



Report on Site Selection



Drawing No.
EFDC-S2-0001-Rev1

Date: September 2016

Scale: 1:12,500 @A3

Content
Residential Sites for Stage 2 Assessment in Buckhurst Hill

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

Legend
 Stage 2 Sites
 Parish Boundary



Site Suitability Assessment

Site Reference: SR-0176
Parish: Buckhurst Hill
Settlement:
Size (ha): 1.23
Address: St Just, 1 Powell Road, Buckhurst Hill, Essex, IG9 5RD

Primary use: Housing
SLAA notes: Site comprises a large residential garden

SLAA yield: 60 dwellings comprising 40 market homes and 20 affordable

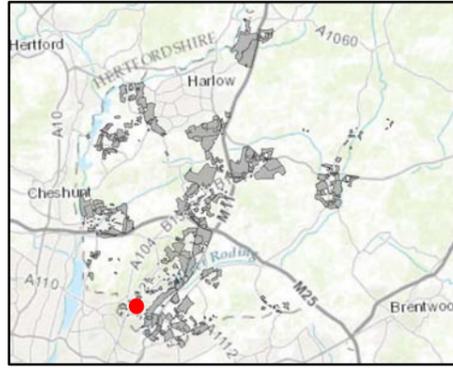
SLAA source for baseline yield: Indicated in Call for Sites

SLAA site constraints: None

Site selection adjustment: None

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

Dwellings: 60



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
 Issue
 Drawing No **SR-0176** Issue **P1**
 
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(--)	Effects of allocating the site for the proposed use is likely to have a significant effect. Site partially located within 400m of Epping Forest Special Area of Conservation. Risk of urbanisation (e.g. from fly tipping, fires, invasive species etc.).
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of the 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 partially within Deciduous Woodland and Wood Pasture and Parkland buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site. The site is adjacent to Linder's Field LNR and LWS and within the 250m buffer for Ardmore Lane Wood LWS. The site is unlikely to affect the features and species of these LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	0	Proposed site located within the setting of a heritage asset and effects can be mitigated.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	0	Site is within Green Belt, but the level of harm likely to arise by the release of land for development would be none. The site lies partially within the Green Belt, though the area within the Green Belt does not meet the purposes. If the site was released would have no harm to the purposes of the wider Green Belt.
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to local amenities	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement. 80% greenfield site, adjacent to an existing settlement.
4.2 Impact on agricultural land	0	Development would not result in the loss of agricultural land.
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space. A negligible part of the site contains public open space. Development will not involve the loss of public open space.
5.1 Landscape sensitivity	0	The site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change. The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character. The proposed density is higher than the neighbouring developments. Therefore, development is likely to affect the character of the area.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists. Access is sufficient
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (infilled ponds). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time, or site below the site size threshold where it would be expected to affect congestion.

Site Suitability Assessment

Site Reference: SR-0188
Parish: Buckhurst Hill
Settlement:
Size (ha): 1.22
Address: Land to the Rear of Albany House, Epping New Road, Buckhurst Hill
Primary use: Housing
SLAA notes: Paddock

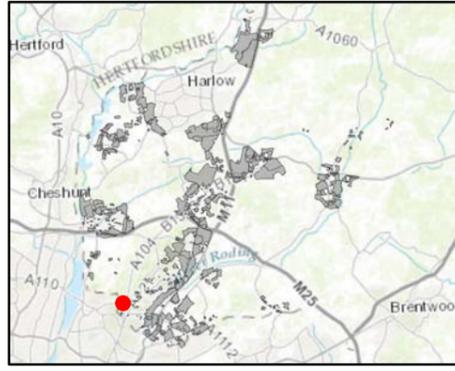
SLAA yield: 1-2 dwellings
SLAA source for baseline yield: Indicated in Call for Sites

SLAA site constraints: None

Site selection adjustment: None

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

Dwellings: 2



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
 Issue
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating the site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Site located within 400m of Epping Forest Special Area of Conservation. Risk of urbanisation (e.g. from fly tipping, fires, invasive species etc0).
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of the development proposed it is likely to be possible to mitigate the effects of the proposed development. Due to the development type (all planning applications, except householder), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	(--)	Site is adjacent to or contains Ancient Woodland. The proposals would likely result in direct loss or harm to Ancient Woodland or cannot be mitigated. The site is wholly within the 250m buffer for Epping-Ambresbury Banks 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. Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is wholly within Deciduous Woodland, Wood Pasture and Parkland and BAP priority habitat with no main features buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site. The site is within the 250m buffer for Ardmore Lane Wood LWS. The site is unlikely to affect the features and species of this LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	No effect likely on historic assets 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	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 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.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement. 100% greenfield site not within or adjacent to an existing settlement.
4.2 Impact on agricultural land	0	Development 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	(--)	The site falls within an area of high landscape sensitivity - vulnerable to change and unable to absorb development without significant character change.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character. Site close to Epping Forest Special Area of Conservation. Considering the scale of the proposed development of two dwellings, it is unlikely to impact on the low density, forest-setting of this part of the settlement.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade. Access is from private road off Trinity Terrace and would require third party agreement and road upgrade.
6.5 Contamination constraints	0	No contamination issues identified on site to date. No potential contamination identified.
6.6 Traffic impact		Site below the size threshold where it would be expected to affect congestion (e.g. employment site or housing site with capacity of <25 dwellings).

Site Suitability Assessment

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

Primary use: Housing
SLAA notes: None

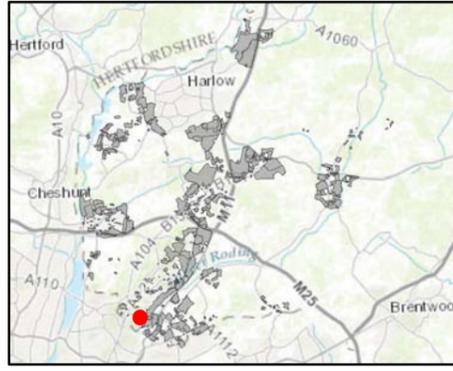
SLAA yield: 55 dwellings
SLAA source for baseline yield: Indicated in Call for Sites

SLAA site constraints: None

Site selection adjustment: None

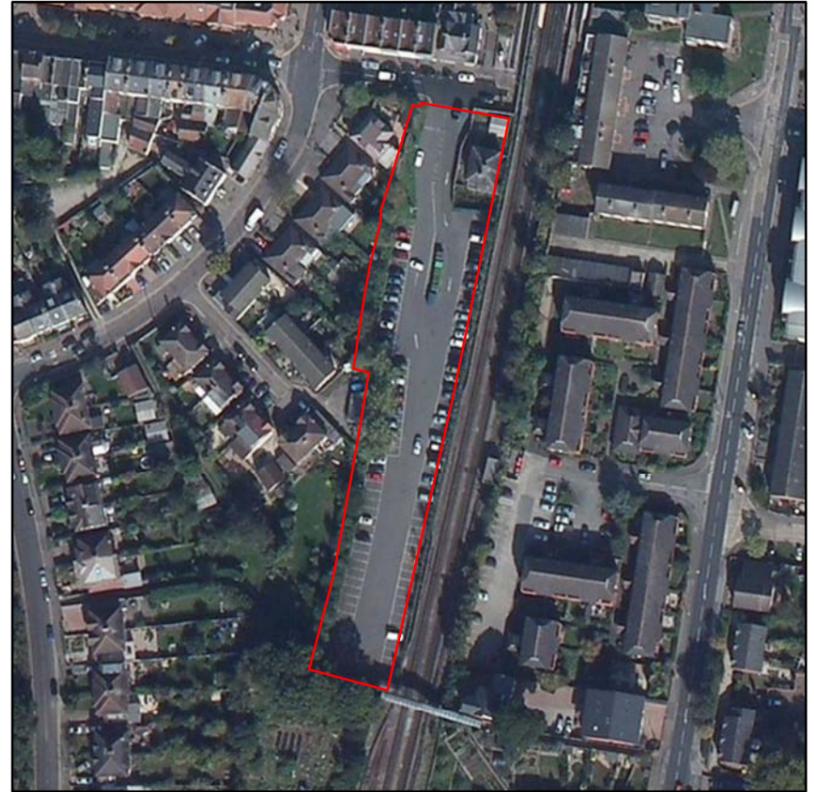
Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 55



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
 Issue
 Drawing No **SR-0225** Issue **P1**
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(--)	Effects of allocating the site for the proposed use is likely to have a significant effect. Site located within 400m of Epping Forest Special Area of Conservation. Risk of urbanisation (e.g. from fly tipping, fires, invasive species etc.).
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of the development proposed it is likely to be possible to mitigate the effects of the proposed development. Due to the development type (all planning applications, except householder), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	(--)	Site is adjacent to or contains Ancient Woodland. The proposals would likely result in direct loss or harm to Ancient Woodland or cannot be mitigated. The site is wholly within the 250m buffer for Epping-Lords Buses Ancient Woodland. The site may directly affect a small area of the buffer land. The site is likely to cause direct loss which cannot be mitigated within the site.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land. Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is wholly within a Deciduous Woodland buffer zone. The site may indirectly affect the habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	No effect likely on historic assets due to distance from 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.
3.4 Distance to local amenities	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.
4.2 Impact on agricultural land	0	Development 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	The site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change. The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run down site or improvement in townscape. Site is a car park within the settlement area and provides an opportunity for intensification. Therefore, redevelopment could enhance the character of the area.
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 is sufficient.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (Railway Station and Gas Works). Potential adverse impact that could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.

Site Suitability Assessment

Site Reference: SR-0293
Parish: Buckhurst Hill
Settlement:
Size (ha): 0.71
Address: Land Lying to the east of Hornbeam Road, Rear of Bourne House Buckhurst Hill.
Primary use: Housing
SLAA notes: Garages to rear of Bourne House, Derelict Play Park and Sports Pavilion

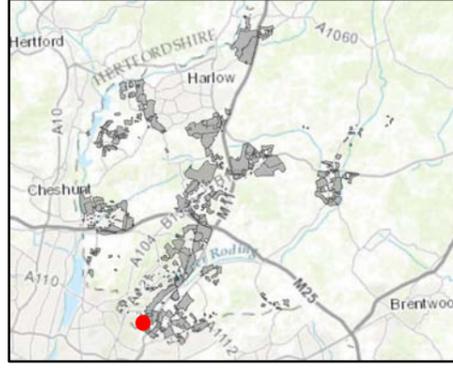
SLAA yield: 21 dwellings
SLAA source for baseline yield: Assumption based on 30 dph

SLAA site constraints: Circa 10% of the site is covered by SR-0635 (2 dwellings) and as such this is omitted from the yield.

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

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

Dwellings: 21



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
 Issue
 Drawing No **SR-0293** Issue **P1**
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating the site for the proposed use is likely to have a significant effect. Site partially located within 400m of Epping Forest Special Area of Conservation. Risk of urbanisation (e.g. from fly tipping, fires, invasive species etc.).
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of the development proposed it is likely to be possible to mitigate the effects of the proposed development. Due to the development type (all planning applications, except householder), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is partially within Deciduous Woodland and BAP priority habitat with no main features buffer zones. The site may indirectly affect the habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(+)	Site within Flood Zone 2 and exception test not required.
1.8a Impact on heritage assets	(+)	No effect likely on historic assets 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 less than 1000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m 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 local amenities	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement. 60% greenfield site, adjacent to an existing settlement (Buckhurst Hill).
4.2 Impact on agricultural land	0	Development would not result in the loss of agricultural land.
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space. Although some public open space (c. 5%) is located within the site, opportunities for re-configuration may enable the proposals to be delivered without loss of public open space.
5.1 Landscape sensitivity	0	The site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change. The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character. Low density development is proposed which reflects the character of the area. Therefore, development is not likely to have an impact on the character of the area.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists. Access is sufficient.
6.5 Contamination constraints	0	No contamination issues identified on site to date. No potential contamination identified.
6.6 Traffic impact		Site below the size threshold where it would be expected to affect congestion (e.g. employment site or housing site with capacity of <25 dwellings).

Site Suitability Assessment

Site Reference: SR-0319
Parish: Buckhurst Hill
Settlement:
Size (ha): 12.3
Address: Land west of Epping New Road, Buckhurst Hill

Primary use: Housing
SLAA notes: Broad Area west of Buckhurst Hill

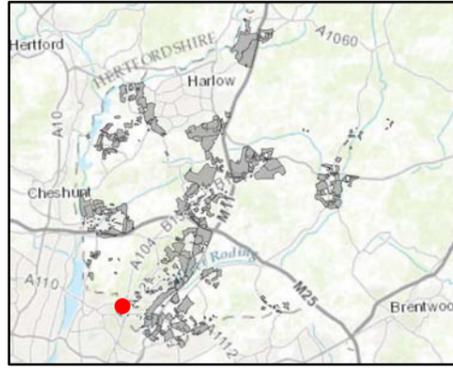
SLAA yield: 369 dwellings
SLAA source for baseline yield: Assumption based on 30 dph

SLAA site constraints: Circa 50% of the site has potential contamination which may not be suitable for housing development (landfill). As such developable site area reduced to 50%.

Site selection adjustment: None

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

Dwellings: 184



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Drawing No: **SR-0319** | Issue: **P1**
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(--)	Effects of allocating the site for the proposed use is likely to have a significant effect. 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 the development proposed it is likely to be possible to mitigate the effects of the proposed development. Due to the development type (all planning applications, except householder), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	(-)	Site is adjacent to or contains Ancient Woodland but possible effects can be mitigated. The site is partly within the 250m buffer for Epping-Whitehall Plain Ancient Woodland. The site may directly affect a portion of the buffer land, but impacts may be mitigated against through considered masterplanning or compensation Woodland planting.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated. The site encompasses the whole of a Deciduous woodland habitat and is adjacent to one other, and wholly within three buffer zones. The site is likely to directly affect the habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site. The site is within the 250m buffer for Ardmore Lane Wood LWS. The site is unlikely to affect the features and species of this LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	No effect likely on historic assets 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	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced. Parts of the site are close to the A104 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m 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.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement. 90% greenfield site, adjacent to an existing settlement (Buckhurst Hill).
4.2 Impact on agricultural land	0	Development would not result in the loss of agricultural land.
4.3 Capacity to improve access to open space	(+)	Development could provide an opportunity to improve links to adjacent existing public open space or provide access to open space which is currently private. No public open space is located in the site area. Development will not involve the loss of public open space. Site adjacent to existing public open space which could provide opportunities for improved access to Epping Forest.
5.1 Landscape sensitivity	(--)	The site falls within an area of high landscape sensitivity - vulnerable to change and unable to absorb development without significant character change.
5.2 Settlement character sensitivity	(--)	Development is likely to substantially harm the existing settlement character. Site close to Epping Forest Special Area of Conservation. Considering the scale of the proposed development, could significantly alter the character of the settlement.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists. Access is sufficient.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (Brickworks). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time, or site below the site size threshold where it would be expected to affect congestion.

Site Suitability Assessment

Site Reference: SR-0576
Parish: Buckhurst Hill
Settlement:
Size (ha): 0.03
Address: 71 - 73 Queens Road, Buckhurst Hill, Essex, IG9 5BW

Primary use: Housing
SLAA notes: Retail at the ground floor and flats above.

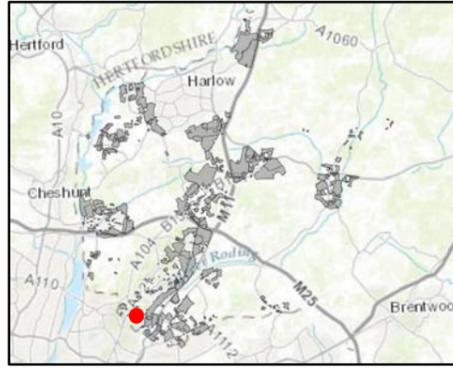
SLAA yield: 6
SLAA source for baseline yield: Indicated in Planning Application Form (equivalent to 200 dph)

SLAA site constraints: None

Site selection adjustment: None

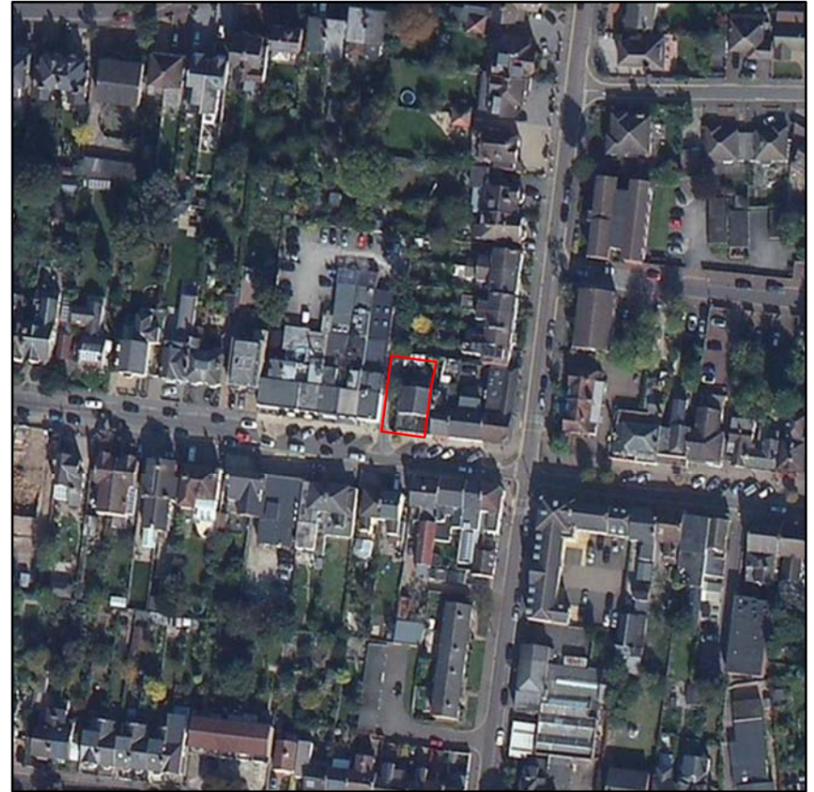
Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 6



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
 Issue
 Drawing No **SR-0576** Issue **P1**
 

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(--)	Effects of allocating the site for the proposed use is likely to have a significant effect. Site located within 400m of Epping Forest Special Area of Conservation. Risk of urbanisation (e.g. from fly tipping, fires, invasive species etc.).
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of the development proposed it is likely to be possible to mitigate the effects of the proposed development. Due to the development type (all planning applications, except householder), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	(--)	Site is adjacent to or contains Ancient Woodland. The proposals would likely result in direct loss or harm to Ancient Woodland or cannot be mitigated. The site is wholly within the 250m buffer for Epping-Lords Buses Ancient Woodland. The site may directly affect a small area of the buffer land. The site is likely to cause direct loss which cannot be mitigated within the site.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land. Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is within a BAP priority habitat buffer zone. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	No effect likely on historic assets due to distance from 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.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement. 100% brownfield site, within an existing settlement (Buckhurst Hill).
4.2 Impact on agricultural land	0	Development 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	The site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change. The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run down site or improvement in townscape. Site is located within the settlement area and provides an opportunity for intensification. Therefore, redevelopment could enhance the character of the area.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	0	No contamination issues identified on site to date. No potential contamination identified.
6.6 Traffic impact		Site below the size threshold where it would be expected to affect congestion (e.g. employment site or housing site with capacity of <25 dwellings).

Site Suitability Assessment

Site Reference: SR-0810
Parish: Buckhurst Hill
Settlement:
Size (ha): 0.15
Address: community Facility north of Station Way, Buckhurst Hill, Essex

Primary use: Housing
SLAA notes: community hall (in use) and associated car parking. Element of car parking also allocated for use by customers of adjacent local shops.

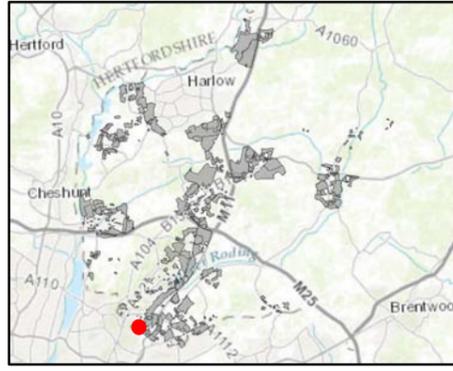
SLAA yield: 8
SLAA source for baseline yield: Indicated in Settlement Capacity Analysis (equivalent to 52 dph)

SLAA site constraints: None

Site selection adjustment: None

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

Dwellings: 8



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Drawing No **SR-0810** Issue **P1**
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(--)	Effects of allocating the site for the proposed use is likely to have a significant effect. Site located within 400m of Epping Forest Special Area of Conservation. Risk of urbanisation (e.g. from fly tipping, fires, invasive species etc.).
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of the development proposed it is likely to be possible to mitigate the effects of the proposed development. Due to the development type (all planning applications, except householder), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	(--)	Site is adjacent to or contains Ancient Woodland. The proposals would likely result in direct loss or harm to Ancient Woodland or cannot be mitigated. The site is partly within the 250m buffer for Epping-Lords Bushes Ancient Woodland. The site may directly affect a small area of the buffer land. The site is likely to cause direct loss which cannot be mitigated within the site.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land. Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is wholly within a Deciduous Woodland buffer zone. The site may indirectly affect the habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	No effect likely on historic assets due to distance from site.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement. 100% brownfield site, within an existing settlement (Buckhurst Hill).
4.2 Impact on agricultural land	0	Development 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	The site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change. The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run down site or improvement in townscape. Site is a community hall and associated car parking. However, the community hall does not appear to positively contribute to the character of the areas. Therefore, redevelopment could enhance the character of the area.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the 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 the size threshold where it would be expected to affect congestion (e.g. employment site or housing site with capacity of <25 dwellings).

Site Suitability Assessment

Site Reference: SR-0811
Parish: Buckhurst Hill
Settlement:
Size (ha): 0.51
Address: Site south of Hornbeam Road, Buckhurst Hill, Essex

Primary use: Housing
SLAA notes: Four blocks of existing flats and associated landscaping and access.

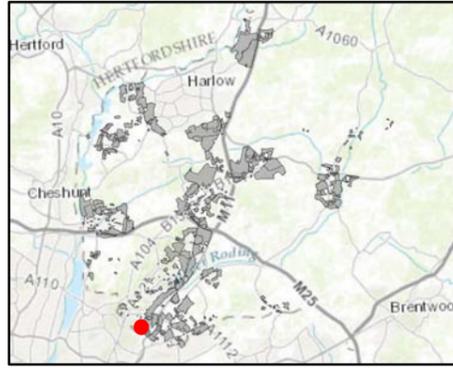
SLAA yield: 25
SLAA source for baseline yield: Indicated in Settlement Capacity Analysis (equivalent to 49 dph)

SLAA site constraints: None

Site selection adjustment: None

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

Dwellings: 25



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
 Issue
 Drawing No **SR-0811** Issue **P1**
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(--)	Effects of allocating the site for the proposed use is likely to have a significant effect. Site partially located within 400m of Epping Forest Special Area of Conservation. Risk of urbanisation (e.g. from fly tipping, fires, invasive species etc.).
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of the development proposed it is likely to be possible to mitigate the effects of the proposed development. Due to the development type (all planning applications, except householder), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is wholly within a Deciduous Woodland buffer zone. The site may indirectly affect the habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	No effect likely on historic assets due to distance from site.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m 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.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement. 100% brownfield site, within an existing settlement (Buckhurst Hill).
4.2 Impact on agricultural land	0	Development 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	The site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change. The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run down site or improvement in townscape. Redevelopment of existing housing could contribute positively to settlement character by improving street scene.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	0	No contamination issues identified on site to date. No potential contamination identified.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time, or site below the site size threshold where it would be expected to affect congestion.

Site Suitability Assessment

Site Reference: SR-0813
Parish: Buckhurst Hill
Settlement:
Size (ha): 0.3
Address: Stores at Lower Queens Road, Buckhurst Hill, Essex

Primary use: Housing
SLAA notes: A parade of local shops with residential flats above and associated parking and access. Access also used for adjacent block of flats.

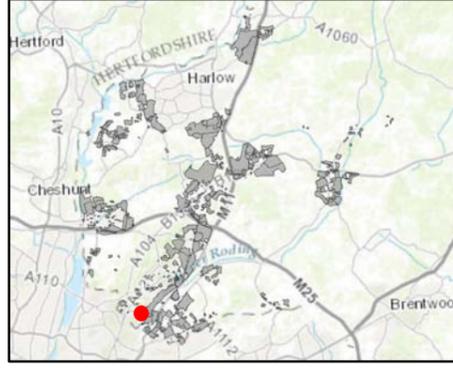
SLAA yield: 46
SLAA source for baseline yield: Indicated in Settlement Capacity Analysis (equivalent to 152 dph)

SLAA site constraints: None

Site selection adjustment: None

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

Dwellings: 46



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

Drawing Status
 Issue
 Drawing No **SR-0813** Issue **P1**



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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(--)	Effects of allocating the site for the proposed use is likely to have a significant effect. Site located within 400m of Epping Forest Special Area of Conservation. Risk of urbanisation (e.g. from fly tipping, fires, invasive species etc.).
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of the development proposed it is likely to be possible to mitigate the effects of the proposed development. Due to the development type (all planning applications, except householder), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	(--)	Site is adjacent to or contains Ancient Woodland. The proposals would likely result in direct loss or harm to Ancient Woodland or cannot be mitigated. The site is almost wholly within the 250m buffer for Epping-Lords Bushes Ancient Woodland. The site may directly affect a small area of the buffer land. The site is likely to cause direct loss which cannot be mitigated within the site.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land. Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is wholly within a Deciduous Woodland buffer zone. The site may indirectly affect the habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	No effect likely on historic assets due to distance from 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.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement. 100% brownfield site, within an existing settlement (Buckhurst Hill).
4.2 Impact on agricultural land	0	Development 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	The site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change. The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run down site or improvement in townscape. Site is located within the settlement area and provides an opportunity for intensification. Therefore, redevelopment could enhance the character of the area.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (Garage). Potential adverse impact that could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.

Site Suitability Assessment

Site Reference: SR-0816
Parish: Buckhurst Hill
Settlement:
Size (ha): 0.12
Address: Car park at Back Lane, Buckhurst Hill, Essex.

Primary use: Housing
SLAA notes: Car park for Waitrose which is in use.

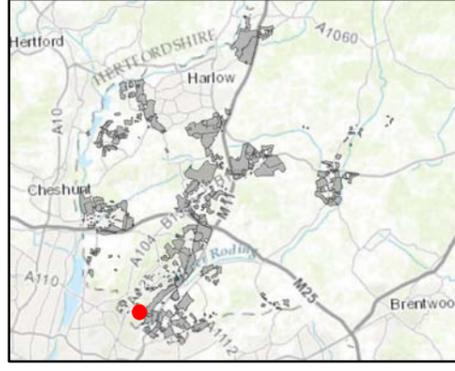
SLAA yield: 18
SLAA source for baseline yield: Indicated in Settlement Capacity Analysis (equivalent to 150 dph)

SLAA site constraints: None

Site selection adjustment: None

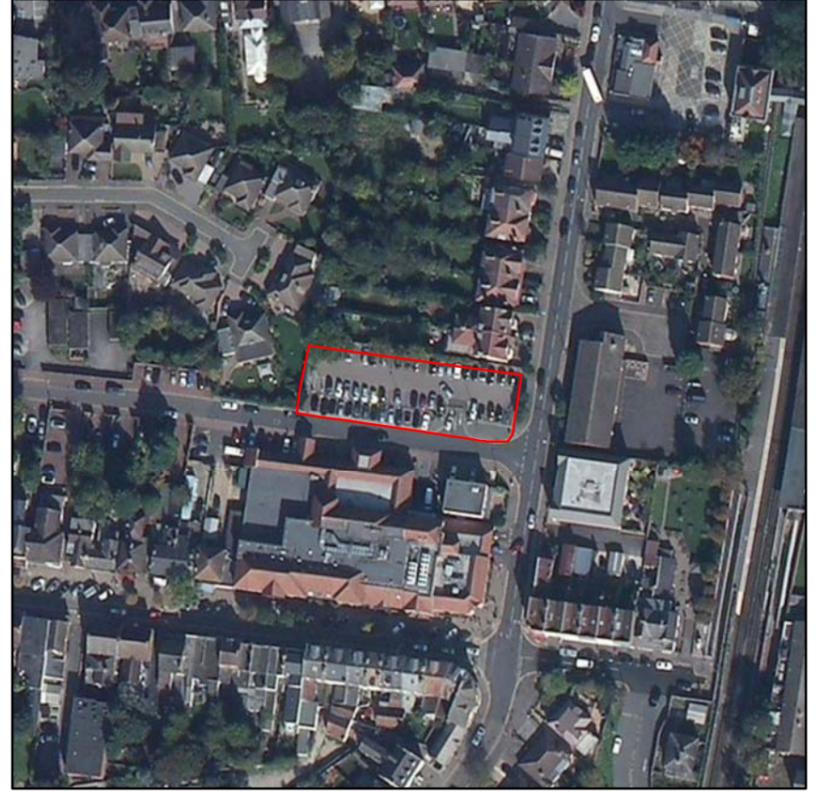
Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 18



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
 Issue
 Drawing No **SR-0816** Issue **P1**
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(--)	Effects of allocating the site for the proposed use is likely to have a significant effect. Site located within 400m of Epping Forest Special Area of Conservation. Risk of urbanisation (e.g. from fly tipping, fires, invasive species etc.).
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of the development proposed it is likely to be possible to mitigate the effects of the proposed development. Due to the development type (all planning applications, except householder), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	(--)	Site is adjacent to or contains Ancient Woodland. The proposals would likely result in direct loss or harm to Ancient Woodland or cannot be mitigated. The site is wholly within the 250m buffer for Epping-Lords Bushes Ancient Woodland. The site may directly affect a small area of the buffer land. The site is likely to cause direct loss which cannot be mitigated within the site.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land. Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is within a BAP priority habitat buffer zone. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	No effect likely on historic assets due to distance from 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.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement. 100% brownfield site, within an existing settlement (Buckhurst Hill).
4.2 Impact on agricultural land	0	Development 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	The site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change. The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run down site or improvement in townscape. Site is a car park within the settlement area and provides an opportunity for intensification. Therefore, redevelopment could enhance the character of the area.
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 the size threshold where it would be expected to affect congestion (e.g. employment site or housing site with capacity of <25 dwellings).

Site Suitability Assessment

Site Reference: SR-0817
Parish: Buckhurst Hill
Settlement:
Size (ha): 0.32
Address: Toby Carvery car park, Junction of Queens Road and High Road, Buckhurst Hill, Essex
Primary use: Housing
SLAA notes: Car park for Toby Carvery. The public house is in use.

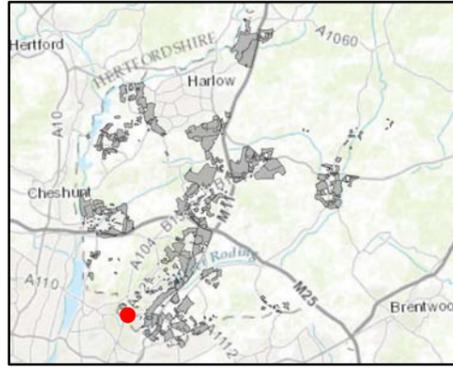
SLAA yield: 50
SLAA source for baseline yield: Indicated in Settlement Capacity Analysis (equivalent to 154 dph)

SLAA site constraints: An area of blanket Tree Preservation Order coverage covers circa a third of the site and the capacity is reduced accordingly.

Site selection adjustment: None

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

Dwellings: 33



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

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(--)	Effects of allocating the site for the proposed use is likely to have a significant effect. Site located within 400m of Epping Forest Special Area of Conservation. Risk of urbanisation (e.g. from fly tipping, fires, invasive species etc.).
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of the development proposed it is likely to be possible to mitigate the effects of the proposed development. Due to the development type (all planning applications, except householder), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	(--)	Site is adjacent to or contains Ancient Woodland. The proposals would likely result in direct loss or harm to Ancient Woodland or cannot be mitigated. The site is wholly within the 250m buffer for Epping-Lords Bushes Ancient Woodland. The site may directly affect a small area of the buffer land. The site is likely to cause direct loss which cannot be mitigated within the site.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land. Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	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	(+)	No effect likely on historic assets due to distance from 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 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	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to local amenities	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement. 100% brownfield site, within an existing settlement (Buckhurst Hill).
4.2 Impact on agricultural land	0	Development would not result in the loss of agricultural land.
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space. Although some public open space (c. 5%) is located within the site, opportunities for re-configuration may enable the proposals to be delivered without loss of public open space.
5.1 Landscape sensitivity	0	The site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change. The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run down site or improvement in townscape. Site is a car park within the settlement and provides an opportunity for intensification. Therefore, redevelopment could enhance the character of the area.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	(--)	The site has severely limited feasibility for development as a result of the extensive presence of protected trees, either on or adjacent to the site. The extent of the protected tree cover on or adjacent to the site would be likely to have a significant adverse impact on the suitability of the site for development
6.4 Access to site	(+)	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, or site below the site size threshold where it would be expected to affect congestion.

Site Suitability Assessment

Site Reference: SR-0818
Parish: Buckhurst Hill
Settlement:
Size (ha): 1.6
Address: Tennis Courts and Green Space at Boleyn Court, Buckhurst Hill, Essex
Primary use: Housing
SLAA notes: Open amenity space to the rear of Boleyn Court, including a pond and tennis courts. Site has quite a dense tree boundary.

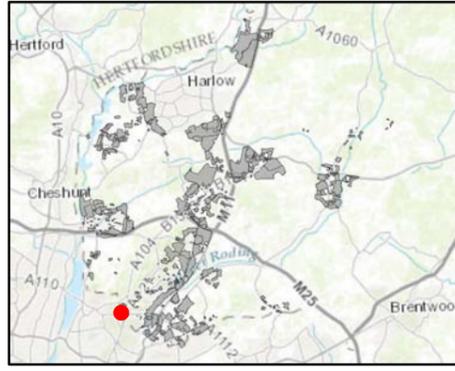
SLAA yield: 111
SLAA source for baseline yield: Indicated in Settlement Capacity Analysis (equivalent to 69 dph)

SLAA site constraints: None

Site selection adjustment: None

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

Dwellings: 111



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
 Issue
 Drawing No **SR-0818** Issue **P1**
 

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

Site Suitability Assessment

Site Reference: SR-0819
Parish: Buckhurst Hill
Settlement:
Size (ha): 0.53
Address: Playing Field at St Johns Church Of England Primary School, High Road, Buckhurst Hill, Essex
Primary use: Housing
SLAA notes: School playing field (unable to access site)

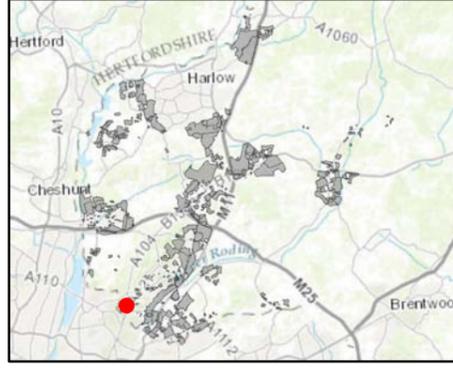
SLAA yield: 26
SLAA source for baseline yield: Indicated in Settlement Capacity Analysis (equivalent to 49 dph)

SLAA site constraints: None

Site selection adjustment: None

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

Dwellings: 26



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
 Issue
 Drawing No **SR-0819** Issue **P1**
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(--)	Effects of allocating the site for the proposed use is likely to have a significant effect.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of the development proposed it is likely to be possible to mitigate the effects of the proposed development.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	No effect likely on historic assets due to distance from 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	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.
3.4 Distance to local amenities	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.
4.2 Impact on agricultural land	0	Development 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	The 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.
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.
6.4 Access to site	(--)	There is no means of access to the site and no likely prospect of achieving access.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.

Site Suitability Assessment

Site Reference: SR-0865
Parish: Buckhurst Hill
Settlement:
Size (ha): 0.14
Address: Saint Elisabeth's Church, Chestnut Avenue, Buckhurst Hill, Essex, IG9 6BN
Primary use: Housing
SLAA notes: Vacant church and church hall with associated parking

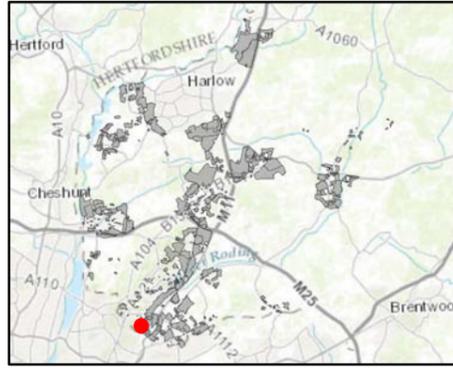
SLAA yield: 14
SLAA source for baseline yield: Indicated in Planning Application Form (equivalent to 98 dph)

SLAA site constraints: Application for demolition of church and hall and erection of 7 flats and 7 houses dismissed on appeal in January 2016. Issues could potentially be overcome by appropriate design and robust heritage justification and as such the yield is not changed.

Site selection adjustment: None

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

Dwellings: 14



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Drawing No **SR-0865** Issue **P1**
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(--)	Effects of allocating the site for the proposed use is likely to have a significant effect. Site located within 400m of Epping Forest Special Area of Conservation. Risk of urbanisation (e.g. from fly tipping, fires, invasive species etc.).
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of the development proposed it is likely to be possible to mitigate the effects of the proposed development. Due to the development type (all planning applications, except householder), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is wholly within a Deciduous Woodland buffer zone. The site may indirectly affect the habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	No effect likely on historic assets due to distance from site.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m 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.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement. 100% brownfield site, within an existing settlement (Buckhurst Hill).
4.2 Impact on agricultural land	0	Development 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	The site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change. The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character. Site is an existing church close to a public open space. Proposed development is likely to affect the character of the area.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	(--)	The site has severely limited feasibility for development as a result of the extensive presence of protected trees, either on or adjacent to the site. The extent of the protected tree cover on or adjacent to the site would be likely to have a significant adverse impact on the suitability of the site for development
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	0	No contamination issues identified on site to date. No potential contamination identified.
6.6 Traffic impact		Site below the size threshold where it would be expected to affect congestion (e.g. employment site or housing site with capacity of <25 dwellings).