

Report on Site Selection

ARUP
Epping Forest District Council

Drawing No. EFDC-S2-0015-Rev1
Date: September 2016
Scale: 1:15,000 @A3

Content
Residential Sites for Stage 2 Assessment in Sheering

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

N

Site Suitability Assessment

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

Primary use: Housing
SLAA notes: Vacant Greenfield land

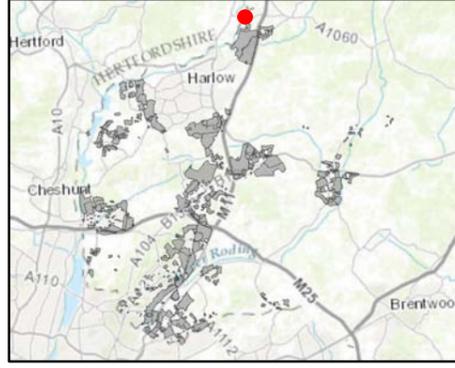
SLAA yield: 19 dwellings
SLAA source for baseline yield: Assumption based on 30 dph

SLAA site constraints: None

Site selection adjustment: None

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

Dwellings: 19



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
 Issue
 Drawing No **SR-0032** Issue **P1**
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| Criteria | Score | Qualitative Assessment |
|--|-------|---|
| 1.1 Impact on Internationally Protected Sites | 0 | Effects of allocating the 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 SSSI's. |
| 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 | Proposed site located within the setting of a heritage asset and effects 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 | (+) | 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. |
| 3.4 Distance to local amenities | (-) | 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. |
| 4.2 Impact on agricultural land | (--) | Development 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 | (-) | The site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change. |
| 5.2 Settlement character sensitivity | (+) | Development may improve settlement character through redevelopment of a run down site or improvement in townscape. |
| 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. |
| 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). |

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.

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.

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.

Access is sufficient.

Potential contamination (Gravel Pit). Potential adverse impact that could be mitigated.

Site Suitability Assessment

Site Reference: SR-0033
Parish: Sheering
Settlement:
Size (ha): 0.71
Address: Daubneys Farm, Sheering, Harlow, Essex, CM22 7LU

Primary use: Housing
SLAA notes: Agricultural field

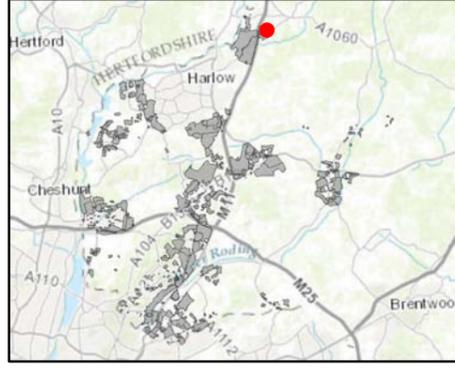
SLAA yield: 20 dwellings
SLAA source for baseline yield: Assumption based on 30 dph

SLAA site constraints: None

Site selection adjustment: None

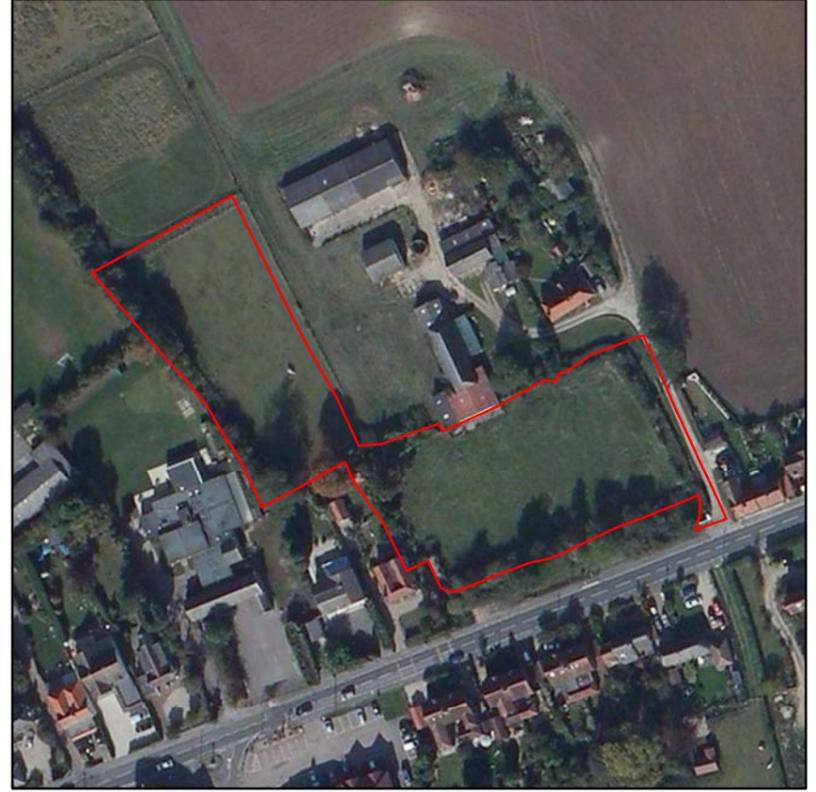
Community feedback: Feedback was received on SHE-B which is within or near to this site. Refer to Appendix B1.4 for further details.

Dwellings: 20



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Epping Forest District Local Plan
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| Criteria | Score | Qualitative Assessment |
|--|-------|---|
| 1.1 Impact on Internationally Protected Sites | 0 | Effects of allocating the 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 SSSI's. |
| 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 | Proposed site located within the setting of a heritage asset and effects 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 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 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 | (-) | 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. |
| 4.2 Impact on agricultural land | (--) | Development 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 | (-) | The 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. |
| 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. |
| 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). |

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.

100% greenfield site, adjacent to an existing settlement (Sheering).

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.

Access is sufficient.

Potential contamination (Farm / infilled ground). Potential adverse impact that could be mitigated.

Site Suitability Assessment

Site Reference: SR-0073
Parish: Sheering
Settlement:
Size (ha): 2.87
Address: Land to the East of the M11, Sheering

Primary use: Housing
SLAA notes: Greenfield plot between Sheering and the M11.

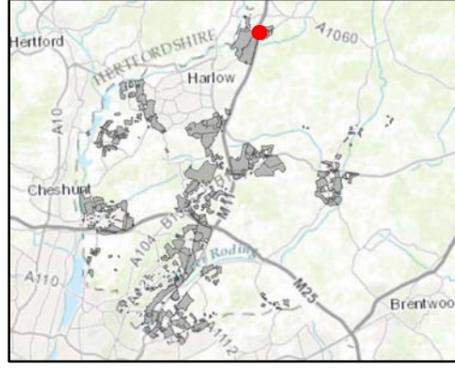
SLAA yield: 141 dwellings
SLAA source for baseline yield: Assumption based on 50:50 housing to employment at 30 dph and 0.4 plot ratio for employment

SLAA site constraints: None

Site selection adjustment: None

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

Dwellings: 71



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Epping Forest District Council
 Job Title
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| Criteria | Score | Qualitative Assessment |
|--|-------|---|
| 1.1 Impact on Internationally Protected Sites | 0 | Effects of allocating the 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 SSSI's. |
| 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 | (-) | 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. |
| 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 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 | (-) | 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. |
| 4.2 Impact on agricultural land | (--) | Development 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 | 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 | 0 | Development is unlikely to have an effect 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. |
| 6.5 Contamination constraints | 0 | No contamination issues identified on site to date. |
| 6.6 Traffic impact | 0 | Area around the site expected to be uncongested at peak time, or site below the site size threshold where it would be expected to affect congestion. |

Site Suitability Assessment

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

Primary use: Housing
SLAA notes: Vacant Greenfield land covered in trees.

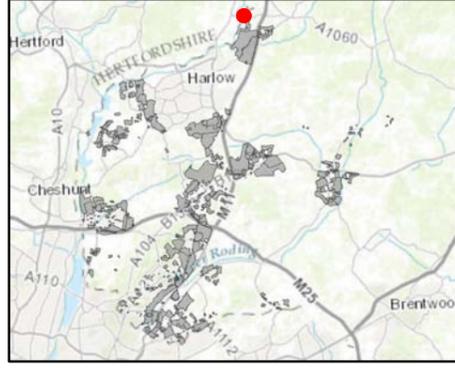
SLAA yield: 14 dwellings
SLAA source for baseline yield: Assumption based on 30 dph

SLAA site constraints: None

Site selection adjustment: None

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



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



| Criteria | Score | Qualitative Assessment |
|--|-------|---|
| 1.1 Impact on Internationally Protected Sites | 0 | Effects of allocating the 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 SSSI's. |
| 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 | (-) | Proposed site located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects 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 | (+) | 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. |
| 3.4 Distance to local amenities | (-) | 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. |
| 4.2 Impact on agricultural land | (--) | Development 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 | (-) | The site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change. |
| 5.2 Settlement character sensitivity | (+) | Development may improve settlement character through redevelopment of a run down site or improvement in townscape. |
| 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. |
| 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). |

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.

100% greenfield site, adjacent to an existing settlement (Sawbridgeworth).

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.

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.

Access is sufficient.

No potential contamination identified.

Site Suitability Assessment

Site Reference: SR-0146C
Parish: Sheering
Settlement:
Size (ha): 139.14
Address: Land East of Harlow, North of Church Langley and South of Sheering Road
Primary use: Housing
SLAA notes: Large strategic site on edge of Harlow. Agricultural fields.

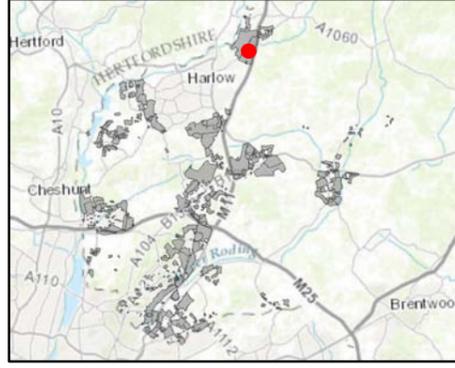
SLAA yield: 4,500 dwellings Employment (assumed 50,000 sqm), Ancillary
SLAA source for baseline yield: Indicated in Call for Sites - only 1,500 dwellings identified for within Epping Forest

SLAA site constraints: None

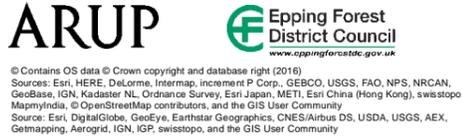
Site selection adjustment: Based on Baseline 1,500.

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

Dwellings: 1500



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Drawing No **SR-0146C** Issue **P1**



| Criteria | Score | Qualitative Assessment |
|--|-------|--|
| 1.1 Impact on Internationally Protected Sites | 0 | Effects of allocating the 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 SSSI's. |
| 1.3a Impact on Ancient Woodland | (-) | Site is adjacent to or contains Ancient Woodland but possible effects can be mitigated. |
| 1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland | (-) | Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated. |
| 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. |
| 1.6 Impact on Local 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 | (-) | Proposed site located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects 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 | (-) | 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. |
| 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 | 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. |
| 4.2 Impact on agricultural land | (--) | Development 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. |
| 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 may improve settlement character through redevelopment of a run down site or improvement in townscape. |
| 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. |
| 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, or site below the site size threshold where it would be expected to affect congestion. |

Site Suitability Assessment

Site Reference: SR-0265
Parish: Sheering
Settlement:
Size (ha): 4.46
Address: Land to South of Chambers Farm, Sheering

Primary use: Housing
SLAA notes: None

SLAA yield: 110 dwellings and 3,500 sqm commercial

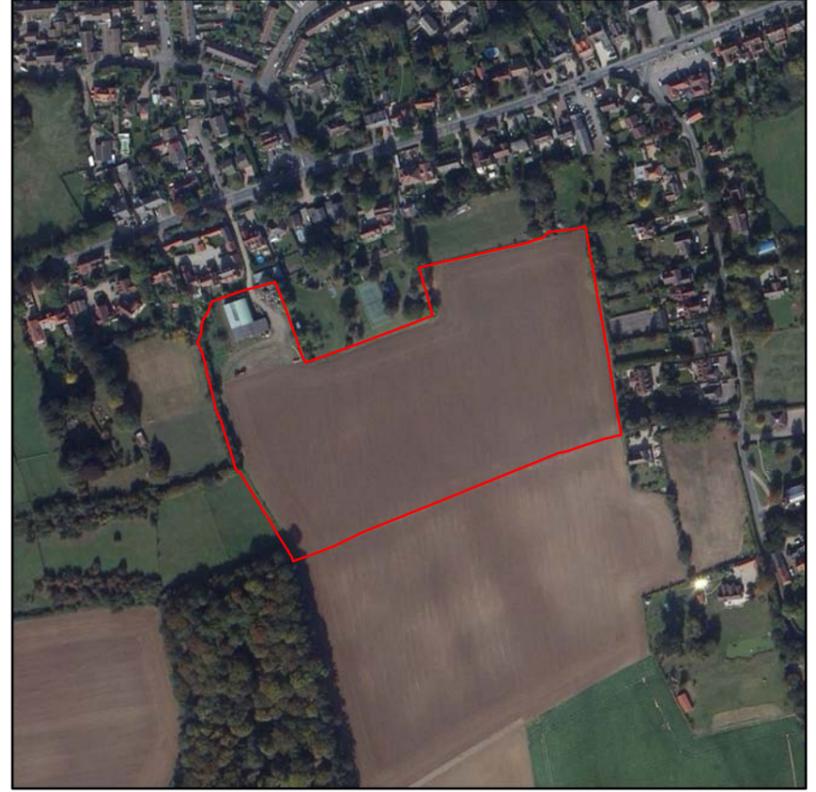
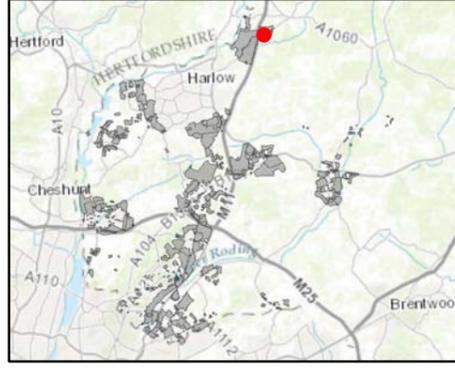
SLAA source for baseline yield: Assumption based on 80:20 housing to employment 30 dph and 0.4 plot ratio for commercial

SLAA site constraints: None

Site selection adjustment: None

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

Dwellings: 110



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Drawing No **SR-0265** Issue **P1**
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| Criteria | Score | Qualitative Assessment |
|--|-------|---|
| 1.1 Impact on Internationally Protected Sites | 0 | Effects of allocating the 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 SSSI's. |
| 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 | Proposed site located within the setting of a heritage asset and effects 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 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. |
| 3.4 Distance to local amenities | (-) | 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. |
| 4.2 Impact on agricultural land | (--) | Development 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 | (--) | 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. |
| 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. |
| 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, or site below the site size threshold where it would be expected to affect congestion. |

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.

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.

Potential contamination over part of site (farmyard). Potential adverse impact that could be mitigated.

Site Suitability Assessment

Site Reference: SR-0311

Parish: Sheering

Settlement:

Size (ha): 22.37

Address: Sheering, North Area

Primary use: Housing

SLAA notes: Broad Area North of Sheering, including Sheering Village Cricket Pitch (adjacent Village Hall) and agricultural fields

SLAA yield: 683 dwellings

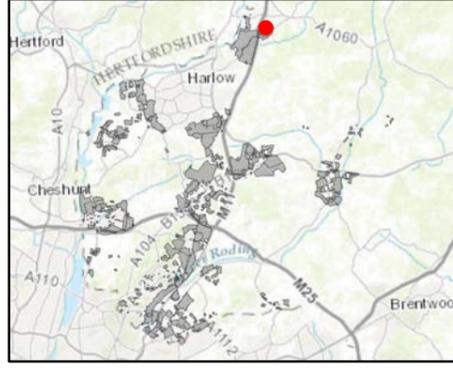
SLAA source for baseline yield: Assumption based on 30 dph

SLAA site constraints: None

Site selection adjustment: None

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
Epping Forest District Council

Job Title
Epping Forest District Local Plan

Drawing Status

Issue

Drawing No
SR-0311

Issue
P1

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



| Criteria | Score | Qualitative Assessment |
|--|-------|---|
| 1.1 Impact on Internationally Protected Sites | 0 | Effects of allocating the 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 SSSI's. |
| 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. Whilst not ancient or veteran status, it is noted that Careful masterplanning would be required to retain the Copse would be necessary. |
| 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 | Proposed site located within the setting of a heritage asset and effects 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 | (-) | 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 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. |
| 3.4 Distance to local amenities | (-) | 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 (Sheering). |
| 4.2 Impact on agricultural land | (--) | Development 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 | (-) | The 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. Subject to care in layout and design. |
| 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 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, or site below the site size threshold where it would be expected to affect congestion. |

Site Suitability Assessment

Site Reference: SR-0312
Parish: Sheering
Settlement:
Size (ha): 21.3
Address: Sheering, South Area

Primary use: Housing
SLAA notes: Broad Area South of Sheering, comprising agricultural fields.

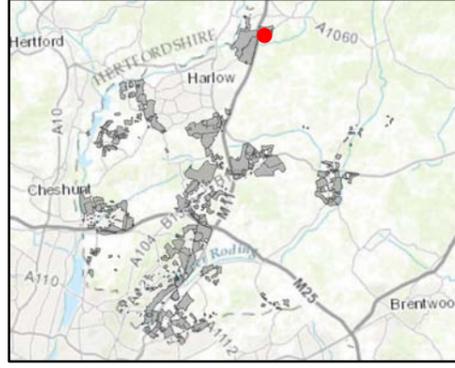
SLAA yield: 639 dwellings
SLAA source for baseline yield: Assumption based on 30 dph

SLAA site constraints: None

Site selection adjustment: None

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

Dwellings: 639



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

Drawing Status

Issue
 Drawing No: **SR-0312** | Issue: **P1**

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| Criteria | Score | Qualitative Assessment |
|--|-------|---|
| 1.1 Impact on Internationally Protected Sites | 0 | Effects of allocating the 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 SSSI's. |
| 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. |
| 1.6 Impact on Local 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 | (-) | Proposed site located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects 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 | (-) | 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. |
| 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 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 | (-) | 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. |
| 4.2 Impact on agricultural land | (--) | Development 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 | (--) | 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. |
| 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. |
| 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. |
| 6.5 Contamination constraints | 0 | No contamination issues identified on site to date. |
| 6.6 Traffic impact | 0 | Area around the site expected to be uncongested at peak time, or site below the site size threshold where it would be expected to affect congestion. |

Site Suitability Assessment

Site Reference: SR-0313
Parish: Sheering
Settlement:
Size (ha): 32.74
Address: Lower Sheering (Sawbridgeworth)

Primary use: Housing
SLAA notes: Broad Area East and South of Lower Sheering comprising agricultural land

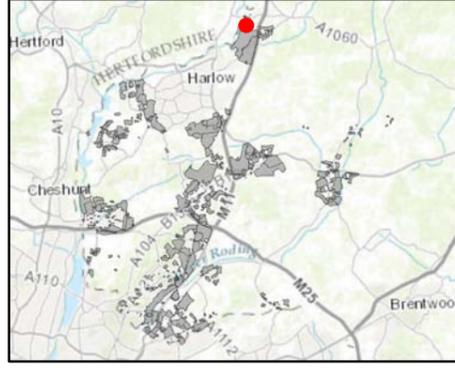
SLAA yield: 1016 dwellings
SLAA source for baseline yield: Assumption based on 30 dph

SLAA site constraints: A small part of the site is covered by SR-0472 (34 dwellings) as such this is omitted from the yield.

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

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

Dwellings: 1016



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Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
 Issue
 Drawing No **SR-0313** Issue **P1**
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| Criteria | Score | Qualitative Assessment |
|--|-------|---|
| 1.1 Impact on Internationally Protected Sites | 0 | Effects of allocating the 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 SSSI's. |
| 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 | (-) | Proposed site located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects 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 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 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. |
| 3.4 Distance to local amenities | (-) | 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. |
| 4.2 Impact on agricultural land | (--) | Development 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 | (--) | 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. |
| 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. |
| 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-0403
Parish: Sheering
Settlement:
Size (ha): 164.13
Address: Land off Sheering Lower Road and Harlow Road

Primary use: Housing
SLAA notes: None

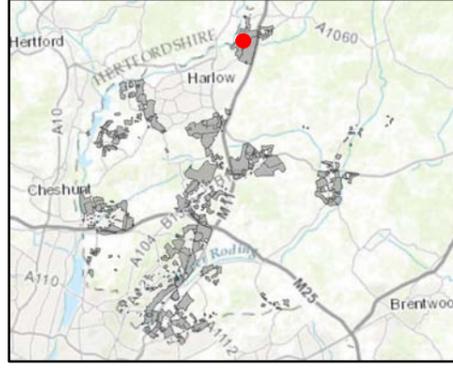
SLAA yield: 1050 - 1550 dwellings
SLAA source for baseline yield: Identified by developer

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: 1550



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Drawing No **SR-0403** Issue **P1**

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| Criteria | Score | Qualitative Assessment |
|--|-------|---|
| 1.1 Impact on Internationally Protected Sites | 0 | Effects of allocating the 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 SSSI's. |
| 1.3a Impact on Ancient Woodland | (-) | Site is adjacent to or contains Ancient Woodland but possible effects can be mitigated. |
| 1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland | 0 | No Ancient or Veteran trees are located within the site. |
| 1.4 Impact on Epping Forest Buffer Land | 0 | Site is unlikely to impact on Epping Forest Buffer Land. |
| 1.5 Impact on BAP Priority Species or Habitats | (-) | Features and species in the site may not be retained in their entirety but effects can be mitigated. |
| 1.6 Impact on Local Wildlife Sites | (-) | Features and species in the site may not be retained in their entirety but effects can be mitigated. |
| 1.7 Flood risk | (++) | Site within Flood Zone 1. |
| 1.8a Impact on heritage assets | (-) | Proposed site located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects 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 | (-) | 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. |
| 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 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. |
| 4.2 Impact on agricultural land | (--) | Development 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 | (--) | 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. |
| 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. |
| 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, or site below the site size threshold where it would be expected to affect congestion. |

Site Suitability Assessment

Site Reference: SR-0449
Parish: Sheering
Settlement:
Size (ha): 0.33
Address: Bramleys land to the rear of Holmcroft, Chatfield House and Builders Yard, Sheering.
Primary use: Housing
SLAA notes: Residential dwelling, amenity land and additional kept land.

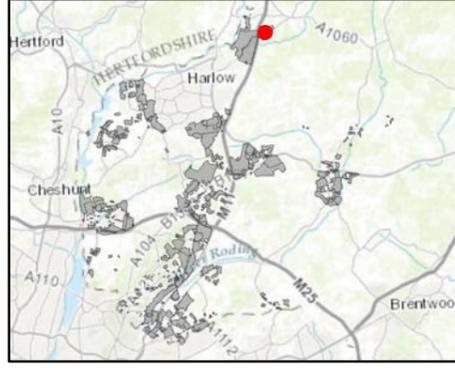
SLAA yield: 10 dwellings
SLAA source for baseline yield: Assumption based on 30 dph

SLAA 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.

Site selection adjustment: None

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

Dwellings: 6



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Drawing No **SR-0449** Issue **P1**
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| Criteria | Score | Qualitative Assessment |
|--|-------|---|
| 1.1 Impact on Internationally Protected Sites | 0 | Effects of allocating the 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 SSSI's. |
| 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 | (-) | 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 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 | (-) | 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. |
| 4.2 Impact on agricultural land | (--) | Development 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 | (--) | 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. |
| 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. |
| 6.4 Access to site | (+) | Suitable access to site already exists. |
| 6.5 Contamination constraints | 0 | No contamination issues identified on site to date. |
| 6.6 Traffic impact | | 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). |

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.

80% greenfield site, adjacent to an existing settlement (Sheering).

Proposals are for higher density development than the neighbouring developments. Therefore, development is likely to affect the character of the area.

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

Off The Street.

No potential contamination identified.

Site Suitability Assessment

Site Reference: SR-0472
Parish: Sheering
Settlement:
Size (ha): 1.12
Address: The Yard, to the rear of 16 Sheering Lower Road, Sawbridgeworth, Essex, CM21 9LF
Primary use: Housing
SLAA notes: Residential and amenity land.

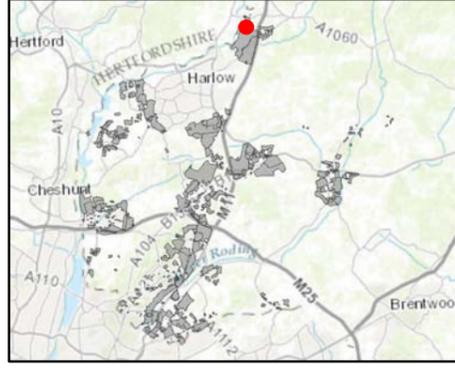
SLAA yield: 34 dwellings
SLAA source for baseline yield: Assumption based on 30 dph

SLAA site constraints: None

Site selection adjustment: None

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

Dwellings: 34



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Epping Forest District Council
 Job Title
Epping Forest District Local Plan
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| Criteria | Score | Qualitative Assessment |
|--|-------|---|
| 1.1 Impact on Internationally Protected Sites | 0 | Effects of allocating the 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 SSSI's. |
| 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 | (-) | 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. |
| 3.4 Distance to local amenities | (-) | 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. |
| 4.2 Impact on agricultural land | (--) | Development 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 | (--) | 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. |
| 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. |
| 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, or site below the site size threshold where it would be expected to affect congestion. |

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.

90% greenfield site, adjacent to an existing settlement (Sawbridgeworth).

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.

Current access via residential property.

Potential contamination (Piggeries). Potential adverse impact, but could be mitigated.

Site Suitability Assessment

Site Reference: SR-0491
Parish: Sheering
Settlement:
Size (ha): 1.12
Address: Site adjacent to Willow House, The Street, Sheering, CM22 7LR

Primary use: Housing
SLAA notes: Residential

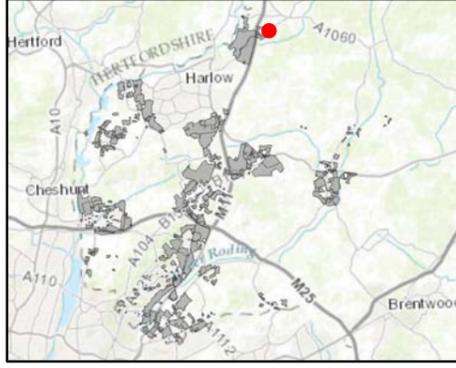
SLAA yield: 2 dwellings
SLAA source for baseline yield: Indicated in Call for Sites (equivalent to 2 dph)

SLAA site constraints: Circa 40% reduction in capacity as some TPO coverage on site, however dwelling density so small quantity of dwellings would not be affected.

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



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 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Drawing No **SR-0491** Issue **P1**
 

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

| Criteria | Score | Qualitative Assessment |
|--|-------|---|
| 1.1 Impact on Internationally Protected Sites | 0 | Effects of allocating the 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 SSSI's. |
| 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 | (-) | 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 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 | (-) | 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. |
| 4.2 Impact on agricultural land | (--) | Development 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 | (--) | 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 may improve settlement character through redevelopment of a run down site or improvement in townscape. |
| 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. |
| 6.4 Access to site | (+) | Suitable access to site already exists. |
| 6.5 Contamination constraints | (-) | Potential contamination on site, which could be mitigated. |
| 6.6 Traffic impact | | Site below the size threshold where it would be expected to affect congestion (e.g. employment site or housing site with capacity of <25 dwellings). |