

E1.5 Stage 4 Assessment



Report on Site Selection



Drawing No.
EFDC-S4T-0001-Rev1

Date: September 2016

Scale: 1:14,850 @A3

Content
Results of Stage 4 Assessment for Traveller Sites in Epping

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

Legend

- Stage 4 Sites
- Parish Boundary



Site Suitability Assessment

Site Reference: E 12

Parish: Epping

Settlement: Epping

Size (ha): 0.59

Address: South of Standards Hill, north-west of Epping rail line

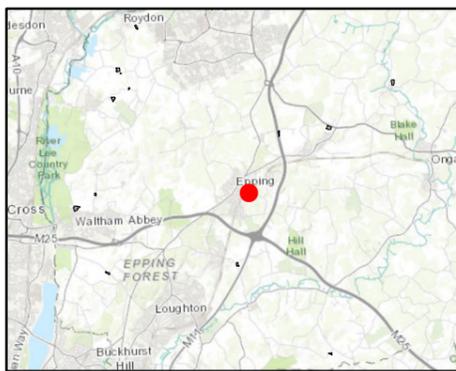
Primary use: Traveller

Type of site: New traveller site

Notes: Trees lined to north, east and south. No boundary to west.

Community feedback: None

Pitches: 6



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Drawing No **E 12** Issue **P1**
ARUP Epping Forest District Council
 www.eppingforestdc.gov.uk

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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 Lands
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	(+)	Site is not likely to affect heritage assets due to their distance from the site
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000 m 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	(+)	Site is less than 1000m from nearest town, large village or small village
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest secondary school
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery
3.8 Access to Strategic Road Network		Not applicable
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of best and most versatile agricultural land (grades 1-3)
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space
5.1 Landscape sensitivity	(--)	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character
6.1 Topography constraints	(--)	Topographical constraints in the site 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 any 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	0	Access to the site can be created within landholding to adjacent to the highway
6.5 Contamination constraints	0	No contamination on site
6.6 Traffic impact		Not applicable



Report on Site Selection



Drawing No.
EFDC-S4T-0002-Rev1

Date: September 2016

Scale: 1:25,000 @A3

Content

Results of Stage 4 Assessment for Traveller Sites in Moreton, Bobbingworth and the Lavers

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

Legend

-  Parish Peripheral Boundary
-  Stage 4 Sites



Site Suitability Assessment

Site Reference: GRT-I_09

Parish: Moreton, Bobbingworth and the Lavers

Settlement: Moreton

Size (ha): 3.03

Address: Lakeview, Moreton

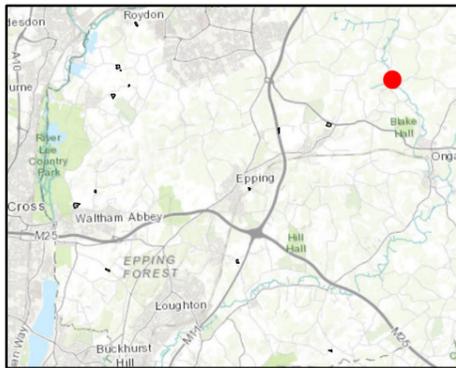
Primary use: Traveller

Type of site: Intensification of existing traveller site

Notes: Travelling Showpeople site north of Village with 9 yards and central area for maintenance and storage. Vacant yard in the north of site. Tree lined to all boundaries.

Community feedback: None

Yards: 1



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Drawing No **GRT-I_09** Issue **P1**
ARUP Epping Forest District Council
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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. Whilst the site is in the SSSI IRZ, no consultation criteria is exceeded and no significant effects are envisaged.
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 Lands
1.5 Impact on BAP Priority Species or Habitats	0	Site has no effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is partially within a BAP priority habitat buffer zone. The site may indirectly affect the BAP priority habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site. The site is partially within a Local Wildlife Site 250m buffer. The site may indirectly affect the Local Wildlife Site, but mitigation can be implemented to address this.
1.7 Flood risk	(++)	Site within Flood Zone 1
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated. Potential impact on setting of Moreton Conservation Area directly to the south through intensification of site. Possible mitigation through sensitive site layout and good landscaping/screening.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality. Majority of the site is far enough away from motorway to not have a significant impact.
2.1 Level of harm to Green Belt	0	Site is within Green Belt, but the level of harm caused by release of the land for development would be none
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station
3.2 Distance to nearest bus stop	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	(+)	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 4km from the nearest secondary school
3.7 Distance to nearest GP surgery	(-)	Site is more than 4000m from the nearest GP surgery
3.8 Access to Strategic Road Network		Not applicable
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement. 100% brownfield site, within an existing settlement (Moreton).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of best and most versatile agricultural land (grades 1-3)
4.3 Capacity to improve access to open space	(+)	Development could provide an opportunity to improve links to adjacent existing public open space or provide access to open space which is currently private. No open space is located in the site area. Development will not involve the loss of public open space. Site adjacent to existing open space which could provide opportunities for improved access to allotments.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character. The proposed number of pitches is not likely to adversely affect the character of the area. Subject to sensitive design reflecting the adjacent Conservation Area and listed buildings.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site
6.2b Distance to power lines	0	Power lines do not pose any constraint to the site
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site
6.4 Access to site	(+)	Suitable access to site already exists. Existing access off Harlow Road.
6.5 Contamination constraints	(--)	Potential contamination on site, which is not likely to be able to be mitigated. Site was a domestic landfill site, which may not be economically feasible to redevelop.
6.6 Traffic impact		Not applicable



Report on Site Selection



Drawing No.
EFDC-S4T-0003-Rev1

Date: September 2016

Scale: 1:28,100 @A3

Content
Results of Stage 4 Assessment for Traveller Sites in Nazeing

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

Legend

-  Stage 4 Sites
-  Parish Boundary



Site Suitability Assessment

Site Reference: GRT-E_07

Parish: Nazeing

Settlement: Lower Nazeing

Size (ha): 0.5

Address: Stoneshot View, Nazeing

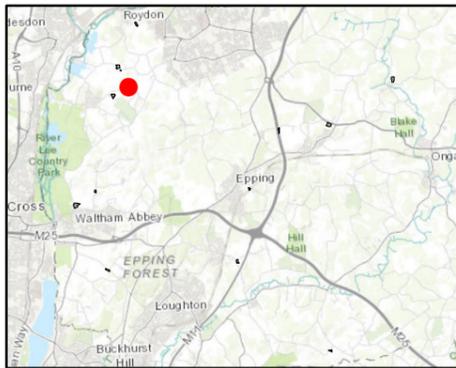
Primary use: Traveller

Type of site: Extension of existing traveller site

Notes: Vacant field. Hedgerow to north, east and south. Existing traveller site adjacent to eastern boundary.

Community feedback: None

Pitches: 5



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Drawing No
GRT-E_07 Issue
P1
ARUP **Epping Forest District Council**
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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. Whilst the site is in the SSSI IRZ, no consultation criteria is exceeded and no significant effects are envisaged.
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 Lands
1.5 Impact on BAP Priority Species or Habitats	0	Site has no effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is wholly within a BAP priority habitat buffer zone. The site may indirectly affect the BAP priority habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site. The site is partially within a Local Wildlife Site 250m buffer. The site may indirectly affect the Local Wildlife Site, but mitigation can be implemented to address this.
1.7 Flood risk	(++)	Site within Flood Zone 1
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated. Located adjacent to Nazeing and South Roydon Conservation Area and within wider setting of Grade I Listed All Saints Church (elevated position with long views). Possible mitigation through good landscaping/screening.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school
3.4 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 that is neither within nor adjacent to a settlement. 100% greenfield site, 1,300m from an existing settlement (Lower Nazeing).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of best and most versatile agricultural land (grades 1-3)
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space. No open space is located in the site area. Development will not involve the loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change. The site shares characteristics with the wider area of moderate landscape sensitivity.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character. Site is adjacent to Nazeing and South Conservation Area. Therefore, the proposed development has the potential to adversely affect the character of the area. Sensitive design would be required.
6.1 Topography constraints	(--)	Topographical constraints in the site 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 any constraint to the site
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade. Existing unmade access off Hoe Lane is considered unsuitable. The extension to the site would need to be served by the access to the existing traveller site. As a result, reconfiguration of the existing traveller site will likely be required.
6.5 Contamination constraints	0	No contamination on site. No potential contamination identified.
6.6 Traffic impact		Not applicable

Site Suitability Assessment

Site Reference: SR-0168

Parish: Nazeing

Settlement: Nazeing

Size (ha): 2.11

Address: Green Leaves Nursery, Hoe Lane, Nazeing, Waltham Abbey, EN9

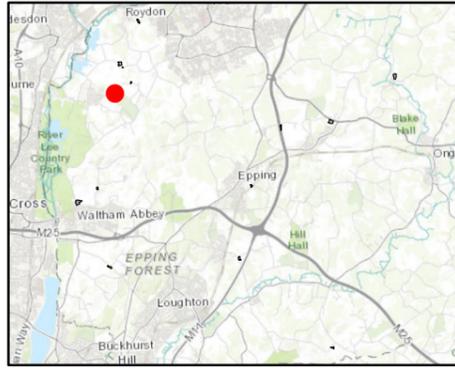
Primary use: Traveller

Type of site: Intensification of existing traveller site

Notes: Greenleaves Mobile home site with 15 existing pitches. Open land in the centre of the site.

Community feedback: None

Pitches: 15



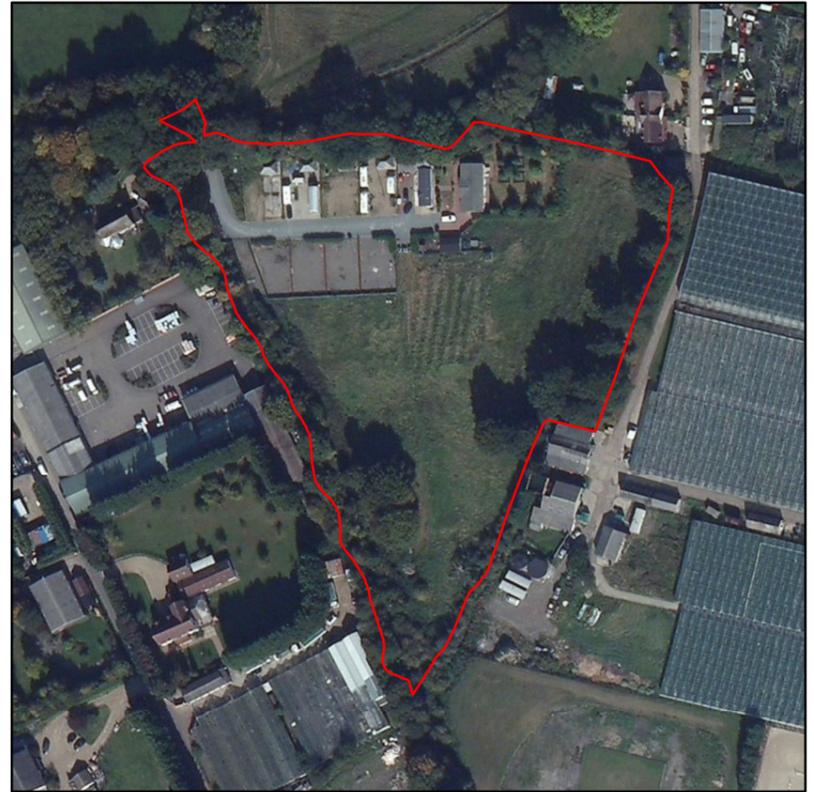
Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

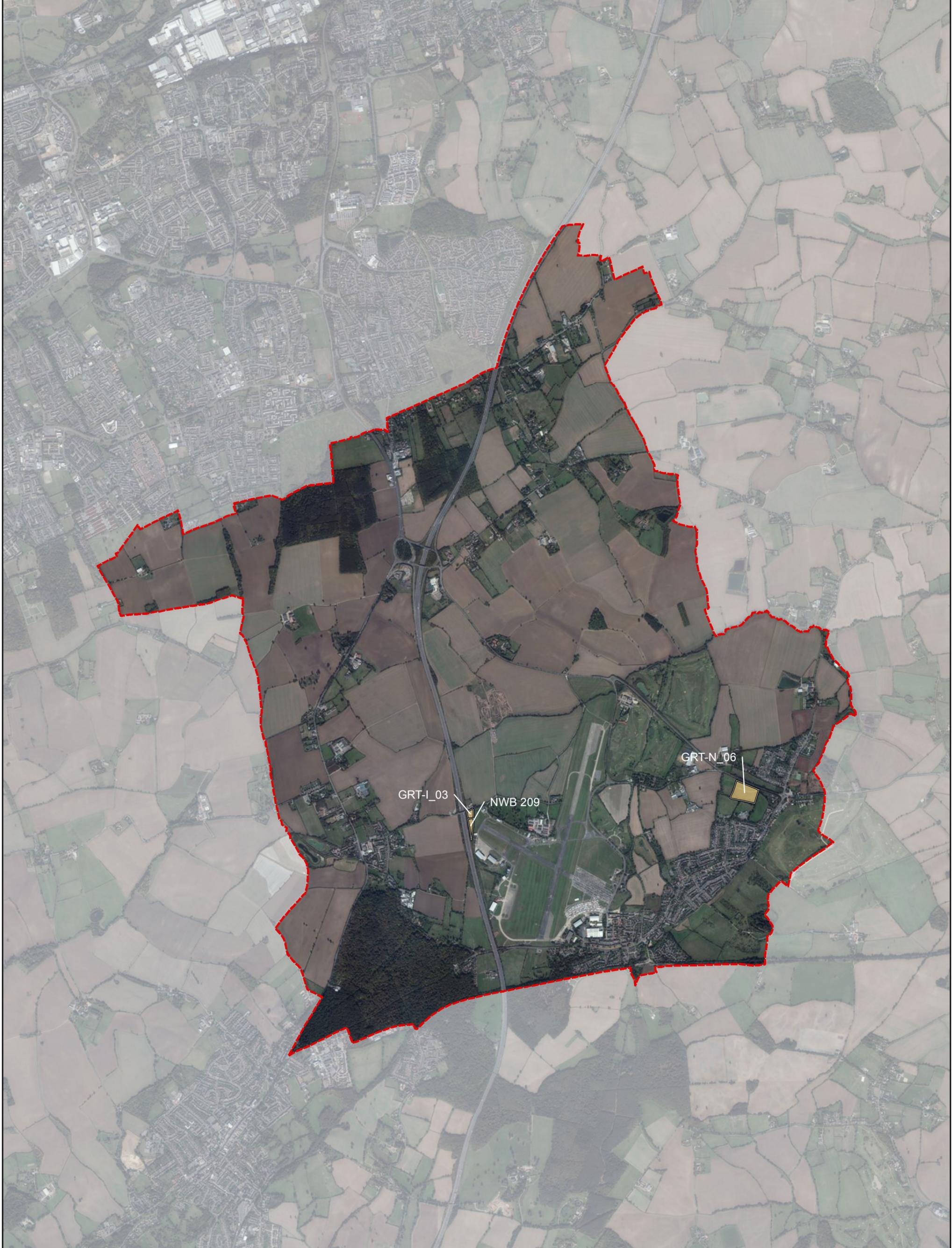
Drawing Status

Issue
 Drawing No **SR-0168** Issue **P1**

ARUP **Epping Forest District Council**
 www.eppingforestdc.gov.uk



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. Outside IRZ requirement.
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 Lands
1.5 Impact on BAP Priority Species or Habitats	0	Site has no effect as features and species could be retained or due to distance of BAP priority habitats from site. Site is partially with the buffer zones for Deciduous Woodland and Traditional Orchards. The site may indirectly affect the habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site
1.7 Flood risk	(++)	Site within Flood Zone 1. Majority of the site is in Flood Zone 1. Higher flood risk areas 2, 3a and 3b covering 8% are located along the western site boundary and can be avoided through site layout.
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated. Within wider landscape setting of Nazeing and South Roydon Conservation Area. Development here should consider impact on historic landscape. Possible mitigation through appropriate layout and high quality design/materials. Not
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium. The site lies mostly within a Green Belt parcel of very high sensitivity but is partially developed and existing planted buffers to the north would limit harm to the wider Green Belt to the north (which maintains the gap between Nazeing and Roydon).
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m 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	(-)	Site is more than 4000m from the nearest secondary school
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery
3.8 Access to Strategic Road Network		Not applicable
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement. 80% greenfield site, 600m from an existing settlement (Lower Nazeing).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of best and most versatile agricultural land (grades 1-3)
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space. No open space is located in the site area. Development will not involve the loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character. Site is identified as a potential regeneration area and is proposed for traveller pitches. The proposed number of pitches is not likely have an impact on the character of the area.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site
6.2b Distance to power lines	0	Power lines do not pose any constraint to the site
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site. Although preserved trees are present on western boundary of site, it is likely that the preserved trees could be incorporated into the layout, subject to reasonable care, without adverse impact on the suitability of the site for
6.4 Access to site	(+)	Suitable access to site already exists. Access off Hoe Lane.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (Horticultural Nursery). Potential adverse impact that could be mitigated
6.6 Traffic impact		Not applicable



GRT-I_03

NWB 209

GRT-N_06

Report on Site Selection



Drawing No.
EFDC-S4T-0004-Rev1

Date: September 2016

Scale: 1:28,210 @A3

Content
Results of Stage 4 Assessment for Traveller Sites in North Weald Bassett

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

Legend

-  Stage 4 Sites
-  Parish Boundary



Site Suitability Assessment

Site Reference: GRT-I_03

Parish: North Weald Bassett

Settlement: Thornwood Common

Size (ha): 0.39

Address: Small Meadow, Thornwood

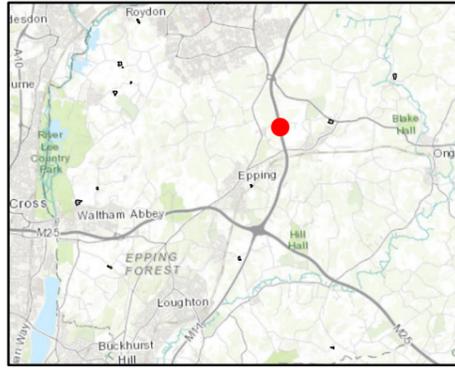
Primary use: Traveller

Type of site: Intensification of existing traveller site

Notes: Pitches in north-west corner of site, with remainder of site vacant. M11 at western boundary, North Weald Bassett Airfield to west, and local road to north. Vacant scrubland site to south.

Community feedback: None

Pitches: 2



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Drawing No **GRT-I_03** 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.	Whilst the site is in the SSSI IRZ, no consultation criteria is exceeded and no significant effects are envisaged.
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 Lands	
1.5 Impact on BAP Priority Species or Habitats	0 Site has no effect as features and species could be retained or due to distance of BAP priority habitats from site	
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site	
1.7 Flood risk	(++) Site within Flood Zone 1	
1.8a Impact on heritage assets	(+) Site is not likely to affect heritage assets due to their distance from the site	Unlikely to impact on setting of Scheduled Monument due to distance.
1.8b Impact on archaeology	(+) There is a low likelihood that further archaeological assets would be discovered on the site	
1.9 Impact of air quality	(--) Site lies within an area which has been identified as being at risk of poor air quality, and it is unlikely that the risk could be mitigated	The site is close to the M11. Given the proposed use of the site for traveller accommodation it may not be possible to mitigate air quality impacts.
2.1 Level of harm to Green Belt	(-) Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium	
3.1 Distance to the nearest rail/tube station	(-) Site is more than 4000m from the nearest rail or tube station	
3.2 Distance to nearest bus stop	(+) Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+) Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(-) Site is more than 4000m from the nearest town, large village or small village	
3.5 Distance to nearest infant/primary school	0 Site is between 1000m and 4000m from the nearest infant/primary school	
3.4 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 that is neither within nor adjacent to a settlement	Split site (50% greenfield and brownfield). Site is 6000m from an existing settlement (Thornwood Common).
4.2 Impact on agricultural land	(--) Development of the site would involve the loss of best and most versatile agricultural land (grades 1-3)	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space	No open space is located in the site area. Development will not involve the loss of public open space.
5.1 Landscape sensitivity	0 Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	
5.2 Settlement character sensitivity	0 Development is unlikely to have an effect on settlement character	The proposed number of pitches is not likely to adversely affect the character of the area.
6.1 Topography constraints	0 No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0 Gas or oil pipelines do not pose any constraint to the site	
6.2b Distance to power lines	0 Power lines do not pose any constraint to the site	
6.3 Impact on Tree Preservation Order (TPO)	0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site	
6.4 Access to site	(+) Suitable access to site already exists	Existing access off Weald Hall Lane.
6.5 Contamination constraints	0 No contamination on site	No potential contamination identified.
6.6 Traffic impact	Not applicable	

Site Suitability Assessment

Site Reference: GRT-N_06

Parish: North Weald Bassett

Settlement: North Weald Bassett

Size (ha): 3

Address: West of Tylers Green, North Weald Bassett

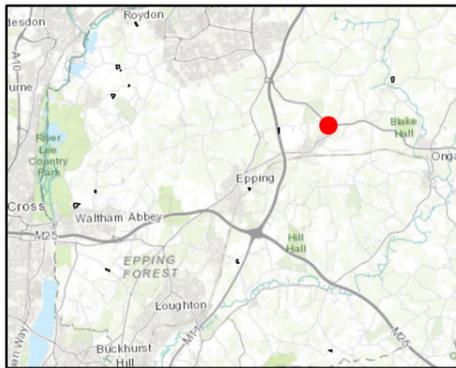
Primary use: Traveller

Type of site: New traveller site

Notes: Vacant agricultural field. Tree lined to all boundaries. Road adjacent to northern boundary, agricultural fields to all other boundaries.

Community feedback: None

Pitches: 15



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Epping Forest District Council
 Job Title
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 Drawing Status
 Issue
 Drawing No
GRT-N_06 Issue
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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. Whilst the site is in the SSSI IRZ, no consultation criteria is exceeded and no significant effects are envisaged.
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 Lands
1.5 Impact on BAP Priority Species or Habitats	0	Site has no effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is partially within two BAP priority habitat buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site. The site is partially within a Local Wildlife Site 250m buffer. The site may indirectly affect the Local Wildlife Site, but mitigation can be implemented to address this.
1.7 Flood risk	(++)	Site within Flood Zone 1
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site. Unlikely to impact on setting of Scheduled Monument due to distance.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced. The site is close to the A414 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	0	Site is within Green Belt, but the level of harm caused by release of the land for development would be none
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m 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	0	Site is between 1000m and 4000m from the nearest GP surgery
3.8 Access to Strategic Road Network		Not applicable
4.1 Brownfield and Greenfield Land	(+)	Majority of the site is greenfield land within a settlement. 100% greenfield site within an existing settlement (North Weald Bassett).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of best and most versatile agricultural land (grades 1-3)
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space. No open space is located in the site area. Development will not involve the loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character. Site is naturally screened on all sides. It is therefore not likely to negatively impact on the 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 any constraint to the site
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site. The extent of development would be constrained by the presence of preserved trees in and adjacent to the site. However, the impact could be mitigated by care in design and layout.
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade. Existing access off A414. Would need upgrade to allow for suitable vehicular access.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination in the northern 60% of the site (Made Ground). Potential adverse impact that could be mitigated.
6.6 Traffic impact		Not applicable

Site Suitability Assessment

Site Reference: NWB 209

Parish: North Weald Bassett

Settlement: North Weald Bassett

Size (ha): 0.5

Address: South of Weald Hall Lane, east of M11

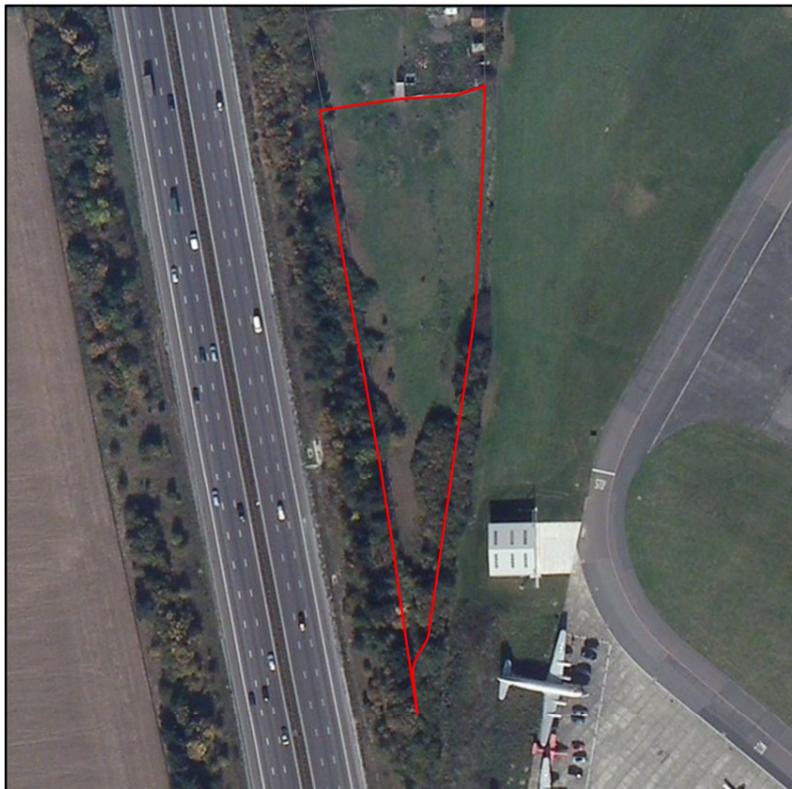
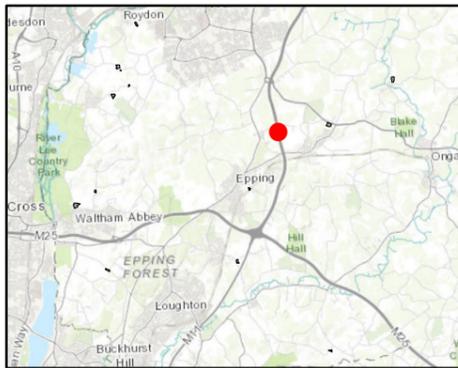
Primary use: Traveller

Type of site: New traveller site

Notes: Partially tree lined to east and south. Trees lined to west with boundary to M11. Existing traveller site to northern boundary.

Community feedback: None

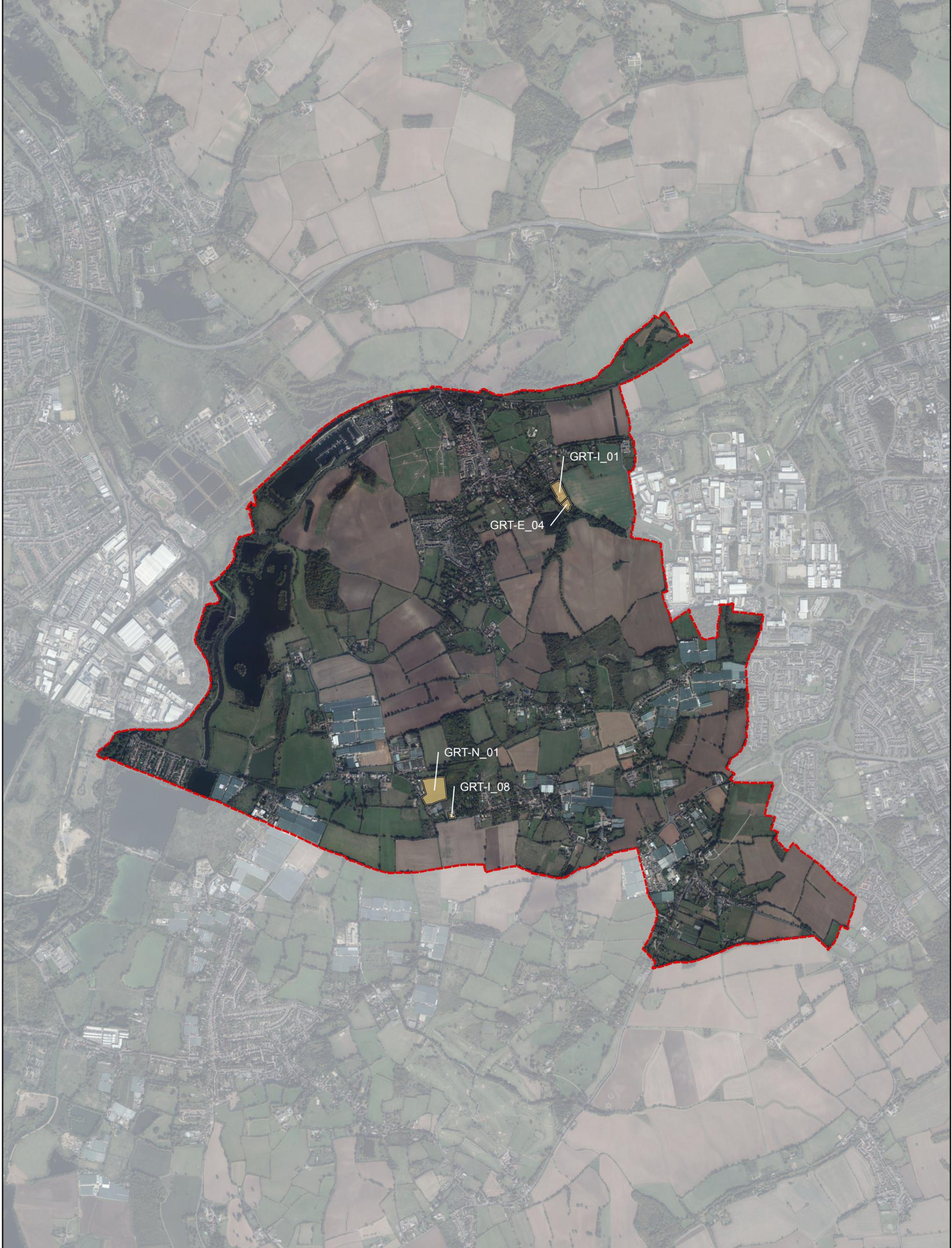
Pitches: 5



Client
Epping Forest District Council
 Job Title
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 Drawing Status
Issue
 Drawing No **NWB 209** 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 Lands
1.5 Impact on BAP Priority Species or Habitats	0	Site has no effect as features and species could be retained or due to distance of BAP priority habitats from site
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site
1.7 Flood risk	(++)	Site within Flood Zone 1
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site
1.9 Impact of air quality	(--)	Site lies within an area which has been identified as being at risk of poor air quality, and it is unlikely that the risk could be mitigated
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school
3.4 Distance to local amenities	(-)	Site is more than 4km 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 of the site would involve the loss of best and most versatile agricultural land (grades 1-3)
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character
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 any constraint to the site
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site
6.4 Access to site	(-)	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 on site
6.6 Traffic impact		Not applicable



Report on Site Selection



Drawing No. EFDC-S4T-0005-Rev1

Date: September 2016

Scale: 1:22,220 @A3

Content
Results of Stage 4 Assessment for Traveller Sites in Roydon

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: GRT-E_04

Parish: Roydon

Settlement: Roydon

Size (ha): 0.4

Address: Moores Estate, Roydon

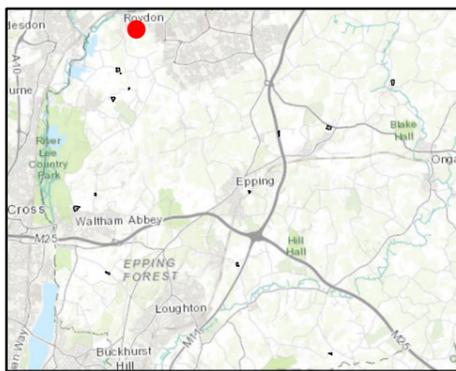
Primary use: Traveller

Type of site: Extension of existing traveller site

Notes: Vacant scrubland. Tree lined to east, west and south. Existing traveller site adjacent to northern boundary.

Community feedback: None

Pitches: 4



Client
Epping Forest District Council
 Job Title
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 Drawing Status
Issue
 Drawing No **GRT-E_04** 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. Whilst the site is in the SSSI IRZ, no consultation criteria is exceeded and no significant effects are envisaged.
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 Lands
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated. The site encompasses a portion of a BAP priority habitat. The site is likely to directly affect the BAP priority habitat, but these effects may be mitigable.
1.6 Impact on Local Wildlife Sites	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated. The site encompasses a portion of a Local Wildlife Site. The site is likely to directly impact the Local Wildlife Site, but effects may be mitigable.
1.7 Flood risk	(++)	Site within Flood Zone 1
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site. Unlikely to impact on Park and Garden, Conservation Area, or Grade I Listed Building due to distance.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school
3.6 Distance to 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 that is neither within nor adjacent to a settlement. 100% greenfield site, 250m from an existing settlement (Roydon).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of best and most versatile agricultural land (grades 1-3)
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space. No open space is located in the site area. Development will not involve the loss of public open space.
5.1 Landscape sensitivity	(--)	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character. The site is within a very low density settlement. The proposed number of pitches is at a higher density than the neighbouring developments. Therefore, development is likely to affect the predominantly rural character of the area.
6.1 Topography constraints	(--)	Topographical constraints in the site 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 any constraint to the site
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site
6.4 Access to site	(--)	There is no means of access to the site and no likely prospect of achieving access. Existing access off Little Brook Road would be unlikely to support the additional traffic generated by the extended site and cannot be upgraded.
6.5 Contamination constraints	0	No contamination on site. No potential contamination identified.
6.6 Traffic impact		Not applicable

Site Suitability Assessment

Site Reference: GRT-I_01

Parish: Roydon

Settlement: Roydon

Size (ha): 0.97

Address: Moores Estate, Roydon

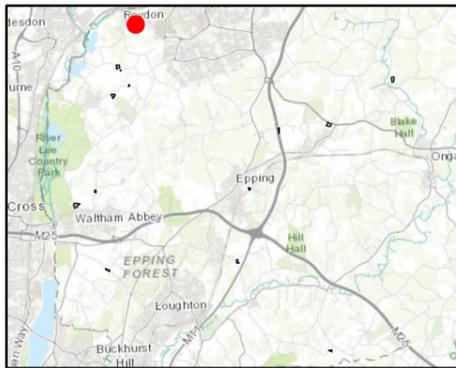
Primary use: Traveller

Type of site: Intensification of existing traveller site

Notes: Residential development adjacent to northern boundary. Vacant scrubland on half of site with traveller use on southern half.

Community feedback: None

Pitches: 2



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Drawing No **GRT-I_01** 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. Whilst the site is in the SSSI IRZ, no consultation criteria is exceeded and no significant effects are envisaged.
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 Lands
1.5 Impact on BAP Priority Species or Habitats	0	Site has no effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is adjacent to a BAP priority habitat, and within two buffer zones. The site may indirectly affect the BAP priority habitats, but effects are mitigable.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site. The site is adjacent to a Local Wildlife Site. The site may indirectly affect the Local Wildlife Site, but mitigation can be implemented to address this.
1.7 Flood risk	(++)	Site within Flood Zone 1
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site. Unlikely to impact on Park and Garden, Conservation Area, or Grade I Listed Building due to distance.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school
3.4 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 greenfield land that is neither within nor adjacent to a settlement. 75% greenfield site, 150m from an existing settlement (Roydon).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of best and most versatile agricultural land (grades 1-3)
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space. No open space is located in the site area. Development will not involve the loss of public open space.
5.1 Landscape sensitivity	(--)	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character. The site is within a very low density settlement. The proposed number of pitches is at a higher density than the neighbouring developments. Therefore, development is likely to affect the predominantly rural character of the area.
6.1 Topography constraints	(--)	Topographical constraints in the site 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 any constraint to the site
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site
6.4 Access to site	(+)	Suitable access to site already exists. Existing access off Little Brook Road could support the scale of intensification proposed.
6.5 Contamination constraints	0	No contamination on site. No potential contamination identified.
6.6 Traffic impact		Not applicable

Site Suitability Assessment

Site Reference: GRT-I_08

Parish: Roydon

Settlement: Roydon Hamlet

Size (ha): 0.13

Address: Sons Nursery, Hamlet Hill

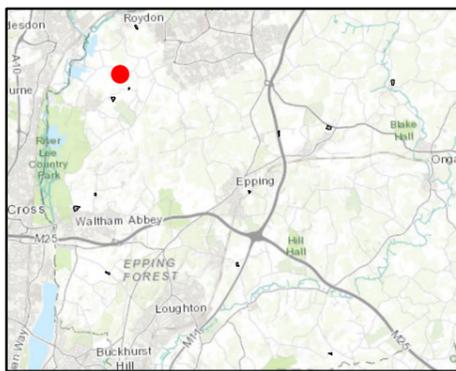
Primary use: Traveller

Type of site: Regularisation of a temporary traveller site

Notes: Existing traveller site with one pitch. Road to southern boundary, residential garden to east. No boundary to surrounding vacant hardstanding site to north and west.

Community feedback: None

Pitches: 1



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Drawing No **GRT-I_08** 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. Whilst the site is in the SSSI IRZ, no consultation criteria is exceeded and no significant effects are envisaged.
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 Lands
1.5 Impact on BAP Priority Species or Habitats	0	Site has no effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is wholly within two BAP priority habitat buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site
1.7 Flood risk	(++)	Site within Flood Zone 1
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site. Within wider landscape settings of Grade I Listed Netherhall Gatehouse and Grade I Listed All Saints Church but unlikely to impact due to scale of site and distance.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality. Majority of the site is far enough away from motorway to not have a significant impact.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.
3.3 Distance to employment locations	(+)	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	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. 95% greenfield site, within an existing settlement (Roydon Hamlet).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of best and most versatile agricultural land (grades 1-3)
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space. No open space is located in the site area. Development will not involve the loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change. The site shares characteristics with the wider area of moderate landscape sensitivity.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character. The proposed pitch is not likely to adversely affect the character of the area.
6.1 Topography constraints	(--)	Topographical constraints in the site 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 any constraint to the site
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site
6.4 Access to site	(+)	Suitable access to site already exists. Existing access off Hamlet Hill.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (Horticultural Nursery). Potential adverse impact that could be mitigated.
6.6 Traffic impact		Not applicable

Site Suitability Assessment

Site Reference: GRT-N_01

Parish: Roydon

Settlement: Roydon Hamlet

Size (ha): 2.5

Address: Paradise Farm, Hamlet Hill

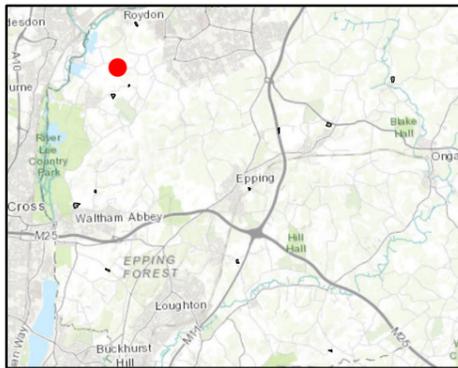
Primary use: Traveller

Type of site: New traveller site

Notes: Vacant field, tree lined to all boundaries. Storage yard and access to Hamlet Hill on western boundary.

Community feedback: None

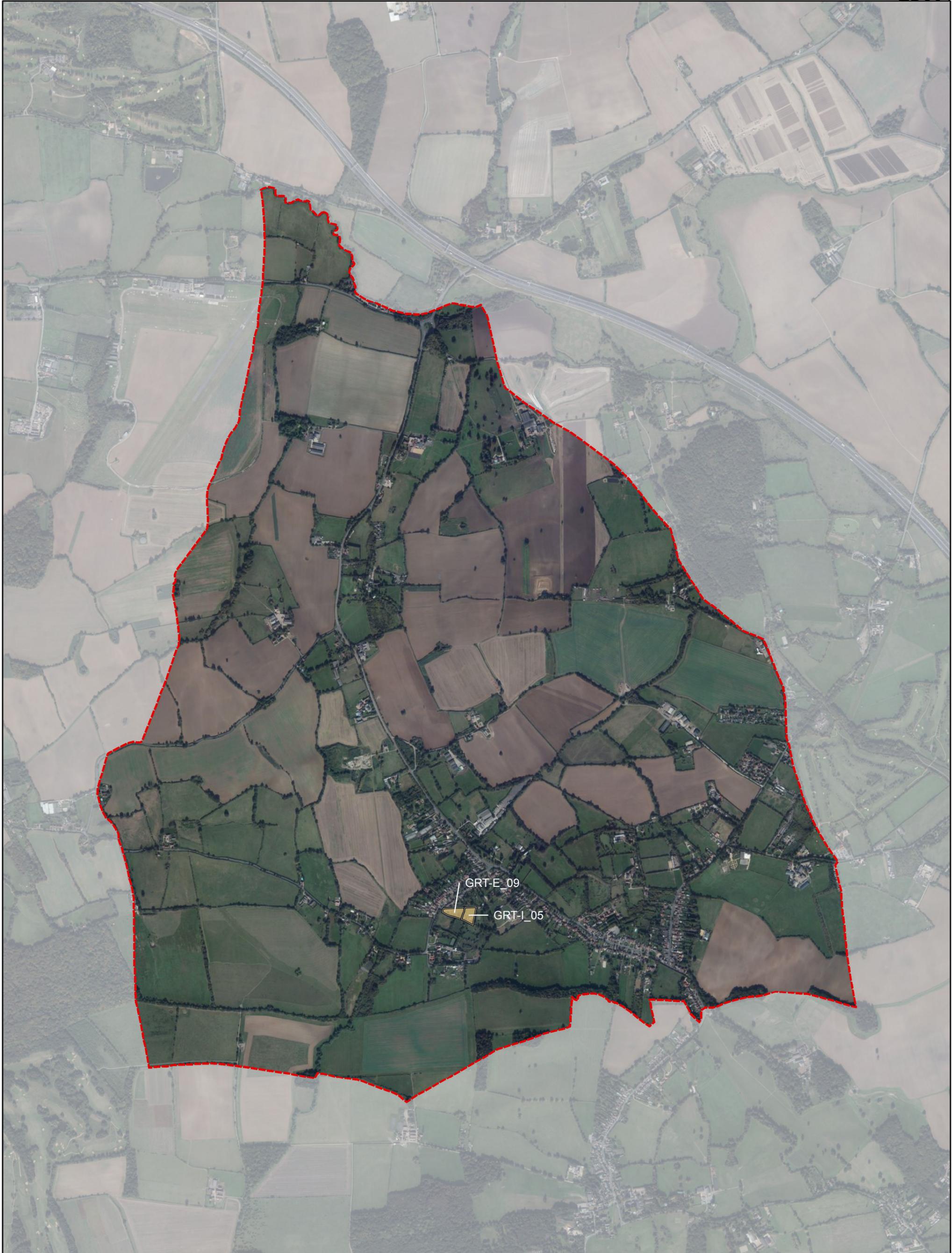
Pitches: 10



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Drawing No **GRT-N_01** Issue **P1**
ARUP Epping Forest District Council
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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 Lands
1.5 Impact on BAP Priority Species or Habitats	0	Site has no effect as features and species could be retained or due to distance of BAP priority habitats from site
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site
1.7 Flood risk	(++)	Site within Flood Zone 1
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000 m from the nearest rail or tube station
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school
3.4 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	(--)	Development of the site would involve the loss of best and most versatile agricultural land (grades 1-3)
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character
6.1 Topography constraints	(--)	Topographical constraints in the site 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 any constraint to the site
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site
6.4 Access to site	0	Access to the site can be created within landholding to adjacent to the highway
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated
6.6 Traffic impact		Not applicable



GRT-E_09

GRT-I_05

Report on Site Selection

ARUP

Epping Forest District Council

Drawing No. EFDC-S4T-0006-Rev1

Date: September 2016

Scale: 1:15,900 @A3

Content
Results of Stage 4 Assessment for Traveller Sites in Stapleford Abbots

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

Legend

-  Stage 4 Sites
-  Parish Boundary



Site Suitability Assessment

Site Reference: GRT-E_09

Parish: Stapleford Abbots

Settlement: Stapleford Abbots

Size (ha): 0.4

Address: Pond View, Stapleford Abbots

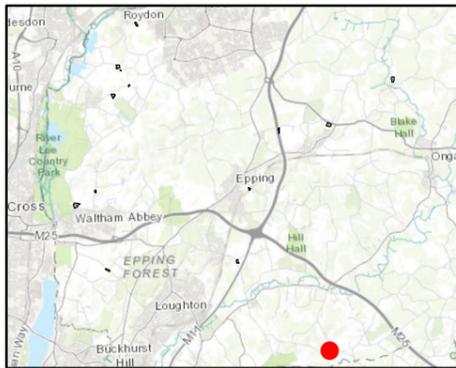
Primary use: Traveller

Type of site: Extension of existing traveller site

Notes: Vacant field, triangular shape. Tree lined to south, laneway along northern boundary, existing traveller site adjacent to eastern boundary.

Community feedback: None

Pitches: 4



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

Drawing Status

Issue

Drawing No
GRT-E_09

Issue
P1

ARUP

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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 Lands
1.5 Impact on BAP Priority Species or Habitats	0	Site has no effect as features and species could be retained or due to distance of BAP priority habitats from site
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site
1.7 Flood risk	(++)	Site within Flood Zone 1
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station
3.2 Distance to nearest bus stop	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	(+)	Site is less than 1000m from the nearest infant/primary school
3.4 Distance to local amenities	(-)	Site is more than 4km 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 of the site would involve the loss of best and most versatile agricultural land (grades 1-3)
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character
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 any constraint to the site
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site
6.4 Access to site	(--)	There is no means of access to the site and no likely prospect of achieving access
6.5 Contamination constraints	0	No contamination on site
6.6 Traffic impact		Not applicable

Site Suitability Assessment

Site Reference: GRT-I_05

Parish: Stapleford Abbotts

Settlement: Stapleford Abbotts

Size (ha): 0.42

Address: Pond View, Stapleford Abbotts

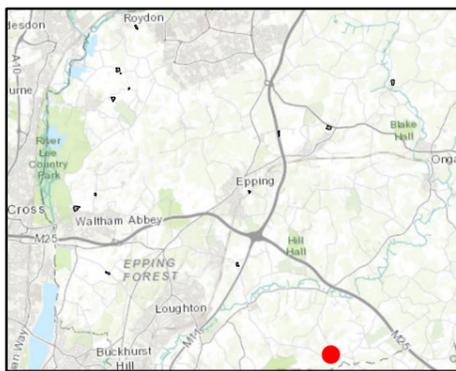
Primary use: Traveller

Type of site: Intensification of existing traveller site

Notes: Tree lined to south, east and west. Laneway along northern boundary. Traveller use in south-east portion of site, remainder of site vacant field.

Community feedback: None

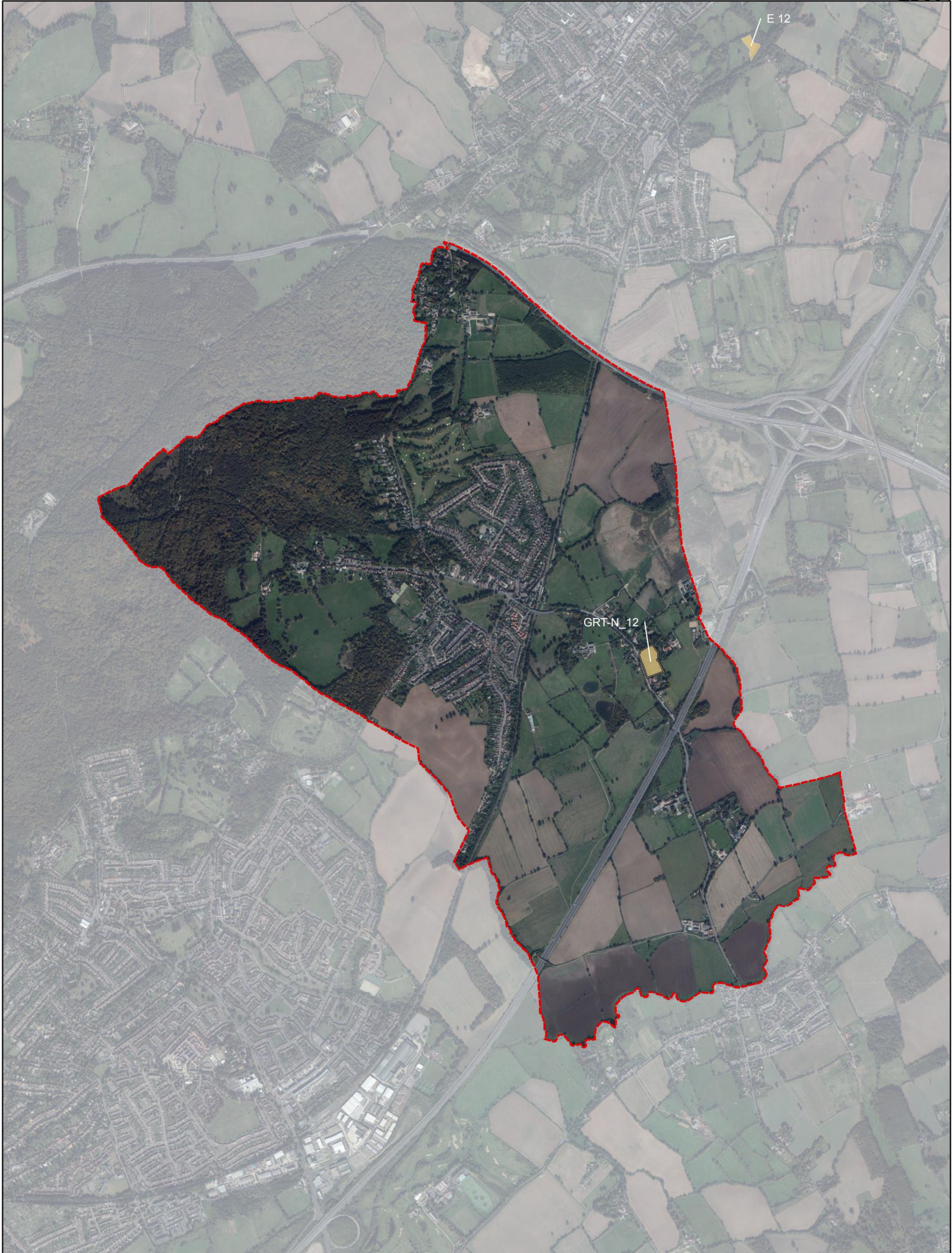
Pitches: 2



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Drawing No **GRT-I_05** 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. Whilst the site is in the SSSI IRZ, no consultation criteria is exceeded and no significant effects are envisaged.
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 Lands
1.5 Impact on BAP Priority Species or Habitats	0	Site has no effect as features and species could be retained or due to distance of BAP priority habitats from site
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site
1.7 Flood risk	(++)	Site within Flood Zone 1
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality. Majority of the site is far enough away from motorway to not have a significant impact.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school
3.4 Distance to local amenities	0	Site is between 1 and 4km from the nearest secondary school
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery
3.8 Access to Strategic Road Network		Not applicable
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement. 85% greenfield site, adjacent to a settlement (Stapleford Abbotts).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of best and most versatile agricultural land (grades 1-3)
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space. No open space is located in the site area. Development will not involve the loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character. The proposed number of pitches is not likely to adversely affect the character of the area.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site
6.2b Distance to power lines	0	Power lines do not pose any constraint to the site
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site
6.4 Access to site	(--)	There is no means of access to the site and no likely prospect of achieving access. The site is served by a single track and therefore access is not considered to be suitable to support the scale of development proposed.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (Smallholding / Made Ground). Potential adverse impact that could be mitigated.
6.6 Traffic impact		Not applicable



Report on Site Selection



Epping Forest District Council

Drawing No.
EFDC-S4T-0007-Rev1

Date: September 2016

Scale: 1:18,270 @A3

Content
Results of Stage 4 Assessment for Traveller Sites in Theydon Bois

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

Legend

-  Stage 4 Sites
-  Parish Boundary



Site Suitability Assessment

Site Reference: GRT-N_12

Parish: Theydon Bois

Settlement: Theydon Bois

Size (ha): 1.48

Address: Abridge Road, Theydon Garnon

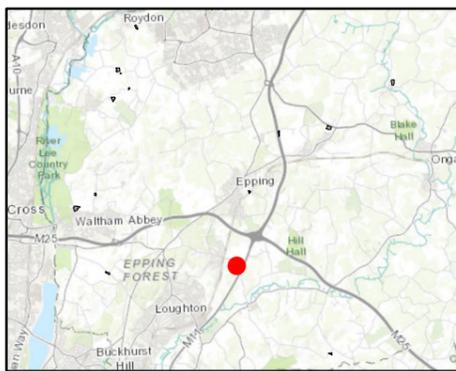
Primary use: Traveller

Type of site: New traveller site

Notes: Vacant agricultural field. Tree lined to all boundaries. Road adjacent to western boundary. Abutting residential properties to east, west and south.

Community feedback: None

Pitches: 14



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

Drawing Status

Issue
 Drawing No: **GRT-N_12** 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	(-)	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 is over 1km from Epping Forest Special Area of Conservation. Potential for in combination recreational effects.
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. Whilst the site is in the SSSI IRZ, no consultation criteria is exceeded and no significant effects are envisaged.
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 Lands
1.5 Impact on BAP Priority Species or Habitats	0	Site has no effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is partially within two BAP priority habitat buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site
1.7 Flood risk	(++)	Site within Flood Zone 1
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site
1.8b Impact on archaeology	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. Majority of the site is far enough away from motorway to not have a significant impact.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school
3.6 Distance to 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 that is neither within nor adjacent to a settlement. 100% greenfield site, 650m from an existing settlement (Theydon Bois).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of best and most versatile agricultural land (grades 1-3)
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space. No open space is located in the site area. Development will not involve the loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character. Site is naturally screened on all sides. It is therefore not likely to negatively impact on the settlement character.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site
6.2b Distance to power lines	0	Power lines do not pose any constraint to the site
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site. The extent of development would be constrained by the presence of preserved trees in or adjacent to the site on its eastern boundary. However the impact could be mitigated by care in design and layout.
6.4 Access to site	0	Access to the site can be created within landholding to adjacent to the highway. Access could be achieved off Abridge Road. Site also runs adjacent to Coopersale Lane, which is very narrow and not suitable for larger vehicles over 7.5 tonnes.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (Within 440m of infilled pond). Potential adverse impact that could be mitigated.
6.6 Traffic impact		Not applicable



Report on Site Selection



Drawing No.
EFDC-S4T-0008-Rev1

Date: September 2016

Scale: 1:30,640 @A3

Content
Results of Stage 4 Assessment for Traveller Sites in Waltham Abbey

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

Legend

- Stage 4 Sites
- Parish Boundary



Site Suitability Assessment

Site Reference: GRT-N_07

Parish: Waltham Abbey

Settlement: Waltham Abbey

Size (ha): 4.4

Address: Yard/car park at rear Lea Valley Nursery, Crooked Mile, Waltham Abbey

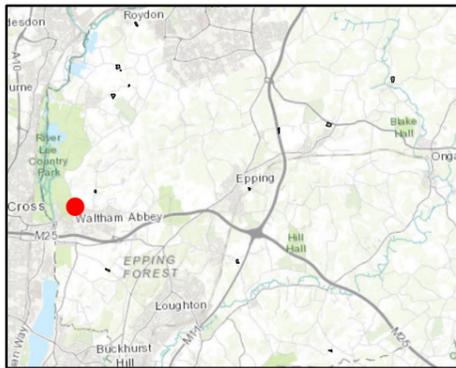
Primary use: Traveller

Type of site: New traveller site

Notes: Derelict nursery site with vacant hardstanding storage. Residential development to west and south, vacant scrubland north, east and south.

Community feedback: None

Pitches: 15



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

Drawing Status

Issue
 Drawing No: **GRT-N_07** 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	(-)	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 is located 1km from Lee Valley Special Protection Area and Ramsar site. Potential for in combination recreational effects.
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. Whilst the site is in the SSSI IRZ, no consultation criteria is exceeded and no significant effects are envisaged.
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 Lands
1.5 Impact on BAP Priority Species or Habitats	0	Site has no effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is partially within two BAP priority habitat buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site
1.7 Flood risk	(++)	Site within Flood Zone 1
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated. Unlikely to have significant impact on settings of Conservation Area or Scheduled Monument due to distance and existing built-up surroundings, but possible mitigation through good landscaping/screening.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality. Majority of the site is far enough away from motorway to not have a significant impact.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	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	(+)	Site is less than 1000m from the nearest GP surgery
3.8 Access to Strategic Road Network		Not applicable
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement. 100% greenfield site, adjacent to a settlement (Waltham Abbey).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of best and most versatile agricultural land (grades 1-3)
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space. No open space is located in the site area. Development will not involve the loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character. Site is on the edge of the existing settlement with glasshouses. It is naturally screened from the road and therefore, not likely to negatively impact on the 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 any constraint to the site
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site
6.4 Access to site	(+)	Suitable access to site already exists. Existing access off Crooked Mile.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (Horticultural Nurseries / Scrapyard / Shooting Ground). Potential adverse impact that could be mitigated.
6.6 Traffic impact		Not applicable

Site Suitability Assessment

Site Reference: WA 42

Parish: Waltham Abbey

Settlement: Waltham Abbey

Size (ha): 1.42

Address: South-west side of Avey Lane, opposite the Pynest Green Lane junction

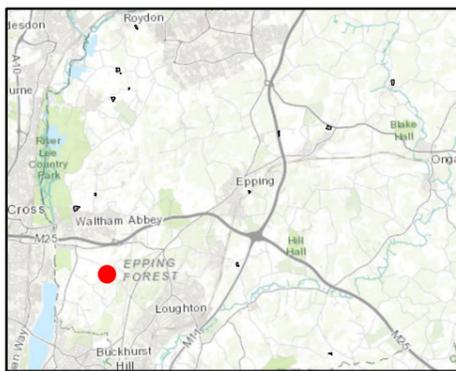
Primary use: Traveller

Type of site: New traveller site

Notes: Trees lined to north and west. No boundary to south and east.

Community feedback: None

Pitches: 14



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

Drawing Status

Issue
 Drawing No: **WA 42** Issue: **P1**

ARUP

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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
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	(-)	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 Lands
1.5 Impact on BAP Priority Species or Habitats	0	Site has no effect as features and species could be retained or due to distance of BAP priority habitats from site
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site
1.7 Flood risk	(++)	Site within Flood Zone 1
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.
3.4 Distance to local amenities	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	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 of the site would involve the loss of best and most versatile agricultural land (grades 1-3)
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character
6.1 Topography constraints	(--)	Topographical constraints in the site 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 any constraint to the site
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site
6.4 Access to site	(--)	There is no means of access to the site and no likely prospect of achieving access
6.5 Contamination constraints	0	No contamination on site
6.6 Traffic impact		Not applicable

Site Suitability Assessment

Site Reference: WA 81

Parish: Waltham Abbey

Settlement: Waltham Abbey

Size (ha): 1.05

Address: West of Galleyhill Road, south of Breach Barns Lane junction and immediately south of Poultry Farm

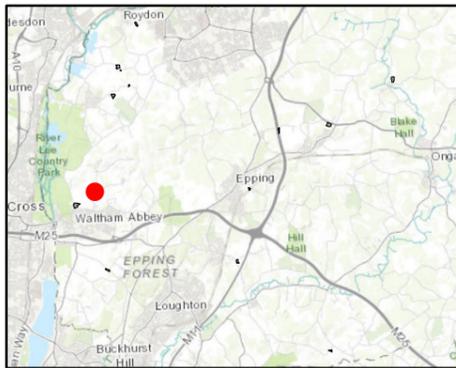
Primary use: Traveller

Type of site: New traveller site

Notes: Trees lined to north. Hedgerow lined to east. No boundaries to south or west.

Community feedback: None

Pitches: 10



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

Drawing Status

Issue

Drawing No
WA 81

Issue
P1

ARUP

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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	(-)	Effects of allocating the site for the proposed use are not likely to be significant alone but should be checked for in-combination effects
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 Lands
1.5 Impact on BAP Priority Species or Habitats	0	Site has no effect as features and species could be retained or due to distance of BAP priority habitats from site
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site
1.7 Flood risk	(++)	Site within Flood Zone 1
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery
3.8 Access to Strategic Road Network		Not applicable
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of best and most versatile agricultural land (grades 1-3)
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character
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 any constraint to the site
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site
6.4 Access to site	0	Access to the site can be created within landholding to adjacent to the highway
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated
6.6 Traffic impact		Not applicable