



F1.3 Stage 2 and Stage 6.2 Assessment


Legend - Stage 2/Stage 6.2 Employment Maps


Sites


 Employment sites assessed at Stage 2 and Stage 6.2

Basemap

 Parish Boundary


 Motorway

 A Road (Dual Carriageway)

 A Road (Single Carriageway)

 B Road

 Railway Station

 London Underground Station

 National Rail

 London Underground Central Line

 Epping Ongar Heritage Railway



Report on Site Selection

ARUP

Epping Forest District Council

Drawing No. EFDC-S2-0026-Rev2

Date: March 2018

Scale: 1:22,500 @A3

Content

Employment Sites for Stage 2 and Stage 6.2 Assessment in Chigwell

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

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Legend

- Employment sites assessed at Stage 2 and Stage 6.2
- Parish Boundary

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

N
F23

Site Suitability Assessment

Site Reference: SR-0190
Parish: Chigwell
Size (ha): 7.30
Address: Land at Luxborough Lane, Chigwell, Essex, IG7 5AA

Primary use: Employment
Site notes: Site part of the former Luxborough Lane Water Treatment Works

Baseline yield: 43,740 sqm floorspace

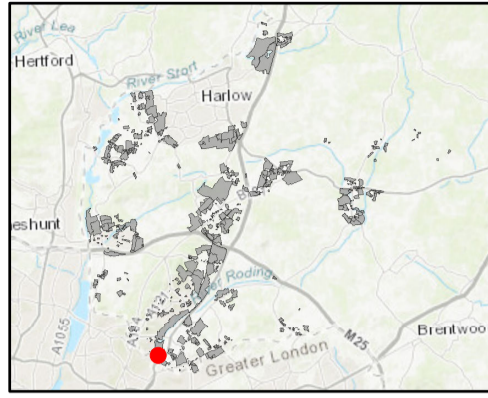
Source for baseline yield: Employment floorspace based on B1a/b Use Class uses, assuming a 0.6 plot ratio. This reflects the ELSA (2017) primary development scenario for a new employment site.

Site constraints: No constraints identified.

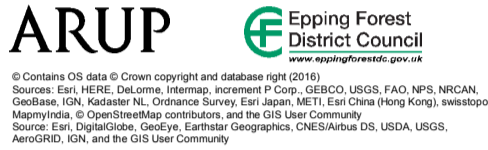
Site selection adjustment: None

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

Floorspace: **43,740 sqm**



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | March 2018
 Drawing No | Issue
SR-0190 | Rev 2



Criteria	Score	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	Employment site located between 400m and 2km from the Special Area of Conservation. No impact beyond potential strategic air quality impact.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	The site encompasses the whole of a BAP priority habitat with no main features and a small area of Wood Pasture and Parkland habitat. The site is likely to directly affect the habitats, and effects may be mitigable.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	Some 87% of the site is in Flood Zone 1 with the remaining 13% in Flood Zone 2, of which less than 1% is in Flood Zone 3a. The higher Flood Risk Zones are located in the north-western corner of the site and can be avoided through site layout.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are very close to the M11 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations		Not applicable.	
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		Not applicable.	
3.6 Distance to nearest secondary school		Not applicable.	
3.7 Distance to nearest GP surgery		Not applicable.	
3.8 Access to Strategic Road Network	0	The site is 1-3km from the Strategic Road Network.	
4.1 Brownfield and Greenfield Land	0	Majority of the site is previously developed land that is neither within nor adjacent to a settlement.	100% brownfield site not within or adjacent to an existing settlement.
4.2 Impact on agricultural land	(-)	Development of the site would result in the loss of poorer quality agricultural land (grade 4-5).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	Site shares characteristics with the adjacent zone of moderate sensitivity. The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on adjacent landscape character area.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Low density development is proposed which reflects the character of the area. Therefore, development is not likely to have an impact on the character of the area.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Existing access off Luxborough Lane.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Farm / Research Station / Industrial / Onsite Radioactive Waste Disposal / Infilled Ponds). Potential adverse impact that could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	

Site Suitability Assessment

Site Reference: SR-0558
Parish: Chigwell
Size (ha): 4.36
Address: Land adjacent West Hatch Academy

Primary use: Employment
Site notes: Site contains grassed areas

Baseline yield: 26,160 sqm floorspace

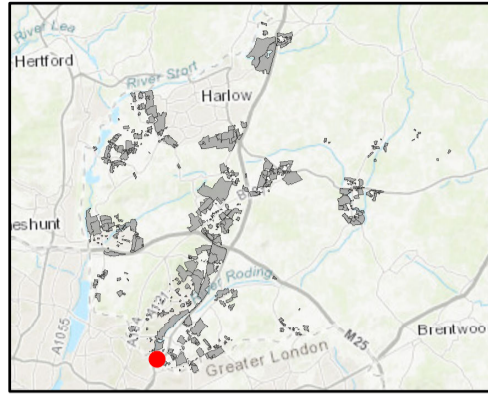
Source for baseline yield: Employment floorspace based on B1a/b Use Class uses, assuming a 0.6 plot ratio. This reflects the ELSA (2017) primary development scenario for a new employment site.

Site constraints: No constraints identified.

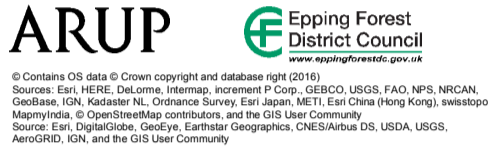
Site selection adjustment: None

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

Floorspace: **26,160 sqm**



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Date
March 2018
 Drawing No
SR-0558
 Issue
Rev 2



Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(+)	Site within Flood Zone 2 and exception test not required.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.
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		Not applicable.
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		Not applicable.
3.6 Distance to nearest secondary school		Not applicable.
3.7 Distance to nearest GP surgery		Not applicable.
3.8 Access to Strategic Road Network	(+)	The site is within 1km of the Strategic Road Network.
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 the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.



Report on Site Selection

ARUP

Epping Forest District Council

Drawing No. EFDC-S2-0029-Rev2

Date: March 2018

Scale: 1:24,500 @A3

Content

Employment Sites for Stage 2 and Stage 6.2 Assessment in High Ongar

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

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Legend

- Employment sites assessed at Stage 2 and Stage 6.2
- Parish Boundary

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

N

F26

Site Suitability Assessment

Site Reference: SR-0394-A1
Parish: High Ongar
Size (ha): 8.19
Address: Land to East of High Ongar including Nash Hall Industrial Estate, High Ongar, CM5 9NL
Primary use: Employment
Site notes: Agricultural field

Baseline yield: 32,760 sqm floorspace

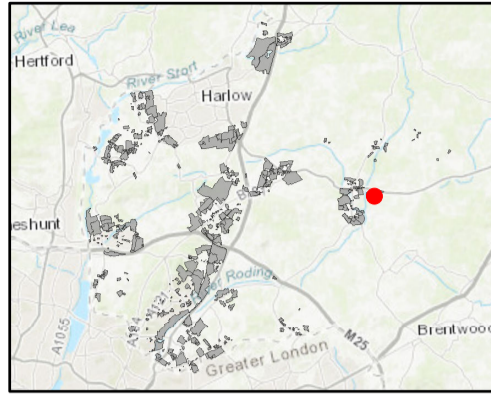
Source for baseline yield: Employment floorspace based on B8 Use Class uses, assuming a 0.4 plot ratio. The floorspace figure differs from the ELSA (2017) primary development scenario for the expansion of site SR-0394, since it comprises only part of the expansion area.

Site constraints: No constraints identified.

Site selection adjustment: None

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

Floorspace: **32,760 sqm**



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | **March 2018**
 Drawing No | Issue
SR-0394-A1 | **Rev 1**
ARUP | **Epping Forest District Council**
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 Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community
 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(+)	Site within Flood Zone 2 and exception test not required.
1.8a Impact on heritage assets	(-)	Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	0	Site is within Green Belt, but the level of harm caused by release of the land for development would be none.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations		Not applicable.
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		Not applicable.
3.6 Distance to nearest secondary school		Not applicable.
3.7 Distance to nearest GP surgery		Not applicable.
3.8 Access to Strategic Road Network	(+)	The site is within 1km of the Strategic Road Network.
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 the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	0	Access to the site can be created within landholding adjacent to the highway.
6.5 Contamination constraints	0	No contamination issues identified on site to date.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.

Site Suitability Assessment

Site Reference: SR-0394-B1
Parish: High Ongar
Size (ha): 0.94
Address: Land to East of High Ongar including Nash Hall Industrial Estate, High Ongar, CM5 9NL
Primary use: Employment
Site notes: Agricultural fields and small copse

Baseline yield: 3,760 sqm floorspace

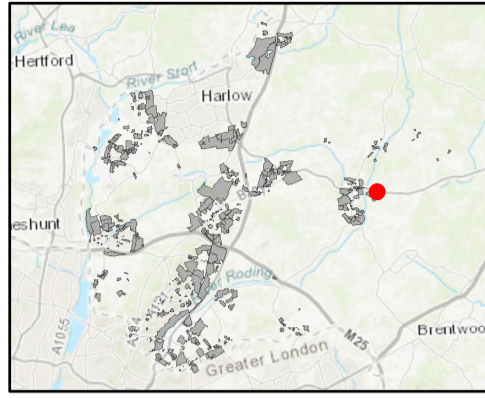
Source for baseline yield: Employment floorspace based on B8 Use Class uses, assuming a 0.4 plot ratio. The floorspace figure differs from the ELSA (2017) primary development scenario for the expansion of site SR-0394, since it comprises only part of the expansion area.

Site constraints: No constraints identified.

Site selection adjustment: None

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

Floorspace: 3,760 sqm



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | March 2018

Drawing No | Issue
SR-0394-B1 | Rev 1



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



Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1. Majority of the site is in Flood Zone 1 with less than 1% in Flood Risk Zone 2 along the northern site boundary. Flood risk can be mitigated through site layout.
1.8a Impact on heritage assets	(-)	Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated. Unlikely to impact on settings of Conservation Area or Grade I Listed Building due to distance. Adjacent to Grade II Listed Building Nash Hall so could impact on setting - mitigation through good screening, appropriate layout, density, design.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	0	Site is within Green Belt, but the level of harm caused by release of the land for development would be none.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations		Not applicable.
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		Not applicable.
3.6 Distance to nearest secondary school		Not applicable.
3.7 Distance to nearest GP surgery		Not applicable.
3.8 Access to Strategic Road Network	(+)	The site is within 1km of the Strategic Road Network.
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, 150m from an existing settlement (High Ongar).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character. Proposed employment development adjacent to existing employment site so not likely to detract from character, subject to good screening, layout, density and design within the setting of adjacent Grade II Listed Nash Hall.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists. Existing access from The Street.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (Farmyard / Industrial / Infilled Ground / Landfill within 250m). Potential adverse impact could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.

Site Suitability Assessment

Site Reference: SR-0394-C1
Parish: High Ongar
Size (ha): 3.24
Address: Land to East of High Ongar including Nash Hall Industrial Estate, High Ongar, CM5 9NL
Primary use: Employment
Site notes: Agricultural field

Baseline yield: 12,960 sqm floorspace

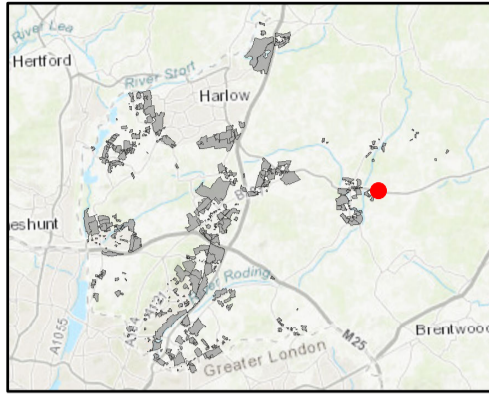
Source for baseline yield: Employment floorspace based on B8 Use Class uses, assuming a 0.4 plot ratio. The floorspace figure differs from the ELSA (2017) primary development scenario for the expansion of site SR-0394, since it comprises only part of the expansion area.

Site constraints: No constraints identified.

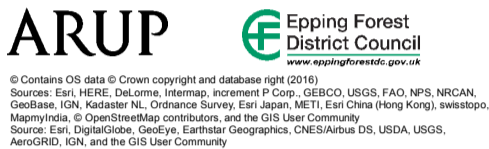
Site selection adjustment: None

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

Floorspace: **12,960 sqm**



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | **March 2018**
 Drawing No | Issue
SR-0394-C1 | **Rev 1**



Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(+)	Site within Flood Zone 2 and exception test not required.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.
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		Not applicable.
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		Not applicable.
3.6 Distance to nearest secondary school		Not applicable.
3.7 Distance to nearest GP surgery		Not applicable.
3.8 Access to Strategic Road Network	(+)	The site is within 1km of the Strategic Road Network.
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 the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	(--)	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	0	Access to the site can be created within landholding adjacent to the highway.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.



Report on Site Selection

ARUP

Epping Forest District Council

Drawing No. EFDC-S2-0013-Rev2

Date: March 2018

Scale: 1:22,500 @A3

Content

Employment Sites for Stage 2 and Stage 6.2 Assessment in Loughton

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

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Legend

- Employment sites assessed at Stage 2 and Stage 6.2
- Parish Boundary

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

N

F30

Site Suitability Assessment

Site Reference: EMP-0002b
Parish: Loughton
Size (ha): 5.01
Address: Land to rear of Langston Road Industrial Estate and West of M25, Loughton, IG10 3DQ
Primary use: Employment
Site notes: Site contains grassed areas, areas of rubble, hardstanding or other manmade material

Baseline yield: 20,040 sqm floorspace

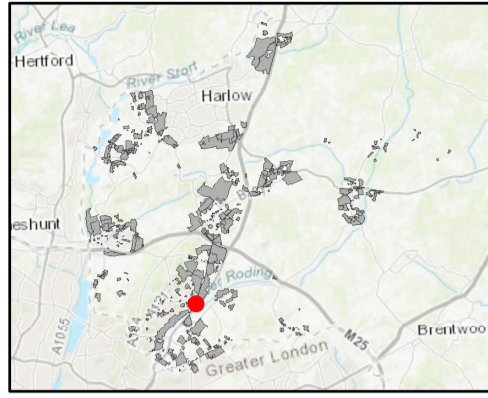
Source for baseline yield: Employment floorspace based on B8 Use Class uses, assuming a 0.4 plot ratio. The floorspace figure reflects the ELSA (2017) primary development scenario for the expansion of the site.

Site constraints: Flood Risk Zone 3b affects the south-western part of site (20%). Capacity adjusted proportionally to account for the constrained part of the site to remove it from the developable area.

Site selection adjustment: None

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

Floorspace: **16,032 sqm**



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Date
March 2018
 Drawing No
EMP-0002b
 Issue
Rev 1
ARUP Epping Forest District Council
 www.eppingforestdc.gov.uk

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site unlikely to be retained and effects cannot be mitigated.
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	0	Site within Flood Zone 3a and exception test not likely to be required.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.
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		Not applicable.
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		Not applicable.
3.6 Distance to nearest secondary school		Not applicable.
3.7 Distance to nearest GP surgery		Not applicable.
3.8 Access to Strategic Road Network	(+)	The site is within 1km of the Strategic Road Network.
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 result in the loss of poorer quality agricultural land (grade 4-5).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
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	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact	(-)	Moderate peak time congestion expected within the vicinity of the site.

Site Suitability Assessment

Site Reference: SR-0325
Parish: Loughton
Size (ha): 9.39
Address: Loughton, Langston Road North

Primary use: Employment
Site notes: Broad area north-east of Langston Road Industrial Estate

Baseline yield: 56,400 sqm floorspace

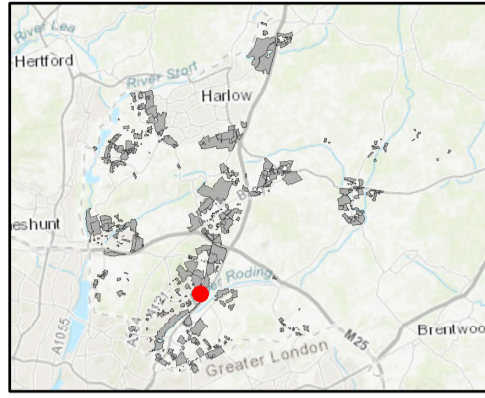
Source for baseline yield: Employment floorspace based on B1a/b Use Class uses, assuming a 0.6 plot ratio. This reflects the ELSA (2017) primary development scenario for a new employment site.

Site constraints: No constraints identified.

Site selection adjustment: None

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

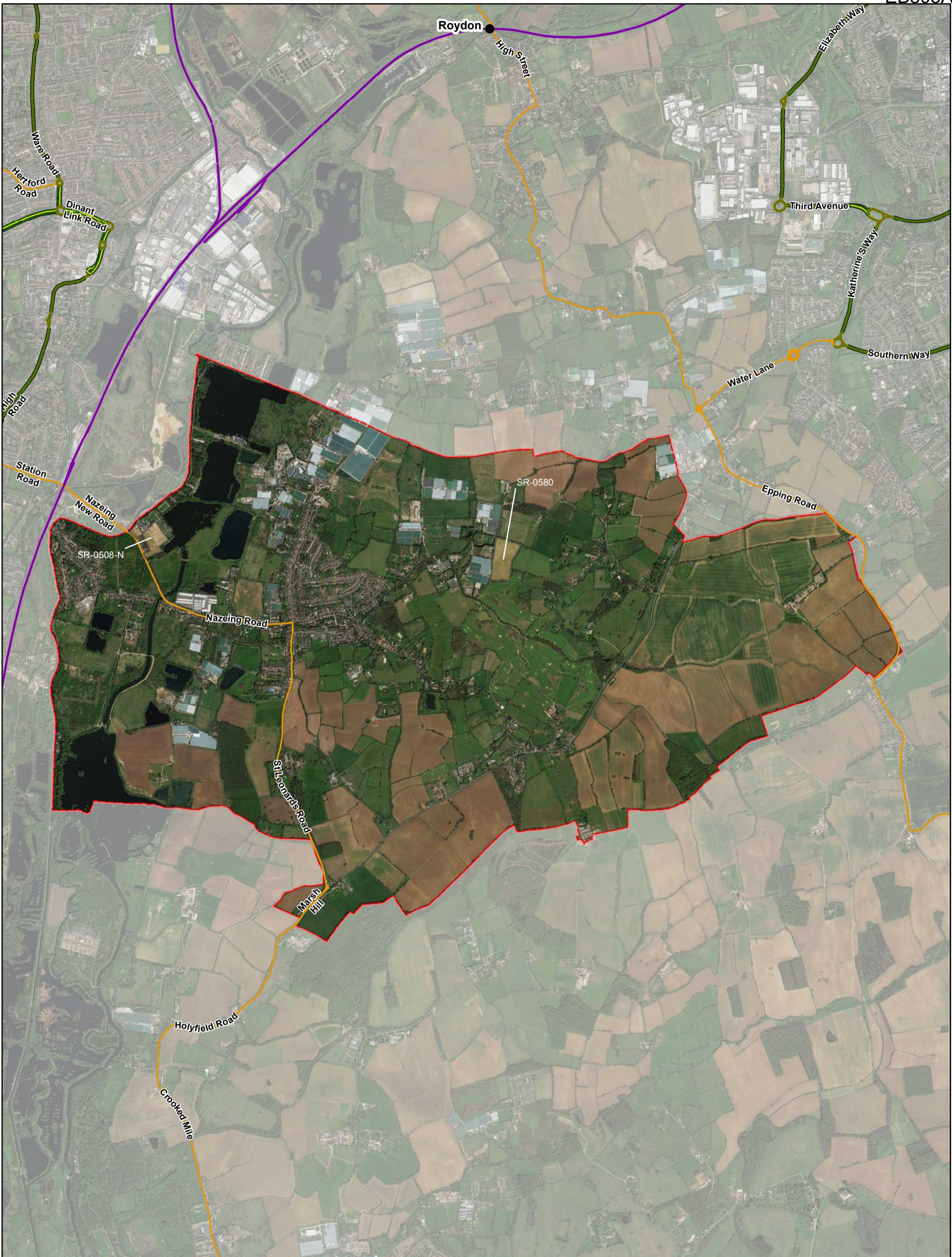
Floorspace: **56,400 sqm**



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | March 2018
 Drawing No | Issue
SR-0325 | Rev 2
ARUP | **Epping Forest District Council**
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Criteria	Score	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	Employment site partially located between 400m and 2km from the Special Area of Conservation. No impact beyond potential strategic air quality impact.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (over 10,000sq.m. of non-residential), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	(-)	Site is adjacent to or contains Ancient Woodland but possible effects can be mitigated.	The site is adjacent to Broadfield Shaw Ancient Woodland. The site may directly affect a small area of the Ancient Woodland but impacts may be mitigated against through considered masterplanning.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	The site encompasses around half of a BAP priority habitat and is adjacent to an additional BAP priority habitat. It has one species recorded within it. The site is likely to directly impact the on-site habitat and species, but this may be mitigable.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is adjacent to the Broadfield Shaw Grassland LWS and Broadfield Shaw LWS. The site is unlikely to affect the features and species of these LWS.
1.7 Flood risk	(+)	Site within Flood Zone 2 and exception test not required.	Flood Zones 3a and 3b, located in the south-eastern portion of the site, covers 2% of the site. Flood risk zone 2 covers a further 5%. Higher Flood Risk Zones can be avoided through site layout.
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated.	Possible archaeological implications due to Roman Villa Scheduled Monument to north. Further archaeological assessment required.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Limited impact from air quality expected as the site is almost 200m from the main road.
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		Not applicable.	
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		Not applicable.	
3.6 Distance to nearest secondary school		Not applicable.	
3.7 Distance to nearest GP surgery		Not applicable.	
3.8 Access to Strategic Road Network	0	The site is 1-3km from the Strategic Road Network.	
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.	100% greenfield site not within or adjacent to an existing settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	Site shares characteristics of the wider landscape character area. The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on adjacent landscape character area.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Site is located adjacent to Langston Road Industrial Estate and proposed for employment use. Development is not likely to affect the character of the area.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	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.	This site currently has no access. An access could be created adjacent to the eastern boundary of Langston Road Estate (EMP-0002b).
6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	(--)	Moderate peak time congestion expected within the vicinity of the site.	



Report on Site Selection



Drawing No. EFDC-S2-0017-Rev2

Date: March 2018

Scale: 1:25,000 @A3

Content

Employment Sites for Stage 2 and Stage 6.2 Assessment in Nazeing

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

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Legend

- Employment sites assessed at Stage 2 and Stage 6.2
- Parish Boundary

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



Site Suitability Assessment

Site Reference: SR-0508-N
Parish: Nazeing
Size (ha): 3.55
Address: Nazeing Bridge Works / Glassworks, Nazeing New Road, Broxbourne, EN10 6SY
Primary use: Employment
Site notes: Glasshouse site originally assessed as SR-0508 for residential; now be assessed as an employment site

Baseline yield: 14,184 sqm floorspace

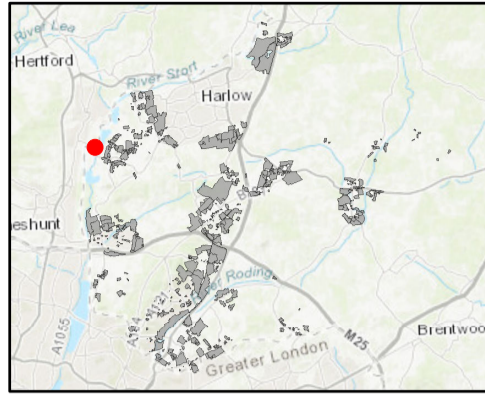
Source for baseline yield: Employment floorspace based on B1a/b Use Class uses. The floorspace figure/ B Use Class uses differ from ELSA (2017) primary development scenario for EMP-0007 to reflect pre-application enquiry/Draft Local Plan Representation.

Site constraints: Flood Risk Zone 3b affects southern part of site (4%). Capacity adjusted proportionally to account for the constrained part of the site to remove it from the developable area.

Site selection adjustment: None

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

Floorspace: **13,617 sqm**



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | **March 2018**
 Drawing No | Issue
SR-0508-N | **Rev 1**
ARUP | **Epping Forest District Council**

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Criteria	Score	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	Employment site partially located between 400m and 2km from the Lee Valley Special Protection Area. No impact beyond potential strategic air quality impact.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	A portion of the site is within almost all of a BAP priority habitat with no main feature, and a small part is within Deciduous Woodland and Wet Woodland. The site is likely to directly affect the habitats, but effects may be reduced with mitigation.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is adjacent to the Lea Valley Central LWS, and wholly within the 250m buffer zone. The site may indirectly affect the Local Wildlife Site, but mitigation can be implemented to address this.
1.7 Flood risk	0	Site within Flood Zone 3a and exception test not likely to be required.	The whole site is in Flood Zone 2. A substantial amount (80%) of the site is also in Flood Zone 3a with 3% in Flood Zone 3b. Development would be significantly constrained.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on setting of Grade I Listed Building due to distance from 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	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		Not applicable.	
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		Not applicable.	
3.6 Distance to nearest secondary school		Not applicable.	
3.7 Distance to nearest GP surgery		Not applicable.	
3.8 Access to Strategic Road Network	(-)	The site is 3-10km from the Strategic Road Network.	
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.	60% brownfield site, within/adjacent to an existing settlement (Lower Nazeing).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	(+)	Development could provide an opportunity to improve links to adjacent existing public open space or provide access to open space which is currently private.	No public open space is located in the site area. Development will not involve the loss of public open space. Site adjacent to existing public open space which could provide opportunities for improved access to woodland semi natural public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	As a result of the site characteristics development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Redevelopment of existing employment site not likely to impact on settlement character.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	Because the protected trees form a discrete group, with a single outlier, it is likely that they could be incorporated into a layout, subject to reasonable care, without adverse impact on the suitability of the site for development as proposed.
6.4 Access to site	(+)	Suitable access to site already exists.	Existing access from Nazeing New Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Landfill / Military Aircraft Works / Industrial). Potential adverse impact could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	F34

Site Suitability Assessment

Site Reference: SR-0580
Parish: Nazeing
Size (ha): 4.94
Address: Land at 42 Hoe Lane, Nazeing, EN9 2RG

Primary use: Employment
Site notes: Open green field

Baseline yield: 19,800 sqm floorspace

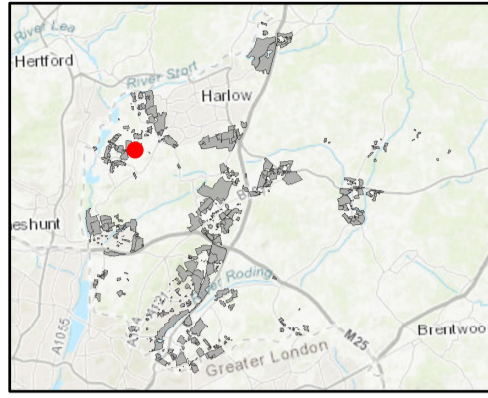
Source for baseline yield: Employment floorspace based on B8 Use Class uses, assuming a 0.4 plot ratio. This reflects the ELSA (2017) primary development scenario for a new employment site.

Site constraints: No constraints identified.

Site selection adjustment: None

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

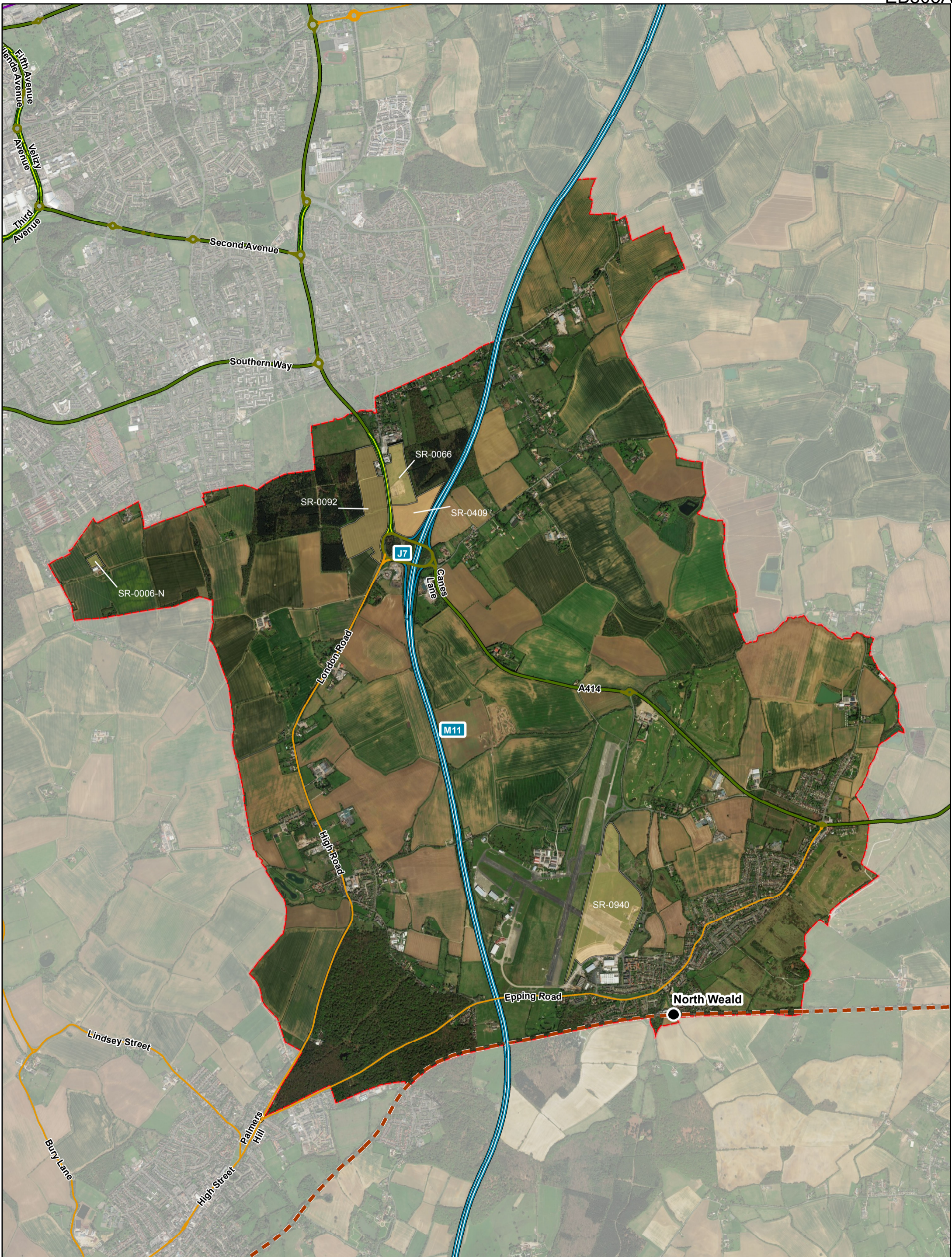
Floorspace: **19,800 sqm**



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | March 2018
 Drawing No | Issue
SR-0580 | Rev 2

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(-)	Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.
3.3 Distance to employment locations		Not applicable.
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		Not applicable.
3.6 Distance to nearest secondary school		Not applicable.
3.7 Distance to nearest GP surgery		Not applicable.
3.8 Access to Strategic Road Network	(-)	The site is 3-10km from the Strategic Road Network.
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 the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.



Report on Site Selection

ARUP

Epping Forest District Council

Drawing No. EFDC-S2-0023-Rev2

Date: March 2018

Scale: 1:25,000 @A3

Content

Employment Sites for Stage 2 and Stage 6.2 Assessment 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.

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Legend

- Employment sites assessed at Stage 2 and Stage 6.2
- Parish Boundary

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

N
▲
F36

Site Suitability Assessment

Site Reference: SR-0006-N
Parish: North Weald Bassett
Size (ha): 0.93
Address: Dorrington Farm, Rye Hill Road, Harlow, Essex, CM18 7JF

Primary use: Employment
Site notes: Site contains grassed areas, areas of rubble, hardstanding or other manmade material

Baseline yield: 3,760 sqm floorspace

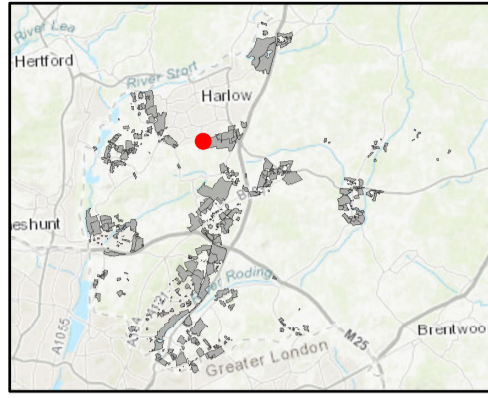
Source for baseline yield: Employment floorspace based on B8 Use Class uses, assuming a 0.4 plot ratio. The floorspace figure differs from the ELSA (2017) primary development scenario for the expansion of the site, as boundary amendments have resulted in a reduced site area.

Site constraints: No constraints identified.

Site selection adjustment: None

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

Floorspace: 3,760 sqm



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0006-N	Rev 1

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 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(--)	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		Not applicable.
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		Not applicable.
3.6 Distance to nearest secondary school		Not applicable.
3.7 Distance to nearest GP surgery		Not applicable.
3.8 Access to Strategic Road Network	(-)	The site is 3-10km from the Strategic Road Network.
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	0	Development of the site would not result in the loss of agricultural land.
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	(--)	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.

Site Suitability Assessment

Site Reference: SR-0066
Parish: North Weald Bassett
Size (ha): 7.14
Address: Harlow Park Nursery, London Road, North Weald Bassett

Primary use: Employment
Site notes: Majority greenfield with some derelict agricultural structures and contractor's compound.

Baseline yield: 28,560 sqm floorspace

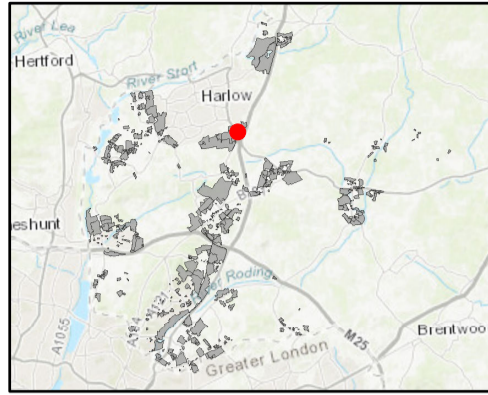
Source for baseline yield: Employment floorspace based on B8 Use Class uses, assuming a 0.4 plot ratio. This reflects the ELSA (2017) primary development scenario for a new employment site.

Site constraints: No constraints identified.

Site selection adjustment: None

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

Floorspace: **28,560 sqm**



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | March 2018
 Drawing No | Issue
SR-0066 | Rev 2
ARUP | **Epping Forest District Council**
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	(-)	Site is adjacent to or contains Ancient Woodland but possible effects can be mitigated.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations		Not applicable.
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		Not applicable.
3.6 Distance to nearest secondary school		Not applicable.
3.7 Distance to nearest GP surgery		Not applicable.
3.8 Access to Strategic Road Network	(+)	The site is within 1km of the Strategic Road Network.
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 the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	(+)	Development could provide an opportunity to improve links to adjacent existing public open space or provide access to open space which is currently private.
5.1 Landscape sensitivity	(--)	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 exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.

Site Suitability Assessment

Site Reference: SR-0092
Parish: North Weald Bassett
Size (ha): 17.93
Address: Latton Park, London Road, Harlow

Primary use: Employment
Site notes: Agricultural fields

Baseline yield: 71,720 sqm floorspace

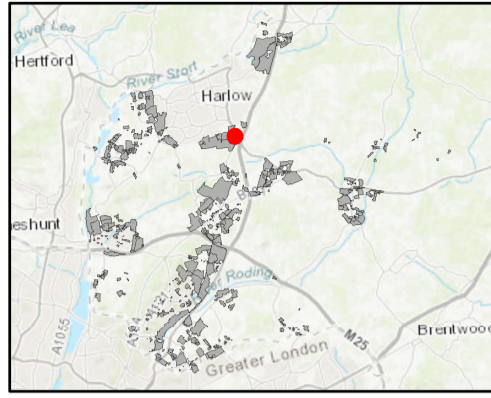
Source for baseline yield: Employment floorspace based on B8 Use Class uses, assuming a 0.4 plot ratio. This reflects the ELSA (2017) primary development scenario for a new employment site.

Site constraints: No constraints identified.

Site selection adjustment: None

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

Floorspace: 71,720 sqm



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0092	Rev 2

ARUP Epping Forest District Council
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 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Criteria	Score	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	(-)	Site is adjacent to or contains Ancient Woodland but possible effects can be mitigated.	The site is adjacent to Mark Bushes/Latton Park Ancient Woodland. The site would likely affect a small area of the Ancient Woodland but it is likely that potential effects can be mitigated.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.	There are 5 Ancient trees directly affected by the site. The trees are concentrated at the edges of the site. Impacts to the Ancient trees may be mitigated due to the low density and by considered masterplanning or translocation.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is adjacent to two BAP priority habitats, and within three buffer zones. The site may indirectly affect the BAP priority habitats. There may be effects but mitigation can be implemented.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is adjacent to Mark Bushes Complex LWS. The site is unlikely to affect the features and species of either LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on setting of Schedule Monuments due to distance.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are very close to the M11 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	Almost the entirety of the site is located in a moderate sensitivity Green Belt parcel. Subject to the provision of robust planting along the site boundaries, the site would have limited harm to the purposes of the wider Green Belt.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations		Not applicable.	
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		Not applicable.	
3.6 Distance to nearest secondary school		Not applicable.	
3.7 Distance to nearest GP surgery		Not applicable.	
3.8 Access to Strategic Road Network	(+)	The site is within 1km of the Strategic Road Network.	
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.	100% greenfield site not within or adjacent to an existing settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	(--)	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.	Key characteristics of the adjacent landscape sensitivity zone assessed as highly sensitive extend to the whole of this site. Development would be likely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site is identified as a potential regeneration area. Site is adjacent to Ancient Woodlands constituting area of high character sensitivity and would require mitigation through design and layout.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.	The protected trees on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	Existing access off B1393 London Road is currently limited as it is suited for agricultural vehicles. This access requires an upgrade in order to be suitable for freight and commuter traffic.
6.5 Contamination constraints	0	No contamination issues identified on site to date.	Sewage sludge unlikely to lead to any remediation requirements if land is redeveloped for employment use.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	

Site Suitability Assessment

Site Reference: SR-0409
Parish: North Weald Bassett
Size (ha): 7.18
Address: Land at J7 of M11

Primary use: Employment
Site notes: Agricultural field

Baseline yield: 28,720 sqm floorspace

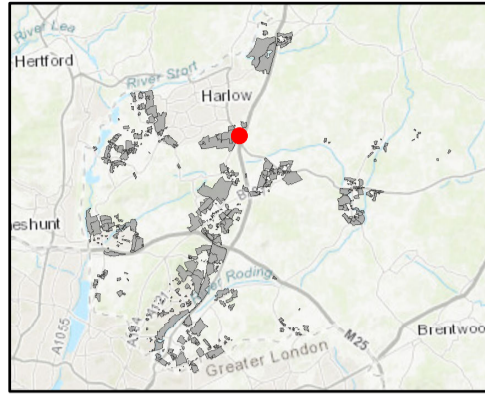
Source for baseline yield: Employment floorspace based on B8 Use Class uses, assuming a 0.4 plot ratio. This reflects the ELSA (2017) primary development scenario for a new employment site.

Site constraints: No constraints identified.



Site selection adjustment: None

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

Floorspace: 28,720 sqm



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Date
March 2018
 Drawing No
SR-0409
 Issue
Rev 2

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Criteria	Score	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	(-)	Site is adjacent to or contains Ancient Woodland but possible effects can be mitigated.	The site is adjacent to Harlow Park Ancient Woodland. The site may directly affect a portion of the Ancient Woodland, but impacts may be mitigated against through considered masterplanning or compensation Woodland planting.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is adjacent to BAP priority habitats with no main features, and is wholly within two buffer zones. The site may indirectly affect the BAP priority habitats. There may be effects but mitigation can be implemented.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is adjacent to Harlow Park LWS. The site is unlikely to affect the features and species of either LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are very close to the M11 and A414 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations		Not applicable.	
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		Not applicable.	
3.6 Distance to nearest secondary school		Not applicable.	
3.7 Distance to nearest GP surgery		Not applicable.	
3.8 Access to Strategic Road Network	(+)	The site is within 1km of the Strategic Road Network.	
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.	100% greenfield site not within or adjacent to an existing settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	(+)	Development could provide an opportunity to improve links to adjacent existing public open space or provide access to open space which is currently private.	A negligible part of the site contains public open space. Site adjacent to existing public open space and could provide opportunities for improved access.
5.1 Landscape sensitivity	(--)	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.	
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site located alongside A414 and M11 motorway junction, some distance from Harlow, and adjacent to Harlow Park Ancient Woodland. Development here may contribute to sprawl / ribbon development.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	This site currently has no access to a public highway. An access could be created within the site to access the A414 or through the adjacent site to the north (SR-0066).
6.5 Contamination constraints	0	No contamination issues identified on site to date.	Small infilled ponds and sewage sludge unlikely to lead to any remediation requirements if land is redeveloped for employment use.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	F40

Site Suitability Assessment

Site Reference: SR-0940
Parish: North Weald Bassett
Size (ha): 30.76
Address: North Weald Airfield, North Weald, CM16 6HR

Primary use: Employment
Site notes: Hardstanding and grassland

Baseline yield: 106,240 sqm floorspace

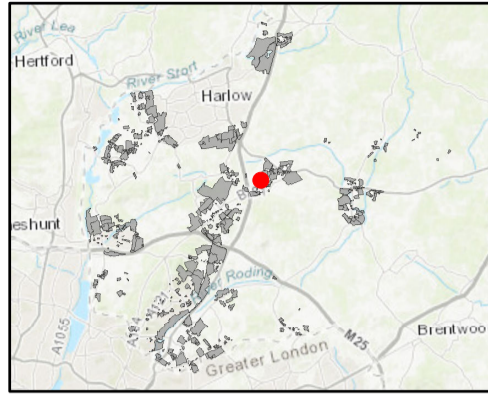
Source for baseline yield: Employment floorspace based on B8 Use Class uses, assuming a 0.4 plot ratio. The floorspace figure differs from the ELSA (2017) primary development scenario for the expansion of the site to account for 4.2ha for future community and local facilities.

Site constraints: No constraints identified.

Site selection adjustment: None

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

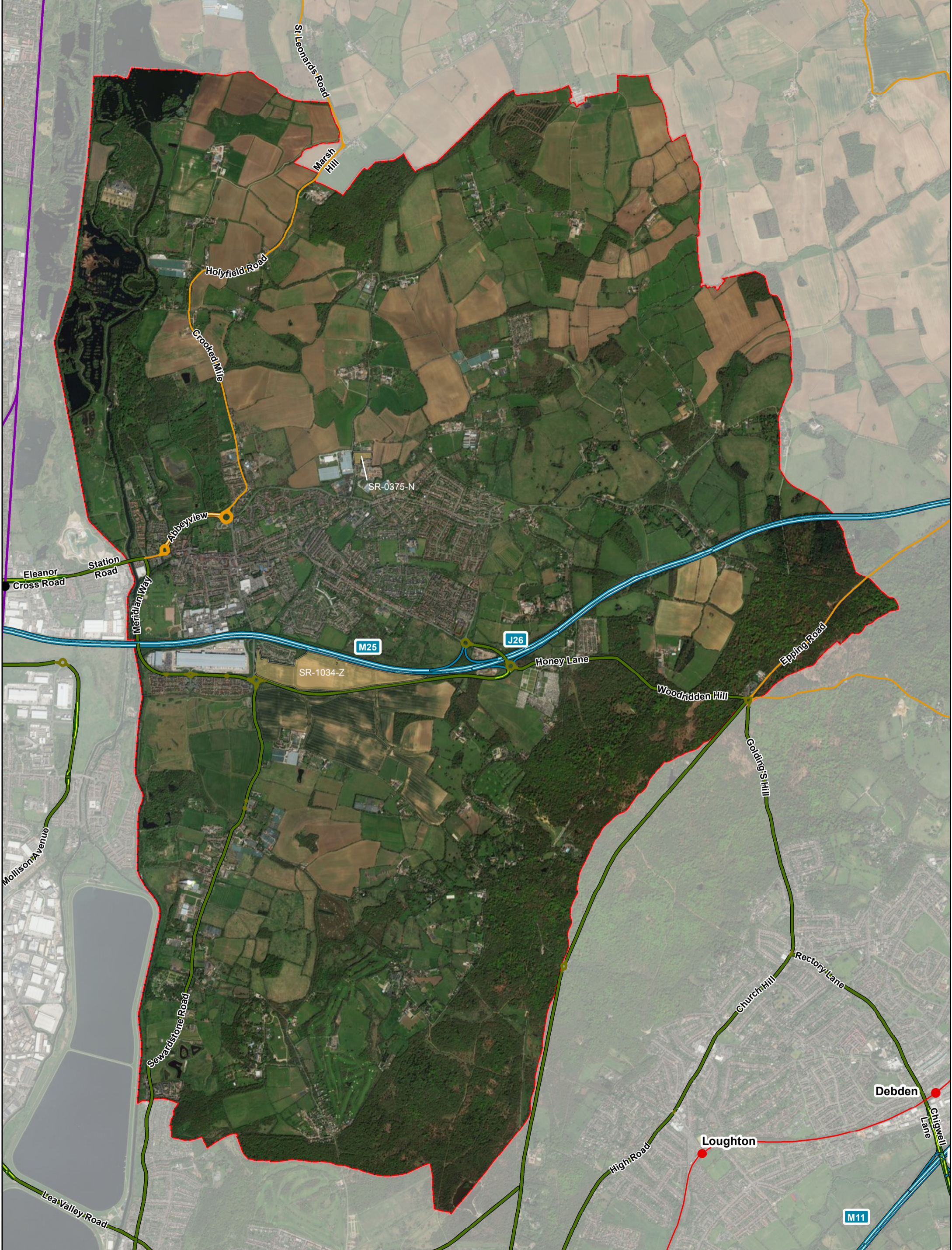
Floorspace: 106,240 sqm



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | **March 2018**
 Drawing No | Issue
SR-0940 | **Rev 1**

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 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(-)	Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.
3.3 Distance to employment locations		Not applicable.
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		Not applicable.
3.6 Distance to nearest secondary school		Not applicable.
3.7 Distance to nearest GP surgery		Not applicable.
3.8 Access to Strategic Road Network	0	The site is 1-3km from the Strategic Road Network.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.



Report on Site Selection

ARUP

Epping Forest District Council

Drawing No. EFDC-S2-0027-Rev2

Date: March 2018

Scale: 1:27,500 @A3

Content

Employment Sites for Stage 2 and Stage 6.2 Assessment 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.

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Legend

- Employment sites assessed at Stage 2 and Stage 6.2
- Parish Boundary

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

N

F42

Site Suitability Assessment

Site Reference: SR-0375-N
Parish: Waltham Abbey
Size (ha): 1.28
Address: Galley Hill Road Industrial Estate, Waltham Abbey, EN9 2AG

Primary use: Employment
Site notes: Vacant field

Baseline yield: 5,120 sqm floorspace

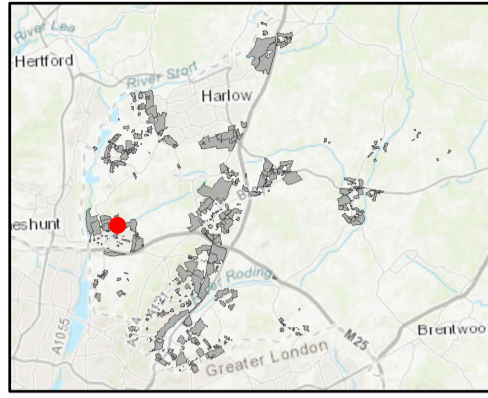
Source for baseline yield: Employment floorspace based on B8 Use Class uses, assuming a 0.4 plot ratio. This reflects the ELSA (2017) primary development scenario for the expansion of the site.

Site constraints: No constraints identified.

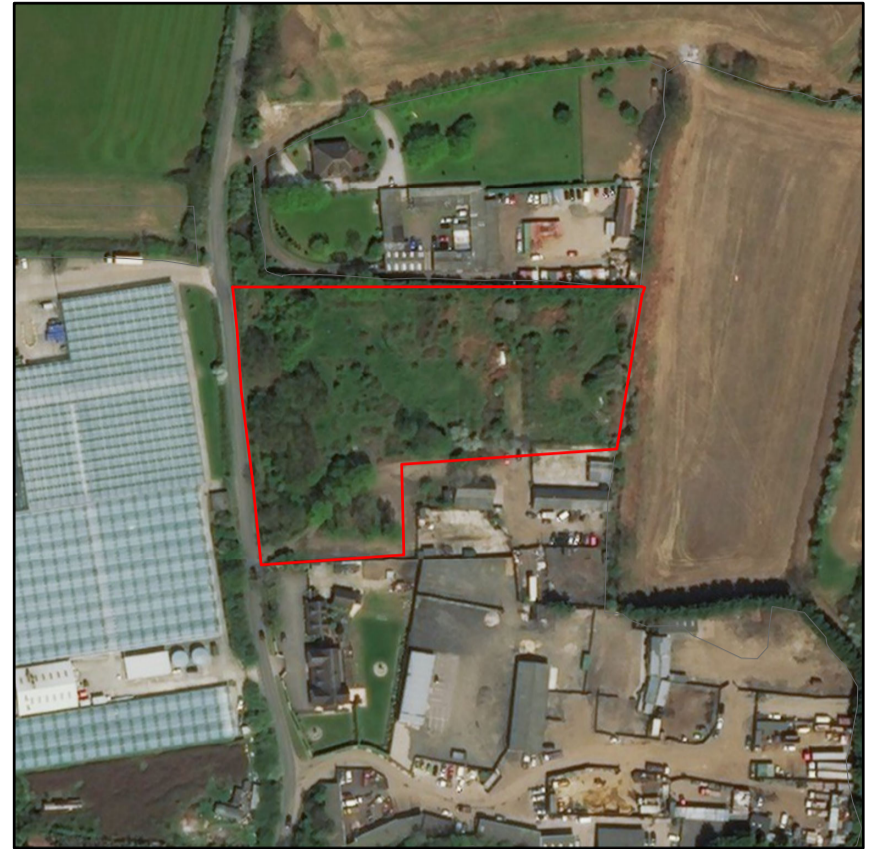
Site selection adjustment: None

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

Floorspace: 5,120 sqm



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
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ARUP | **Epping Forest District Council**
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 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Criteria	Score	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	Employment site on very edge of 2km zone for Lee Valley Special Protection Area. No impact beyond potential strategic air quality impact.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	The proposed development does not exceed Impact Risk Zone consultation thresholds and is unlikely to result in any adverse effects.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is partially within a Deciduous Woodland buffer zone. The site may indirectly affect the BAP priority habitat but mitigation could be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is almost wholly within the Cobbins Brook LWS 250m buffer zone. The site may indirectly affect the Local Wildlife Site, but mitigation could be implemented to address this.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations		Not applicable.	
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		Not applicable.	
3.6 Distance to nearest secondary school		Not applicable.	
3.7 Distance to nearest GP surgery		Not applicable.	
3.8 Access to Strategic Road Network	0	The site is 1-3km from the Strategic Road Network.	
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.	90% greenfield site, 300m from an existing settlement (Waltham Abbey).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	Proposals have the potential to influence the wider landscape character area. The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on adjacent landscape character area.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Site is identified as a potential regeneration area. Proposed employment use would reflect adjacent land uses and is not likely to impact on settlement character.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	Access could be achieved from Galley Hill Road to the site, however Galley Hill Road would need to be widened.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Horticultural Nursery / Scrapyard / Kennels / Works / Made Ground / Infilled Ground). Potential adverse impact could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	

Site Suitability Assessment

Site Reference: SR-1034-Z
Parish: Waltham Abbey
Size (ha): 25.59
Address: Land adjacent to the north of A121, south of Waltham Abbey, EN9 3AA
Primary use: Employment
Site notes: Agricultural fields

Baseline yield: 102,400 sqm floorspace

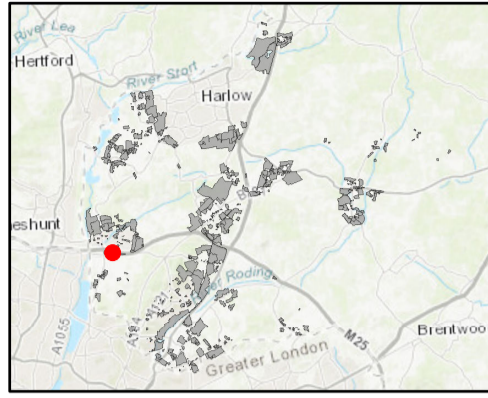
Source for baseline yield: Employment floorspace based on B8 Use Class uses, assuming a 0.4 plot ratio. The floorspace figure differs from ELSA (2017) primary development scenario for SR-0939, to reflect larger site area submitted in CFS 2008/ revised submission from landowner.

Site constraints: No constraints identified.

Site selection adjustment: None

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

Floorspace: **102,400 sqm**



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | **March 2018**
 Drawing No | Issue
SR-1034-Z | **Rev 1**
ARUP | **Epping Forest District Council**
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 Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community
 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites). Employment site located between 400m and 2km from the Special Area of Conservation. No impact beyond potential strategic air quality impact.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs. The proposed development does not exceed Impact Risk Zone consultation thresholds and is unlikely to result in any adverse effects.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is partially within three BAP priority habitat buffer zones. The site may indirectly affect the BAP priority habitats but mitigation could be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site. The site is partially within the Gunpowder Park LWS 250m buffer zone. The site may indirectly affect the Local Wildlife Site, but mitigation can be implemented to address this.
1.7 Flood risk	(++)	Site within Flood Zone 1. Majority of the site is in Flood Zone 1. Higher Flood Risk Zones 2, 3a and 3b covering less than 1% is located along the eastern site boundary and can be avoided through site layout.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site. Unlikely to impact on settings of Conservation Area, Scheduled Monument, Grade I Listed Building due to distance and M25 physically splitting site from Waltham Abbey historic core.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced. Parts of the site are very close to the M25 and A121 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations		Not applicable.
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		Not applicable.
3.6 Distance to nearest secondary school		Not applicable.
3.7 Distance to nearest GP surgery		Not applicable.
3.8 Access to Strategic Road Network	(+)	The site is within 1km of the Strategic Road Network.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement. 100% greenfield site, adjacent to an existing settlement (Waltham Abbey).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	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. Development proposals reflect the character of the area. Therefore, development is not likely to have an impact on the character of the area.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site. Nearly 4% of site is in HSE middle zone. Due to location/size of affected area this results in negligible impact and is not considered a constraint to development. Proposed employment premises layout does not encroach on affected area.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists. Existing access from Dowding Way. There is potential to provide further points of access from Sewardstone Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (Farm / Infilled Pond / Former Sewage Works / Landfill). Potential adverse impact could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.