distance and built-up area 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	(-)	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 M25 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(-)	Site is 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.	75% brownfield site adjacent to an existing settlement (Waltham Abbey)
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	0	Development is unlikely to have an effect on settlement character.	Low density development on swimming pool site reflects the low density development of the surrouding area and is no likely to negatively 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 from Roundhills.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Records indicate that the sites are located on a former historic landfill. Mitigation possible, but developer should be required to show evidence of viability for site remediation in order to redevelop.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.	B693

Site Reference:	SR-0955
Parish:	Waltham Abbey
Size (ha):	0.12
Address:	36 Highbridge Street, Waltham Abbey, EN9 1BT

 Primary use:
 Residential

 Site notes:
 Derelict commercial building and car park

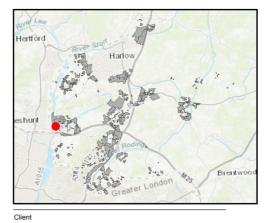
Baseline yield: 10 dwellings

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:10



Job Title	
Epping Fores	t District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0955	Rev 1
ARUI	P Epping Forest District Council www.eppingforestdc.gov.uk

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NumberNumberNumberNumberNumberNumber12 NumberSold Sold Sold Sold Sold Sold Sold Sold	Criteria		Score	Qualitative Assessment
LinkinstandamiIIsolation and afficient basis and a status in some of the sta	1.1 Impact on Internationally Protected Sites	0		Regulation Assessment (2016) indicates that in-combination effects from urbanisation or recreational pressure are
La nei de la ministrationalvvla ministrationalLa ministrational20Maria Malana and Maria MalanaMaria MalanaLa ministrational20Maria Malana and Maria MalanaMaria MalanaLa ministrational20Maria Malana and Maria MalanaMaria MalanaLa ministrational20Maria MalanaMaria MalanaLa ministrational20MalanaMalanaLa ministrational20MalanaMalanaaLa ministrational20 <td>1.2 Impact on Nationally Protected sites</td> <td>0</td> <td></td> <td></td>	1.2 Impact on Nationally Protected sites	0		
Jake State Sta	1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
Number of the set		0	No Ancient or Veteran trees are located within the site.	
Instruction Control Instruction Co	1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
Number of the second	1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is wholly within Deciduous Woodland, Lowland Meadows 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.
UnitedUnitedUnitedUnitedUnitedUnited10 mixed on the fragment for a backed with a Constraint for a darket of Lake Multiple of the fragment for a backed with a Constraint for a darket of the fragment for a backed with a Constraint for a darket of the fragment for a backed with a Constraint for a darket of the fragment for a backed with a Constraint for a darket of the fragment for a backed with a Constraint for a darket of the fragment for a backed with a Constraint for a darket of the fragment for a backed with a Constraint for a darket of the fragment for a backed with a Constraint for a darket of the fragment for a backed with a Constraint for a darket of the fragment for a backed with a Constraint for a darket of the fragment for a darke	1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
Unit informationUnit of an impactUnit of an impactUnit of an impactUnit of an impact10: Infrared on careadogy01Callsocotion of a loss of an infrared on careadogy0113: Instant on careadogy02Sectored of an infrared on careadogy0114: Instant on careadogy03Sectored of an infrared o	1.7 Flood risk	(+)	Site within Flood Zone 2 and exception test not required.	
Instruction constraint IP Resci are such in the local part of t	1.8a Impact on heritage assets	(-)		but further information and assessment required. Development to rear dependent on appropriate scale, layout, high
Link Lock damCInterfact damCInterfact damC21 lock of law 10 feet bit 1Extend to the feet bit damExtend to the feet bit damExtend to the feet bit dam31 lock of law 10 feet bit 1Extend to the feet bit damExtend to the feet bit damExtend to the feet bit dam31 lock of law 10 feet bit 1Extend to the feet bit damExtend to the feet bit damExtend to the feet bit dam31 lock of law 10 feet bit 1Extend to the feet bit damExtend to the feet bit damExtend to the feet bit dam31 lock of law 10 feet bit 1Extend to the feet bit damExtend to the feet bit damExtend to the feet bit dam31 lock of law 10 feet bit 1Extend to the feet bit damExtend to the feet bit damExtend to the feet bit dam31 lock of law 10 feet bit 1Extend to the feet bit damExtend to the feet bit damExtend to the feet bit dam31 lock of law 10 feet bit 1Extend to the feet bit damExtend to the feet bit damExtend to the feet bit dam31 lock of law 10 feet bit 1Extend to the feet bit damExtend to the feet bit damExtend to the feet bit dam31 lock of law 10 feet bit 1Extend to the feet bit damExtend to the feet bit damExtend to the feet bit dam31 lock of law 10 feet bit 1Extend to the feet bit damExtend to the feet bit damExtend to the feet bit dam31 lock of law 10 feet bit 1Extend to the feet bit damExtend to the feet bit damExtend to the feet bit dam31 lock of law 10 feet bit 1Extend to the feet bit damExtend to the feet bit damExtend	1.8b Impact on archaeology	(-)		
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1 Outline (in the same till interview intervi	2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
A L denied thereed can set of 10 Image: Comparison of Com	3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
A3 Jostanie B der biolymein locates 11 Internet in	3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
A relative to during interview CP Interview interview interview 3.3 Distance to nearest infattylinnary school Se is between 1000m and 4000m from the nearest infattylinnary school. Interview 3.4 Distance to nearest infattylinnary school Se is between 1000m and 4000m from the nearest is econdary school. Interview 3.4 Distance to nearest QP suggry QP Se is between 1000m and 4000m from the nearest is econdary school. Interview 3.4 Distance to nearest QP suggry QP Notestation to nearest QP suggry Interview 3.4 Distance to nearest QP suggry Notestation to nearest QP suggry Interview Notestation to nearest QP suggry 4.1 Reserviced and Greenfeed Land 4/40 Reservice of a gricultural land. Set between 1000m and 4000m from the nearest QP suggry 4.1 Reserviced and Greenfeed Land 4/40 Reservice of a gricultural land. Set between 1000m and 4000m from the nearest QP suggry 4.1 Reserviced and Greenfeed Land 4/40 Reservice of a gricultural land. Set between 1000m and 4000m from the nearest QP suggry 4.1 Reservice 1 and access to one spoid 5/40 Reservice of a gricultural land. Set between 1000m and 4000m from the nearest QP suggry 6.1 Reservice 1 and access to one spoid 5/40 Restoremet and sevice spoid land with me and sevice spoid land.<	3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.5 Defance to nearest scoredary school 0 Including the nearest scoredary school 0 3.6 Defance to nearest scoredary school 0 Se la is as hun 100m from the nearest CP surgery 1 3.7 Defance to nearest CP surgery 1 1 Not aplicable. 1 3.6 Defance to nearest CP surgery 1 Not aplicable. 1 Not aplicable. 3.6 Defance to nearest CP surgery 1 Not aplicable. 1 Not aplicable. 3.6 Defance to nearest CP surgery 1 Not aplicable. 1 Not aplicable. 4.1 Recorded and Greenfeld Land 10 Performent of the site would not result in the loss of approduct land. 1 4.1 Recorded and Greenfeld Land 0 Development of the site would not result in the loss of approduct land. 1 4.1 Recorded and Greenfeld Land 0 Development unikely to involve the loss of approduct period space. 1 6.1 Indicaspe smethink 0 Development unikely to have an effect on selfiseriat line in easients of the landscape see able to accorded the advector contait is urban and development sublely to advector period the side approduct period space. 1 6.1 Tocoparity constraint 0 Development unikely to have an effect on selfiseriat line site. 1 <	3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
a la diama de internet se secondary social 0 Indicado de internet se secondary social 3.7 Diamos lo rearest CP surgey (4) Site las than 1000m from the nearest CP augey. Indicado de internet secondary social Indicado de interet secondary social	3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.1 Detailed Wheels of Suppry (*) Interaction of the start of	3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.6 Access to strategic root retrorts Image: Contract Control of	3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
A. I downined and Streamed Labor International Control of Streamed Labor International Control of Streamed Labor 4.2 Impact on agricultural land 0 Development of the site would not result in the loss of agricultural land. International Control of Streamed Labor 4.3 Capacity to improve access to open space 0 Development unlikely to involve the loss of public open space. International Control of Streamed Labor International Control of Streamed Labor 5.1 Landscape sensitivity 0 Development unlikely to adversely affect the wider landscape are able to accommodate the townscape. International Control of Streamed Contrese Streamed Control of Streamed Control of Streamed C	3.8 Access to Strategic Road Network		Not applicable.	
4.2 Impact on signatural and 0 If a constraints 0 If a constraint constraints 0 If a constraint constraints If a constraint constraints If a constraint constraints 0 If a constraint constraints If a constraint constraint constraints If a constraint constraint constraints If a constraint constraint constraint constraints If a constraint constraint constraint constraint constraint constraint constraint constraint constraint constraints If a constraint conste constraint constraint con	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 (Waltham Abbey).
4.3 Capacity in infride access to open space 0 Set effils within an area of low landscape sensitivity - characteristics of the landscape are able to accommodel The relevant sile character context is urban and development is unlikely to adversely affect the wider landscape 5.1 Landscape sensitivity 0 Set effils within an area of low landscape sensitivity - characteristics of the landscape are able to accommodel The relevant sile character context is urban and development is unlikely to adversely affect the wider landscape 5.2 Settement character sensitivity 0 Development is unlikely to have an effect on settement character. Proposed development would entail retention of facade of Grade II Listed Building and therefore is not likely to impact 6.1 Topography constraints 0 No topography constraints are identified in the sile. Image: Character context is urban and development is unlikely to adversely affect the wider landscape 6.2 Distance to gas and oil pipelines 0 Bas or oil pipelines do not pose any constraint to the sile. Image: Character context is urban and evelopment is unlikely to adversely affect the sile. 6.3 Impact on Tree Preservation Order (TPO) 0 Bas or oil pipelines do not pose a constraint to the sile. Image: Character context is urban and evelopment character context is urban andition on site wider landscape area is urban anditore	4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
5.1 Landscape sensitivity 0 development without significant character change. character. 5.2 Settlement character sensitivity 0 Development is unlikely to have an effect on settlement character. Proposed development would entail retention of facade of Grade II Listed Building and therefore is not likely to impact on the townscape. 6.1 Topography constraints 0 No topography constraints are identified in the site. Image: Comparison of the townscape. 6.2 Distance to gas and oil pipelines 0 Revelopment would not pose any constraint to the site. Image: Comparison of the site. 6.2 Distance to power lines 0 Power lines do not pose a 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 diageent to the site. Existing access from North Road. 6.4 Access to site (+) Suitable access to site already exists. Existing access from North Road. 6.5 Contamination constraints (+) Site below site size threshold where it would be expected to significantly affect congestion. Image: Contamination (Works / Peat Beds / Landfill within 250m). Potential adverse impact could be mitigated.	4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
b.2 Settlement character sensitivity 0 Interview of the constraints 0 Interview of the constraints on the townscape. 6.1 Topography constraints 0 No topography constraints are identified in the site. Interview of the site. Interview of the site. 6.2 Distance to power lines 0 Gas or oil pipelines do not pose a constraint to the site. Interview of the site. Interview 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 Interview of adjacent to the site. 6.4 Access to site (+) Suitable access to site already exists. Existing access from North Road. 6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination (Works / Peat Beds / Landfill within 250m). Potential adverse impact could be mitigated.	5.1 Landscape sensitivity	0		
0.1 Hobgitphy Constraints 0 Federation Federation Federation 6.2a Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose any constraint to the site. Federation 6.2b Distance to power lines 0 Power lines do not pose a constraint to the site. Federation 6.3 Impact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. Federation 6.4 Access to site (+) Suitable access to site already exists. Existing access from North Road. 6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination (Works / Peat Beds / Landfill within 250m). Potential adverse impact could be mitigated.	5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	
0.2 a bistance to gas and oil pipelines0Calculation of the set of	6.1 Topography constraints	0	No topography constraints are identified in the site.	
0.2 Distance to power links 0 Image: Constrained to power links 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 North Road. 6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination (Works / Peat Beds / Landfill within 250m). Potential adverse impact could be mitigated. 0.4 Treffs inservit Site below site size threshold where it would be expected to significantly affect congestion. Existing access from North Road.	6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.3 Impact of Thee Preservation Order (TPO) 0 adjacent to the site. 6.4 Access to site (+) Suitable access to site already exists. Existing access from North Road. 6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination (Works / Peat Beds / Landfill within 250m). Potential adverse impact could be mitigated. 0.4 Traffic insert Site below site size threshold where it would be expected to significantly affect congestion. Existing access from North 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 (-) Potential contamination on site, which could be mitigated. Potential contamination (Works / Peat Beds / Landfill within 250m). Potential adverse impact could be mitigated. 6.6 Terfferingenet 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 Containination constraints (-) Site below site size threshold where it would be expected to significantly affect congestion.	6.4 Access to site	(+)	Suitable access to site already exists.	Existing access from North Road.
6.6 Traffic impact Site below site size threshold where it would be expected to significantly affect congestion. B694	6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Works / Peat Beds / Landfill within 250m). Potential adverse impact could be mitigated.
	6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.	B694

Site Reference:	SR-0967
Parish:	Waltham Abbey
Size (ha):	3.15
Address:	The Breaches, Galley Hill Road, Waltham Abbey, EN9 2AQ

 Primary use:
 Residential

 Site notes:
 Employment uses including storage

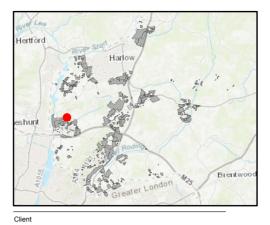
Baseline yield: 50 dwellings

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:50



Epping Forest District Local Plan Drawing Status Date Issue March 2018 Drawing No Issue	ob Title	
Issue March 2018	pping Forest [District Local Plan
Drawing No. Issue	rawing Status	Date
Drawing No Issue	sue	March 2018
	rawing No	Issue
SR-0967 Rev 1	R-0967	Rev 1

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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	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	The site encompasses an area of Deciduous Woodland and is within its relevant buffer zone. The site may directly 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	(-)	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 more than a 1000m from a bus stop.	
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	0	Majority of the site is previously developed land that is neither within nor adjacent to a settlement.	80% brownfield site, 1000m from an existing settlement (Waltham Abbey).
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 open space. The proposals could be configured to avoid loss of open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	Proposals have the potential to influence the wider landscape character area. 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.	Proposed high density development likely to detract from the surrounding rural and low density 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.	Less than 1% of the site is affected by BPA Oil Pipeline. The affected area is in the northern corner and proposed layout in the concept masterplan avoids 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.	Existing access from Galley Hill Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Military Gun Emplacements / Farm / Waste Transfer Station / Scrapyard / Sewage Works / Adjacent Landfill (Sewage Sludge). Potential adverse impact could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	B695
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onto ountai	
Site Reference:	SR-0969
Parish:	Waltham Abbey
Size (ha):	9.74
Address:	Metropolitan Police Cadet Training Centre, Lippitts Hill, Essex, IG10 4AL
Primary use:	Residential
Site notes:	Hangar and operational buildings used by the National Police air service, including 8 Grade II listed buildings and a Scheduled Monument
Baseline yield:	292 dwellings
Source for baseline yield:	Assumption based on 30 dph
Site constraints:	HSE Inner Zone runs north-west to south-east through the western part of the site (2%). Capacity adjusted proportionally to account for the constrained part of the site to remove it from the developable area.
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>286</u>

Hertford Harlow Harlow Brentwood Client

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0969	Rev 1
ARUI	Epping Forest District Council

Sources: Earl, HERE, DeLorme, Internap, Increment P Corp., CEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, MET, Earl China (Hong Kong), swisstopo MagmyIndia, @ OpenStreetMap contributors, and the GIS User Community Source: Earl, Digilalcible, Geodeye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	()	Effects of allocating site for the proposed use likely to be significant.	Large residential development partly within 400m of Epping Forest Special Area of Conservation. Risk of urbanisation (fly tipping, fires, invasive species) and increased recreational pressure.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (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 two area of BAP priority habitat with no main feature and is within two 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 within the Day's Farm Paddocks and Carroll's Farm Complex 250m buffer zones. The site may indirectly affect the Local Wildlife Sites, 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.	Site contains SM and several LBs (other buildings currently being assessed for listing by Historic England). Settings and re-use of buildings needs careful consideration. Some opportunity to enhance but further information and assessment 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.	
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 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	(-)	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 that is neither within nor adjacent to a settlement.	60% greenfield site, 2000m from an existing settlement (Loughton).
4.2 Impact on agricultural land	(-)	Development of the site would result in the loss of poorer quality agricultural land (grade 4-5).	
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. Site adjacent to existing open space and could provide opportunities to improve access to Epping Forest.
5.1 Landscape sensitivity	()	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.	Site characteristics are such that a detailed assessment would likely find high vulnerability, at least in part of site. Development would need to be strongly constrained in extent and form so as not to be likely to affect adversely the wider landscape.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Site comprises operational buildings, Listed Buildings and Scheduled Monument set back from the settlement which is generally modern in character. Sensitive development would be required to mitigate impact on heritage assets.
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 7% of site is in HSE middle zone and 2% is in inner zone, through centre of site. Due to large site size/ small area affected impact is negligible and not considered a constraint. HSE guidance is advise against development for affected area.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Existing access from Lippitts Hill.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Military Site). Potential adverse impact could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	B696
.	-	•	© Arup

Site Reference: Parish: Size (ha): Address:	SR-0985 Waltham Abbey 0.52 1-12 Hillhouse, Ninefields, Waltham Abbey, Essex, EN9 3EL
Primary use: Site notes:	Residential Ground floor commercial uses with residential uses on upper floors
Baseline yield: Source for baseline yield:	16 dwellings Assumption based on 30 dph

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:	16

Hertford Hertford eshunt Greater Landon

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

Sources: Est, HERE, DeLorme, Intermap, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadatster NL, Orthannes Survey, Est, Japan, MET, Lard China (Hong Kong), swisstopo, MapmyIndia, & OpenStreeMap contributors, and the GIS User Community Source: Est, JugitalCiobe, GeoSye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in- combination effects.	Residential development located between 400m and 2km from Epping Forest Special Area of Conservation. In- combination effects from recreational pressure likely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	The proposed development does not exceed Impact Risk Zone consultation thresholds and is unlikely to result in any adverse effects.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is partly within a BAP priority habitat of no main feature buffer zone. The site may indirectly affect the BAP priority habitat, but mitigation could be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(+)	Site within Flood Zone 2 and exception test not required.	Some 49% of the site in Flood Zone 2, with the remainder falling in Flood Zone 1. Flood Zone 2 is located along the southern site boundary and flood risk can 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 Conservation Area 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	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.	100% brownfield site, within an existing settlement (Waltham Abbey).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Low density residential development is proposed which reflects the character of the area. Therefore, development is not likely to have an impact on the area's 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 Hillhouse.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Horticultural Nursery / Demolition Waste). Potential adverse impact could be mitigated.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.	B697

SR-0995
Waltham Abbey
0.07
69 Farm Hill Road, Waltham Abbey, Essex, EN9 1NG
\ (

Primary use:ResidentialSite notes:Bungalow

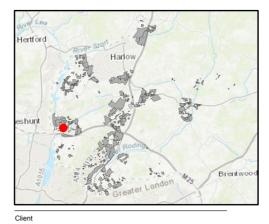
Baseline yield: 8 dwellings

Source for Indicated in planning application baseline yield:

Site No constraints identified. constraints:

Site selection None adjustment:

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



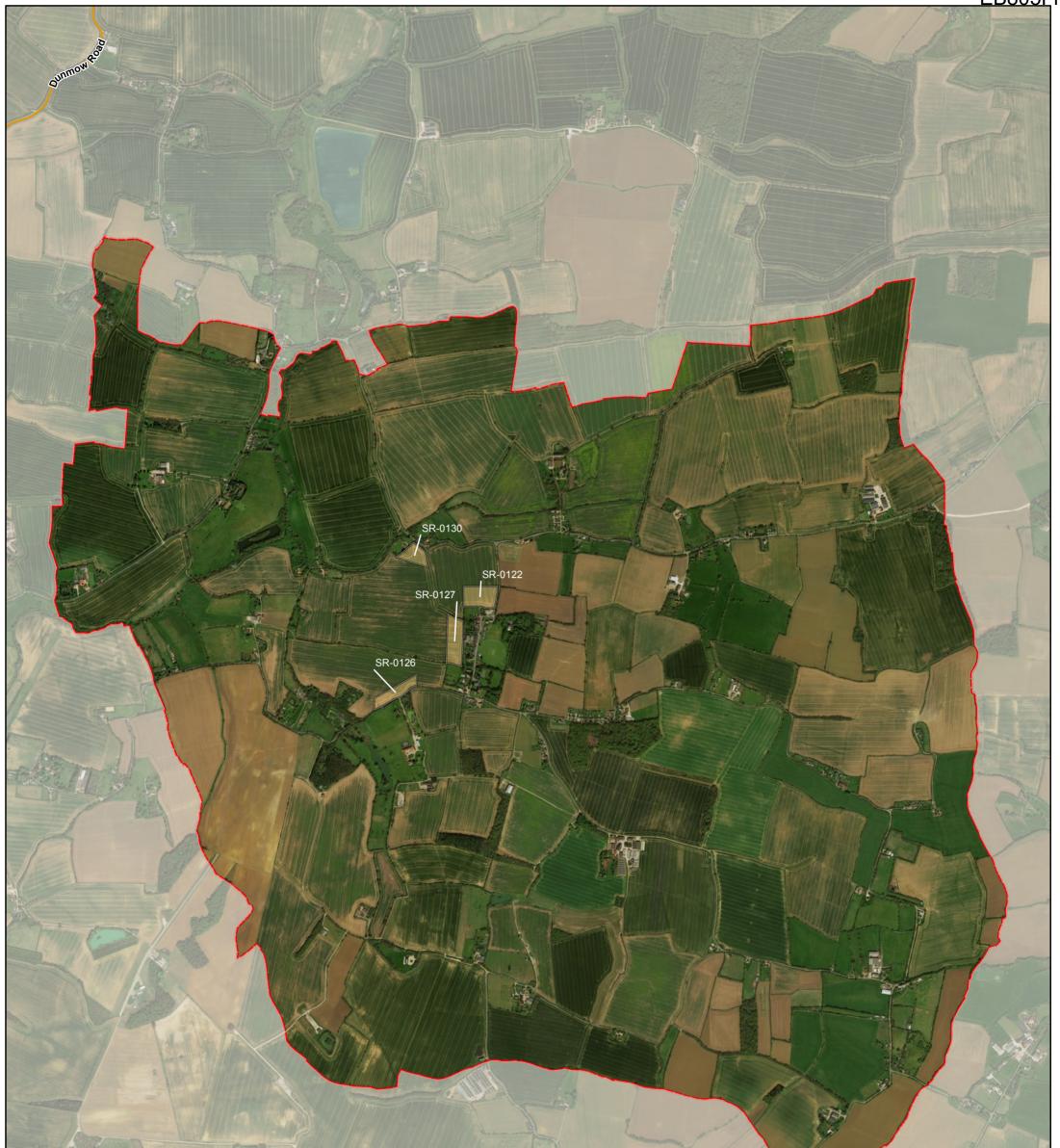
Epping Forest District Council		
Job Title		
Epping Forest District Local Plan		
Drawing Status	Date	
Issue	March 2018	
Drawing No	Issue	
SR-0995	Rev 1	
ARUI	P Epping Forest District Council www.eppingforestdc.gov.uk	
Sources: Esri, HERE, DeLorr	n copyright and database right (2016) ne, Intermap, increment P Corp., GEBCO, USGS, FAO, NP: Ordnance Survey, Esri Japan, METI, Esri China (Hong Kon	

Sources: Esit, HERE, DeLorme, Lintermap, Increment P. Corp., EGBCO, USGS, FAO, NPS, NRCAN, Geoßase, IGN, Kadaster NL, Ordnance Survey, Esit Japan, METI, Esir China (Hong Kong), swisstopo, Mapmylndia, OpenStineetMap contributions, and the GIS User Comunity Source: Esit, DigitalGibbe, GeoEye, Emithatin Geographics, CNES/Airbus DS, USDA, USGS, AeroGRD, ICN, and the GIS User Comunity



Criteria 1.1 Impact on Internationally Protected Sites		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites			Quantative Assessment
	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.	
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 and Listed Buildings due to distance and built-up surroundings of site.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(+)	Site is less than 1000km from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(+)	Majority of the site is greenfield land within a settlement.	60% greenfield site, within an existing settlement (Waltham Abbey).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Proposed intensification is of a significantly higher density than surrounding development and could detract from the character of the area. Impact could be mitigated through lower density development.
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 Farm Hill 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		Site below site size threshold where it would be expected to significantly affect congestion.	B698

EB805Fiv



	ChelmsfordiRoad
- All -	

Report on Site Selection	Drawing No. EFDC-S2-0028-Rev2 Date: March 2018	Content Residential Sites for Stage 2 and Stage 6.2 Assessment in Willingale	Legend Resid
ARUP	Bato. Maron 2010	Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aeroqrid, IGN, IGP, swisstopo and the GIS User Community.	Paris
Epping Forest District Council	Scale: 1:17,500 @A3	Contains Ordnance Survey & Royal Mail Data (c) Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016	This legend shows only

esidential sites assessed at Stage 2 and Stage 6.2

Ν

B699

rish Boundary

only key map symbology. A full legend can be found at the beginning of the Appendix.

Site Reference: Parish: Size (ha): Address:	SR-0122 Willingale 1.61 Dreams, Beech Road, Willingale, Essex
Primary use: Site notes:	Residential Agricultural field.
Baseline yield: Source for baseline yield:	5 dwellings Indicated in Call for Sites (equivalent to 3dph)
Site constraints:	Higher density could be achieved using a smaller part of site along Beech Road.
Site selection adjustment:	None

Community
feedback:The Count
near to thisDwellings:10

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

Client

Job Title	
Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0122	Rev 2
ARUI	C Epping Forest District Council

Sources: Earl, HERE: Dutamice/programatic deabase rg/Dorb, GEECO, USGS, FAO, NPS, NRCAN, GeoBase, ICN, Kodmaker ML, Oranne Sourcey, Earl Appar, METT, Earl China (Hong Kong), swisstopo, Methical Digensitis MMap controls Sourcey, Earl Appart, METT, Earl China (Hong Kong), swisstopo, Marco (Earl, Digensitis), Marco Cautons, and the GIS User Community Source (Earl, Digensitis), and the GIS User Community AeroGRID, IAN, 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 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 St. Andrew's/St. Christopher's Churchyards, Willingale LWS. The site is unlikely to affect the features and species of this LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated.	Possible impact on settings of Listed Buildings on The Street due to their position in historic linear pattern, which development could erode. Possible mitigation if historic development pattern is respected 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	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 more than a 1000m from a bus stop.	
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(-)	Site is more than 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 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 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.	Key characteristics of the adjacent area to the west assessed as highly sensitive extend to this site. Development would be likely to affect adversely 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.
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 would need to be improved - potentially alongside SR-0174 or off Beech Road.
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		Site below site size threshold where it would be expected to significantly affect congestion.	B700
			© Aru

Site Reference:	SR-0126
Parish:	Willingale
Size (ha):	1.19
Address:	Stonals, Wardens Hall, Willingale, Essex

Primary use:ResidentialSite notes:Agricultural field.

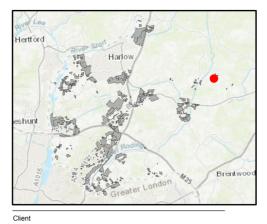
Baseline yield: 5 dwellings

Source for Residential Indicated in Call for Sites baseline yield:

Site None constraints:

Site selection None adjustment:

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



Epping Forest District Council		
Job Title		
Epping Forest District Local Plan		
Drawing Status	Date	
lssue	March 2018	
Drawing No	Issue	
SR-0126	Rev 2	
ARUI	P Epping Forest District Council	
Sources: Esri, HERE, DeLon	n copyright and database right (2016) me, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS . Ordnance Survey, Esri Japan. METI, Esri China (Hong Kong	

Sources: Ext. HEFEE, DeLorme, Intermap, Increment P.Corp, GEBCO, USGS, FAO, NPS, NRCAN, Geolaase, IGN, Kadatater NL, Ordnance Survey, Ever Liapan, MET, List China (Hong Kong), awisstopo, MapmyIndia, @ OpenStreetMap contributors, and the GIS User Community Source: Ext. (Jointalcibloe, Geolegy, 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 wholly within a Wood Pasture and Parkland buffer zone and partially within Deciduous woodland and Lowland Meadows 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 of St. Andrew's/St. Christopher's Churchyards, Willingale 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 SM or GII* LBs due to distance. Consideration should be given to setting of listed Wardens Hall and outbuildings to south - 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	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 more than a 1000m from a bus stop.	
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	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 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 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.	Key characteristics of the adjacent area to the west assessed as highly sensitive extend to this site. Development would be likely to affect adversely 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.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	0	Access to the site can be created within landholding adjacent to the highway.	Access could be achieved off Fyfield Road.
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		Site below site size threshold where it would be expected to significantly affect congestion.	B701
	-	•	© Arut

Site Reference:	SR-0127
Parish:	Willingale
Size (ha):	1.72
Address:	Church Field, Willingale, Essex

Primary use: Residential Site notes: Agricultural field.

Baseline yield: 43 dwellings

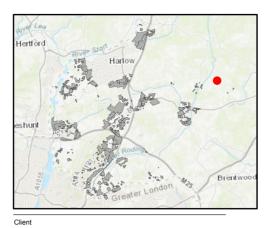
Source for baseline yield: Assumption based on 30 dph

Site constraints: None

Site selection None adjustment:

Community	The Council did not consult on a growth location which covers or is
feedback:	near to this site.
Dwellings:	<u>43</u>

<u>Dwellings:</u>



Epping Forest	District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0127	Rev 2

O, NPS, NRCAN, g Kong), swisstop r, Esri Japan, METL, Esri Orma (1997) d the GIS User Community Seographics, CNES/Airbus DS, USDA, USGS, , 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 Deciduous Woodland 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.	The site is adjacent to St. Andrew's/St. Christopher's Churchyards, Willingale 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 would likely result in the loss of a heritage asset or result in a significant impact that cannot be mitigated.	Harm caused to settings of GII* listed churches and other LBs on The Street as they form part of historic linear settlement. Development would erode this and remove long, open views across landscape from churches which is an important part of setting.
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.	
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 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 more than 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 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 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 area to the west assessed as highly sensitive extend to this site. Development would be likely to affect adversely the wider landscape character.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	The proposals are for higher density development than the neighbouring developments. Therefore, development is likely to affect the character of the area.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	Access would need to be improved through Mann's Yard.
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.	B702

	-
Site Reference:	SR-0130
Parish:	Willingale
Size (ha):	0.92
Address:	Church Field (1ha site), Willingale, Essex
Primary use:	Residential
Site notes:	Agricultural field.
Baseline yield:	2 dwellings
•	
Source for baseline yield:	Indicated in Call for Sites
basenne yielu.	
Site	Higher density could be achieved using a smaller part of site - e.g.
constraints:	up to 10 dwellings.
Site selection	None
adjustment:	
~	
Community	-

Community Tr feedback: ne Dwellings: 10

The Council did not consult on a growth location which covers or is near to this site. $\underline{10}$

Hertford Hertford eshunt Greater London

Job Title	
Epping Fores	t District Local Plan
Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0130	Rev 2
sr-0130 ARU]	Rev 2 P Epping Fore District Coul

Sources: Esr. HERE, DeLome, Lintermap, Increment P Corp., GBCO, USSS, FAO, NPS, NRCAN, GeoBase, IGN, Kadasten NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, OpenStireeMap contributors, and the GIS User Community Source: Esri, DigitalCible, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USDS, AeroGRDI, ON, and the GIS User Community



<u>Dweinings.</u>			
Criteria		Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	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 setting of Scheduled Monument due to distance. Impact on settings of Grade II* Dukes Farmhouse to north east and Grade II Dukes Cottage to north west. 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	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 more than a 1000m from a bus stop.	
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(-)	Site is more than 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 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 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.	Key characteristics of the adjacent area to the west assessed as highly sensitive extend to this site. Development would be likely to affect adversely 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 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	(-)	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 could be use and improved off Dukes Lane.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Large Gravel Pit and Sewage Sludge). 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.	B703
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