



B1.4.2 Results of Stage 2 and Stage 6.2 Assessment


Legend - Stage 2/Stage 6.2 Residential Maps


Sites


 Residential 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-S2-0002-Rev2
Date: March 2018
Scale: 1:12,000 @A3

Content
 Residential Sites for Stage 2 and Stage 6.2 Assessment in Buckhurst Hill

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


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Legend

- Residential 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



B216

Site Suitability Assessment

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

Primary use: Residential
Site notes: Site comprises a large residential garden

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

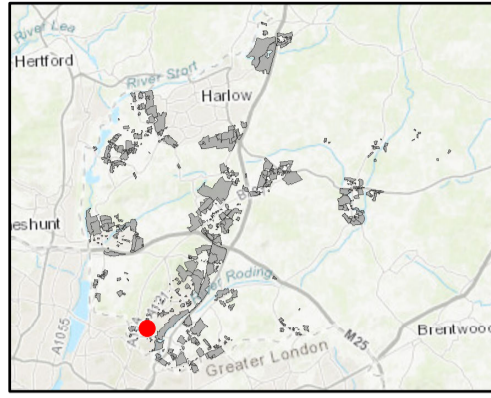
Source for baseline yield: Indicated in Call for Sites

Site constraints: None

Site selection adjustment: None

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

Dwellings: 60



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | March 2018
 Drawing No | Issue
SR-0176 | Rev 2

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(--)	Effects of allocating site for the proposed use likely to be significant.
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	0	Site is located within the setting of a heritage asset and effects can be mitigated.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	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 less than 1000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

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

Baseline yield: 1-2 dwellings

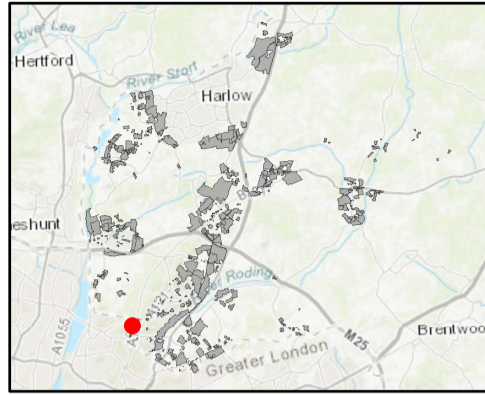
Source for baseline yield: Indicated in Call for Sites

Site constraints: None

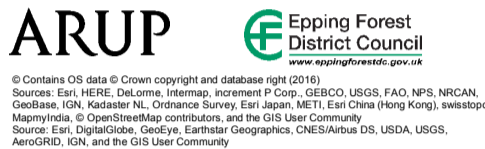
Site selection adjustment: None

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

Dwellings: 2



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Date
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 Drawing No
SR-0188
 Issue
Rev 2



Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects.
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 very low, low or medium.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.
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	0	Development is unlikely to have an effect on settlement character.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.
6.5 Contamination constraints	0	No contamination issues identified on site to date.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.

Site Suitability Assessment

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

Primary use: Residential
Site notes:

Baseline yield: 55 dwellings

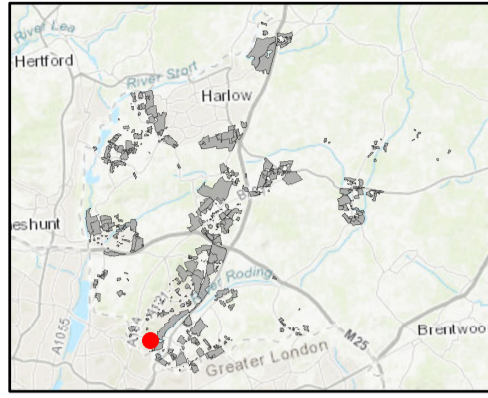
Source for baseline yield: Indicated in Call for Sites

Site constraints: None


Site selection adjustment: None

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

Dwellings: 55



Client
Epping Forest District Council
 Job Title
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 Drawing Status
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(--)	Effects of allocating site for the proposed use likely to be significant.
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	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.

Site Suitability Assessment

Site Reference: SR-0225-N
Parish: Buckhurst Hill
Size (ha): 0.51
Address: Queens Road Car Park and land to the rear of 16 Forest Edge and 7 Briar Close, Buckhurst Hill, Essex, IG9 5EF
Primary use: Residential
Site notes: Car park and rear garden

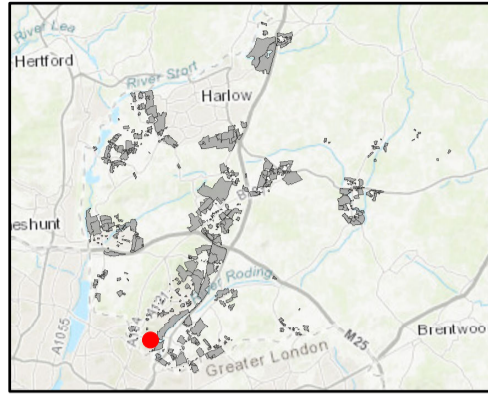
Baseline yield: 47 dwellings
Source for baseline yield: Indicated in Call for Sites 2016-2017

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.

Dwellings: 47



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
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SR-0225-N
 Issue
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	(--)	Effects of allocating site for the proposed use likely to be significant. Site located within 400m of Epping Forest Special Area of Conservation. Risk of urbanisation (e.g. from fly tipping, fires, invasive species etc.).
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development. Due to the development type (all development except householder applications), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland. The site is located at the edge of the 250m buffer for the Epping-Lords Bushes Ancient Woodland. The site is therefore unlikely to affect Ancient Woodlands due to the separation distance.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is wholly within a buffer zone for an area of Deciduous Woodland. The site may indirectly affect the BAP priority habitat, but mitigation could be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement. 90% brownfield site, within an existing settlement (Buckhurst Hill).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change. The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape. Site is a car park within the settlement area and provides an opportunity for intensification. Therefore, redevelopment could enhance the character of the area, however sensitive design required to minimise impact on residential character to the south.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. There are protected trees on and adjacent to the site, but the percentage of the site area affected is limited, and they would not be a significant constraint.
6.4 Access to site	(+)	Suitable access to site already exists. Existing access from Lower Queens Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (Railway Station / Gasworks). 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-0293
Parish: Buckhurst Hill
Size (ha): 0.71
Address: Land lying to the east of Hornbeam Road, Rear of Bourne House Buckhurst Hill.
Primary use: Residential
Site notes: Garages to rear of Bourne House, Derelict Play Park and Sports Pavilion

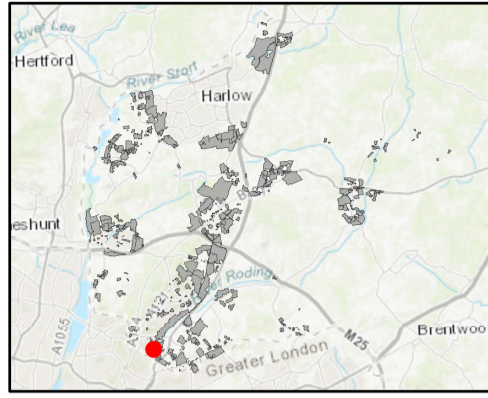
Baseline yield: 21 dwellings
Source for baseline yield: Assumption based on 30 dph

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

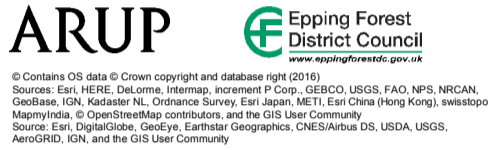
Site selection adjustment: Full capacity reinstated for site selection assessment (overlapping site).

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

Dwellings: 21



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Date
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 Drawing No
SR-0293
 Issue
Rev 2



Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(--)	Effects of allocating site for the proposed use likely to be significant.
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 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	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.
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	(+)	Suitable access to site already exists.
6.5 Contamination constraints	0	No contamination issues identified on site to date.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.

Site Suitability Assessment

Site Reference: SR-0319
Parish: Buckhurst Hill
Size (ha): 12.30
Address: Land west of Epping New Road, Buckhurst Hill

Primary use: Residential
Site notes: Broad Area west of Buckhurst Hill

Baseline yield: 369 dwellings

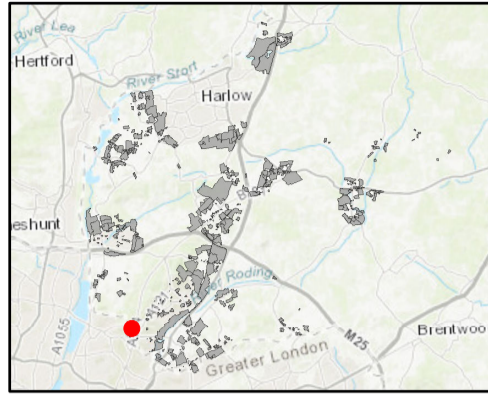
Source for baseline yield: Assumption based on 30 dph

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

Site selection adjustment: None

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

Dwellings: 184



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(--)	Effects of allocating site for the proposed use likely to be significant.
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	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
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.
5.1 Landscape sensitivity	(--)	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.
5.2 Settlement character sensitivity	(--)	Development is likely to substantially harm the existing settlement character.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

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

Primary use: Residential
Site notes: Retail at the ground floor and flats above.

Baseline yield: 6 dwellings

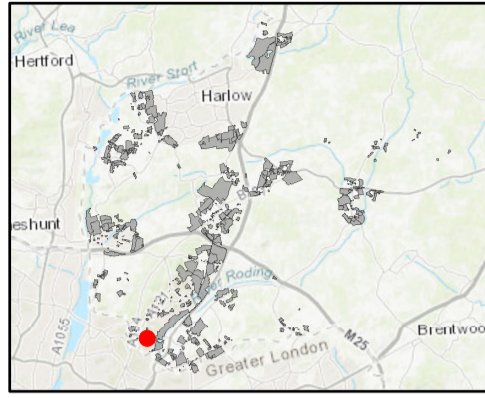
Source for baseline yield: Indicated in Planning Application Form (equivalent to 200 dph)

Site constraints: None

Site selection adjustment: None

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

Dwellings: 6



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
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SR-0576 | Rev 2

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(--)	Effects of allocating site for the proposed use likely to be significant.
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	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	0	No contamination issues identified on site to date.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.

Site Suitability Assessment

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

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

Baseline yield: 8 dwellings

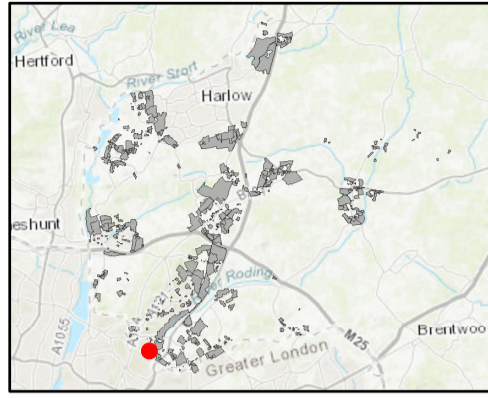
Source for baseline yield: Indicated in Settlement Capacity Analysis (equivalent to 52 dph)

Site constraints: None

Site selection adjustment: None

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

Dwellings: 8



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

Site Suitability Assessment

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

Primary use: Residential
Site notes: Four blocks of existing flats and associated landscaping and access.

Baseline yield: 25 dwellings

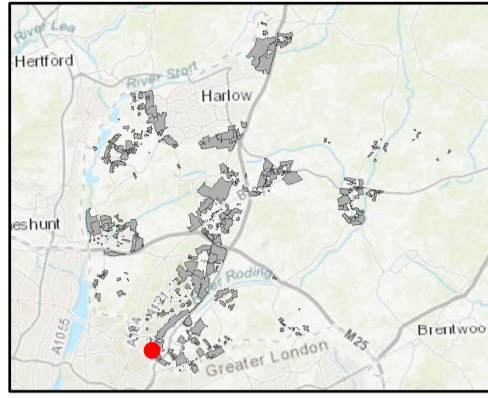
Source for baseline yield: Indicated in Settlement Capacity Analysis (equivalent to 49 dph)

Site constraints: None


Site selection adjustment: None

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

Dwellings: 25



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SR-0811
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(--)	Effects of allocating site for the proposed use likely to be significant.
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	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	0	No contamination issues identified on site to date.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

Site Reference: SR-0813
Parish: Buckhurst Hill
Size (ha): 0.30
Address: Stores at Lower Queens Road, Buckhurst Hill, Essex

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

Baseline yield: 46 dwellings

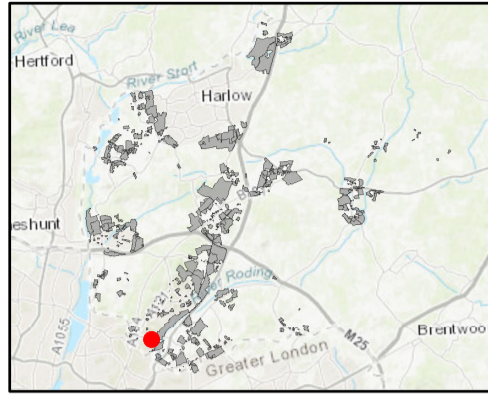
Source for baseline yield: Indicated in Settlement Capacity Analysis (equivalent to 152 dph)

Site constraints: None

Site selection adjustment: None

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

Dwellings: 46



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 Job Title
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 Drawing Status | Date
Issue | **March 2018**
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SR-0813 | **Rev 2**
ARUP | **Epping Forest District Council**
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(--)	Effects of allocating site for the proposed use likely to be significant.
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	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.

Site Suitability Assessment

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

Primary use: Residential
Site notes: Car park for Waitrose which is in use.

Baseline yield: 18 dwellings

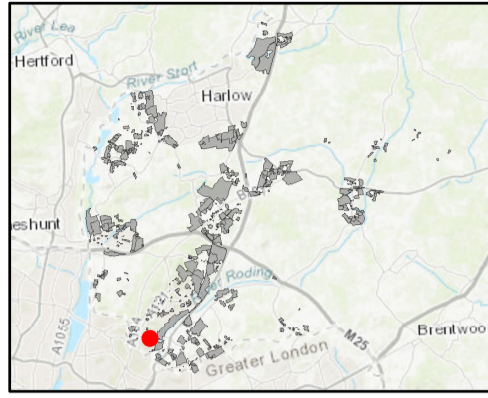
Source for baseline yield: Indicated in Settlement Capacity Analysis (equivalent to 150 dph)

Site constraints: None

Site selection adjustment: None

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

Dwellings: 18



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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(--)	Effects of allocating site for the proposed use likely to be significant.
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	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	0	No contamination issues identified on site to date.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.

Site Suitability Assessment

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

Baseline yield: 50 dwellings

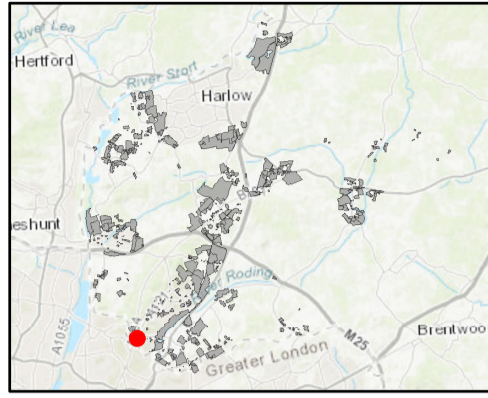
Source for baseline yield: Indicated in Settlement Capacity Analysis (equivalent to 154 dph)

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

Site selection adjustment: None

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

Dwellings: 33



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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(--)	Effects of allocating site for the proposed use likely to be significant. Site located within 400m of Epping Forest Special Area of Conservation. Risk of urbanisation (e.g. from fly tipping, fires, invasive species etc.).
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development. Due to the development type (all planning applications, except householder), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland. The site is almost wholly within the 250m buffer for Epping-Lords Bushes Ancient Woodland. The site is unlikely to directly affect the Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land. Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is wholly within a Deciduous Woodland buffer zone. The site may indirectly affect the BAP priority habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced. Parts of the site are close to the A121 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement. 100% brownfield site, within an existing settlement (Buckhurst Hill).
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. Although some public open space (c. 5%) is located within the site, opportunities for re-configuration may enable the proposals to be delivered without loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change. The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape. Site is a car park within the settlement and provides an opportunity for intensification. Therefore, redevelopment could enhance the character of the area.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	(-)	The 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 would not prevent the proposed use, but because of their size and location would be likely to constrain significantly the number of dwellings which could be accommodated.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	0	No contamination issues identified on site to date. No potential contamination identified.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

Site Reference: SR-0818
Parish: Buckhurst Hill
Size (ha): 1.60
Address: Tennis Courts and Green Space at Boleyn Court, Buckhurst Hill, Essex
Primary use: Residential
Site notes: Open amenity space to the rear of Boleyn Court, including a pond and tennis courts. Site has quite a dense tree boundary.

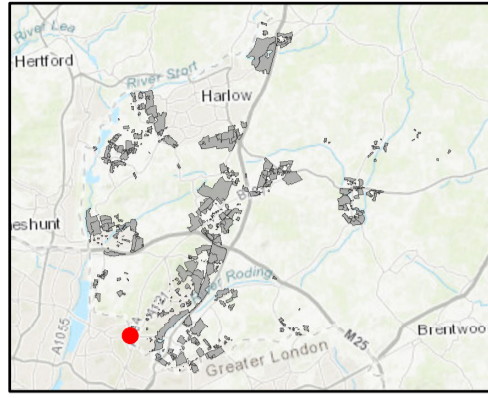
Baseline yield: 111 dwellings
Source for baseline yield: Indicated in Settlement Capacity Analysis (equivalent to 69 dph)

Site constraints: None


Site selection adjustment: None

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

Dwellings: 111



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Date
March 2018
 Drawing No
SR-0818
 Issue
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(--)	Effects of allocating site for the proposed use likely to be significant.
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	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
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.
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	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.
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-0819
Parish: Buckhurst Hill
Size (ha): 0.53
Address: Playing Field at St Johns Church Of England Primary School, High Road, Buckhurst Hill, Essex
Primary use: Residential
Site notes: School playing field

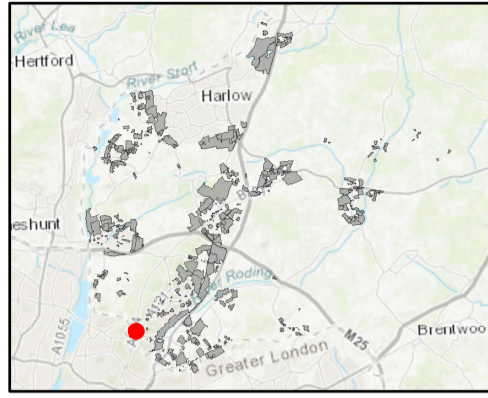
Baseline yield: 26 dwellings
Source for baseline yield: Indicated in Settlement Capacity Analysis (equivalent to 49 dph)

Site constraints: None

Site selection adjustment: None

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

Dwellings: 26



Client
Epping Forest District Council
 Job Title
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 Drawing Status | Date
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 Drawing No | Issue
SR-0819 | **Rev 2**
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(--)	Effects of allocating site for the proposed use likely to be significant.
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	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(+)	Majority of the site is greenfield land within a settlement.
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(--)	There is no means of access to the site and no likely prospect of achieving access.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.

Site Suitability Assessment

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

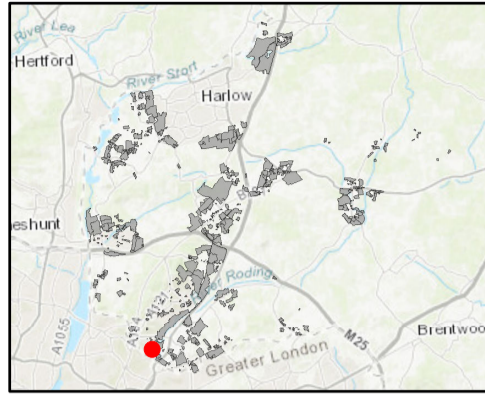
Baseline yield: 14 dwellings
Source for baseline yield: Indicated in Planning Application Form (equivalent to 98 dph)

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

Site selection adjustment: None

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

Dwellings: 14



Client
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 Job Title
Epping Forest District Local Plan
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(--)	Effects of allocating site for the proposed use likely to be significant.
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	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	(--)	The site has severely limited feasibility for development as a result of the extensive presence of protected trees, either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	0	No contamination issues identified on site to date.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.

Site Suitability Assessment

Site Reference: SR-1003
Parish: Buckhurst Hill
Size (ha): 0.10
Address: Victoria House, Victoria Road, Buckhurst Hill, Essex, IG9 5EX

Primary use: Residential
Site notes: Car park and office building

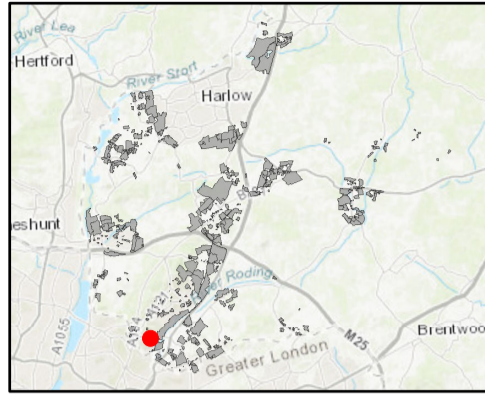
Baseline yield: 18 dwellings
Source for baseline yield: Indicated in pre-application request

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.

Dwellings: 18



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | March 2018
 Drawing No | Issue
SR-1003 | Rev 1

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Potential for recreational pressure effects in combination with other housing sites within 2km of Epping Forest Special Area of Conservation.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development. Due to the development type (all development except householder applications), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland. The site is located partially within the 250m for the Epping-Lords Ancient Woodland. The site is therefore unlikely to affect Ancient Woodland due to the separation distance.
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 buffer zone for an area of Deciduous Woodland. The site may indirectly affect the BAP priority habitat, but mitigation could be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement. 100% brownfield site, within an existing settlement (Buckhurst Hill).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change. The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape. Proposed development to replace commercial building which makes limited contribution to the streetscene. Development offers potential to enhance the character of the area.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists. Existing access from Victoria Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (Works). Potential adverse impact could be mitigated.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion. B232



Report on Site Selection

ARUP
Epping Forest District Council

Drawing No. EFDC-S2-0003-Rev2
Date: March 2018
Scale: 1:22,500 @A3

Content
Residential Sites for Stage 2 and 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.

Legend

- Residential 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
B233

Site Suitability Assessment

Site Reference: 16_Site_02-N-A
Parish: Chigwell
Size (ha): 14.43
Address: Land North of Vicarage Lane, Chigwell, IG7 6LS

Primary use: Residential
Site notes: Agricultural land and allotments

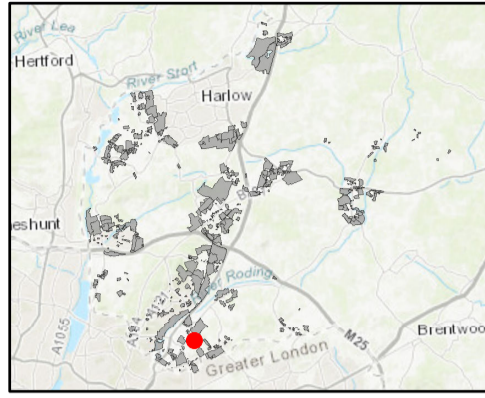
Baseline yield: 300 dwellings
Source for baseline yield: Indicated in Call for Sites 2016-2017

Site constraints: Flood constraint on southern edge of the site, and HSE Inner Zone northern and eastern part of site. Proposed site layout accounts for these constraints and the affected areas are not proposed for development (open space). No adjustment made to capacity.

Site selection adjustment: None

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

Dwellings: 300



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
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16_Site_02-N-A
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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	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 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	(-)	Site more than a 1000m from a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	(-)	Development may involve the loss of public open space but there are opportunities for on-site off-setting or mitigation.
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	(-)	Gas or oil pipelines may constrain part of the site but there is potential for mitigation.
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: 16_Site_02-N-B
Parish: Chigwell
Size (ha): 8.50
Address: Land North of Vicarage Lane, Chigwell, IG7 6LS

Primary use: Residential
Site notes: Agricultural fields

Baseline yield: 200 dwellings

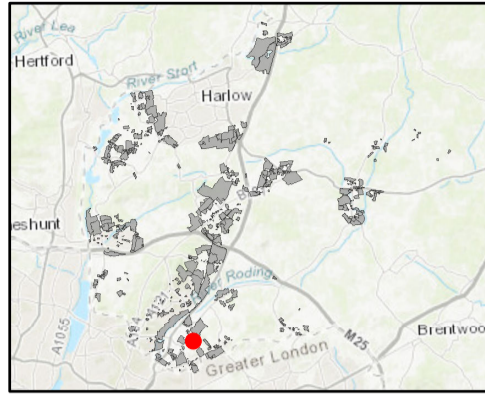
Source for baseline yield: Indicated in representation

Site constraints: Flood Risk Zone 3b constraint on southern edge of site. However, proposed site layout provided by promoter accounts for this constraint and the affected areas are not proposed for development (open space). No adjustment made to capacity.

Site selection adjustment: None

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

Dwellings: 200



Client
Epping Forest District Council

Job Title
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16_Site_02-N-B Issue
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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	(-)	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	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	(--)	Development may involve the loss of public open space with no opportunities for on-site off-setting or mitigation.
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	(+)	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: 16_Site_02-N-C
Parish: Chigwell
Size (ha): 4.84
Address: Land North of Vicarage Lane, Chigwell, IG7 6LS

Primary use: Residential
Site notes: Agricultural fields

Baseline yield: 100 dwellings

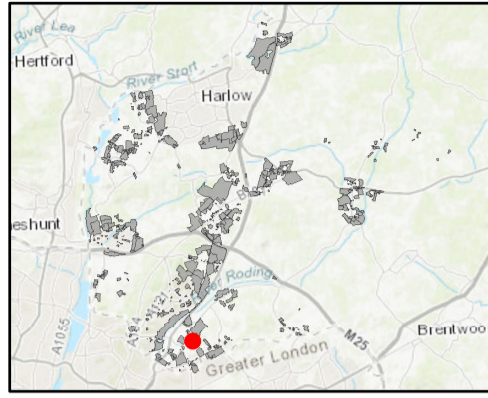
Source for baseline yield: Indicated in representation

Site constraints: Flood Risk Zone 3b constraint on southern edge of site. However, proposed site layout provided by promoter accounts for this constraint and the affected areas are not proposed for development (open space). No adjustment made to capacity.

Site selection adjustment: None

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

Dwellings: 100



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Epping Forest District Council
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16_Site_02-N-C **Rev 1**
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
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	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	(--)	Development may involve the loss of public open space with no opportunities for on-site off-setting or mitigation.
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	(+)	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-0007
Parish: Chigwell
Size (ha): 5.21
Address: Land at Manor Road (South Side, Lambourne Road), Chigwell, Essex, IG7 5PD
Primary use: Residential
Site notes: Vacant Greenfield land adjacent to District boundary.

Baseline yield: 255 dwellings

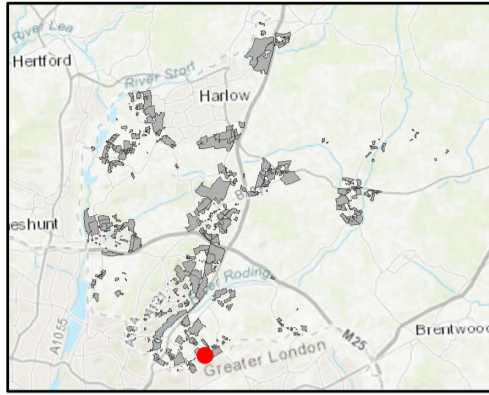
Source for baseline yield: Indicative Masterplan submitted alongside Call for Sites (equivalent to density of 48 dph.)

Site constraints: Tree Preservation Orders cover over half of site and would reduce developable area of site. Suitable scheme could achieve circa 40% of existing masterplan at upper limit.

Site selection adjustment: None

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

Dwellings: 100



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Epping Forest District Council
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SR-0007
 Issue
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	(-)	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	(--)	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	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development 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 in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	(--)	The site has severely limited feasibility for development as a result of the extensive presence of protected trees, either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

Site Reference: SR-0014
Parish: Chigwell
Size (ha): 0.17
Address: Land adjoining 40A Hainault Road, Chigwell, Essex, IG7 6QX

Primary use: Residential
Site notes: Empty plot adjacent to housing and community hall

Baseline yield: 10 flatted dwellings in total

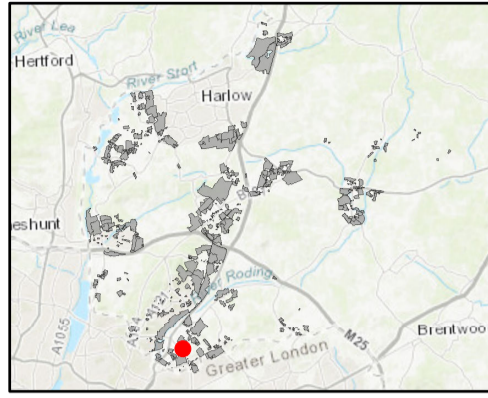
Source for baseline yield: Indicated in Call for Sites (25 dph) - could accommodate up to 12 at 30dph

Site constraints: None

Site selection adjustment: None

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

Dwellings: 10



Client
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 Drawing Status | Date
Issue | **March 2018**
 Drawing No | Issue
SR-0014 | **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	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 with wholly within Deciduous Woodland and Wood Pasture and Parkland buffer zones. The site may indirectly affect the habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer for Barnaby Way Wood LWS. The site is unlikely to affect the features and species of these LWS.
1.7 Flood risk	(++) Site within Flood Zone 1.	
1.8a Impact on heritage assets	0 Site is located within the setting of a heritage asset and effects can be mitigated.	Unlikely to impact on setting of Chigwell Village Conservation Area due to distance. Possible impact on settings of Grade II Listed Buildings on Hainault Road due to development within street scene - mitigate through high quality design/materials.
1.8b Impact on archaeology	(+) There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	(-) Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are close to the A123 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 less than 1000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+) Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+) Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+) Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0 Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0 Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0 Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network	Not applicable.	
4.1 Brownfield and Greenfield Land	(-) Majority of the site is greenfield land adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (Chigwell).
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.	Site is located within the settlement and provides an opportunity for intensification. Therefore, redevelopment could enhance the character of the area.
6.1 Topography constraints	(-) Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0 Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	Although protected trees are present on or adjacent to the site, as a result of their locations it is likely that they could be incorporated into the proposed development subject to reasonable care in layout and design.
6.4 Access to site	(+) Suitable access to site already exists.	
6.5 Contamination constraints	(-) Potential contamination on site, which could be mitigated.	Potential contamination (Farmyard / Livery Stables). Potential adverse impact that could be mitigated.
6.6 Traffic impact	Site below site size threshold where it would be expected to significantly affect congestion.	

Site Suitability Assessment

Site Reference: SR-0017
Parish: Chigwell
Size (ha): 23.51
Address: Home Farm, Chigwell Lane, Chigwell

Primary use: Residential
Site notes: Agricultural fields

Baseline yield: 400-500 dwellings

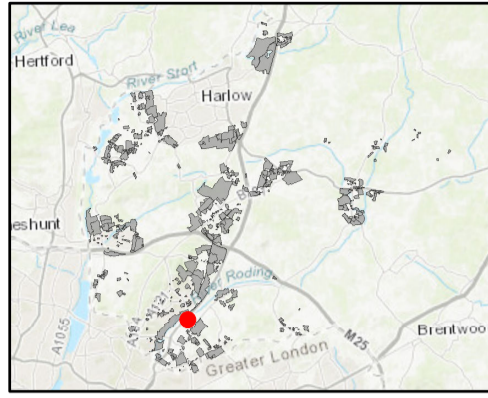
Source for baseline yield: Indicated in Call for Sites (equivalent to 17-21 dph)

Site constraints: High pressure gas pipeline runs through site. Reducing capacity by circa 1/3 to reduce risk

Site selection adjustment: Dwelling number of 133 is derived from the SLAA.

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

Dwellings: 133



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

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SR-0017	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	(-)	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	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	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	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.
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	(-)	Gas or oil pipelines may constrain part of the site but there is potential for mitigation.
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-0037
Parish: Chigwell
Size (ha): 14.41
Address: Land off Chigwell Road, Chigwell, Essex

Primary use: Residential
Site notes: Restored former landfill site. Now vacant Greenfield site.

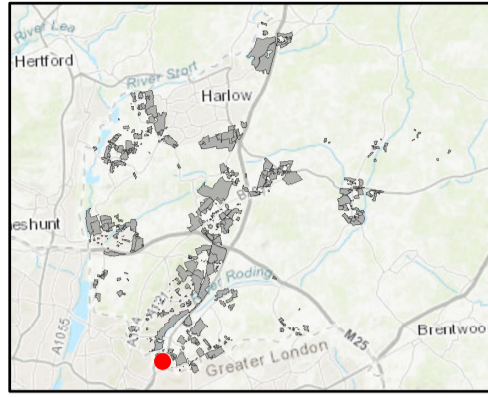
Baseline yield: 366 dwellings
Source for baseline yield: Assumption based on 30 dph

Site constraints: None

Site selection adjustment: None

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

Dwellings: 366



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0037	Rev 2

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Residential development between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure likely.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development. Due to the development type (over 100 residential dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	(--)	Features and species in the site unlikely to be retained and effects cannot be mitigated. The site encompasses the majority of a BAP priority habitat with no main features, multiple Deciduous Woodland habitats, and a small area of Wood Pasture and Parkland habitat. The site is likely to directly impact, which may not be mitigable.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1. Over 99% of the site is located in Flood Zone 1, with less than 1% in the north-west of the site in Flood Zone 2. This 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	0	Site is more than 1600m and less than 2400m from an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(+)	Site is less than 1000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement. 100% greenfield site, adjacent to an existing settlement (Woodford Bridge).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	(+)	Development could provide an opportunity to improve links to adjacent existing public open space or provide access to open space which is currently private. No public open space is located in the site area. Development will not involve the loss of public open space. An existing landscape capacity study identified opportunities to provide new public open spaces in any development proposal.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character. Site is on the edge of the existing settlement and the proposals are for higher density development than the neighbouring developments. Therefore, development is likely to affect the character of the area.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	(-)	Gas or oil pipelines may constrain part of the site but there is potential for mitigation. 3% of site lies in HSE inner consultation zone running through the middle of the site. Mitigation possible due to site size. Sensitivity level 3 as more than 30 dwellings. HSE guidance for affected area advises against development.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	(--)	The site has severely limited feasibility for development as a result of the extensive presence of protected trees, either on or adjacent to the site. The extent of the protected tree cover on or adjacent to the site would be likely to have a significant adverse impact on the suitability of the site for development.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(--)	Potential severe contamination on site, where assurances would have to be sought from the developer that remediation would not harm site viability. Site is not suitable for development. Reports were previously submitted as part of a pre-application enquiry and do not demonstrate that the site can be safely developed.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time. B240

Site Suitability Assessment

Site Reference: SR-0045-N
Parish: Chigwell
Size (ha): 5.98
Address: Land at Little West Hatch and Chigwell Nursery, High Road, Chigwell, Essex, IG7 5BS
Primary use: Residential
Site notes: Fields, hardstanding and a residential dwelling

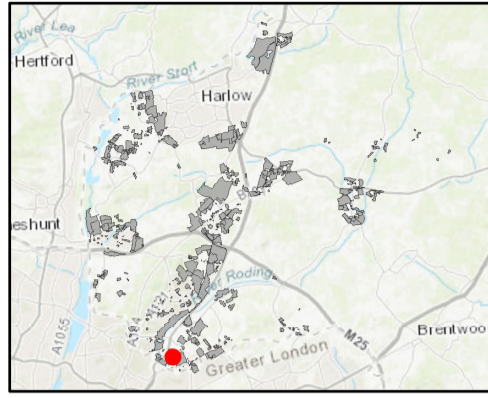
Baseline yield: 180 dwellings
Source for baseline yield: Assumption based on 30 dph

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.

Dwellings: 180



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
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SR-0045-N
 Issue
Rev 1

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Residential development located between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure likely.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development. Due to the development type (over 100 residential dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is adjacent to an area of Deciduous Woodland and BAP priority habitat with no main feature, and is wholly within four buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation could be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(-)	Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated. Development could harm setting of Grade II Listed Building (Little West Hatch) to south-west of site. Possible mitigation through limiting development to north of site and reduction in density/good design/sensitive layout.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced. Parts of the site are close to the A113 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(+)	Site is less than 1000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement. 80% greenfield site, 10m from an existing settlement (Chigwell).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character. Site is on the edge of the existing settlement and the proposals are for higher density development than the neighbouring developments. Therefore, development is likely to affect the 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 from Chigwell High Road. There is potential to provide further points of access from Luxborough Lane.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (Hospital). 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-0056
Parish: Chigwell
Size (ha): 1.21
Address: Land to west of Miller's Lane, Chigwell Row, Essex

Primary use: Residential
Site notes: Agricultural field

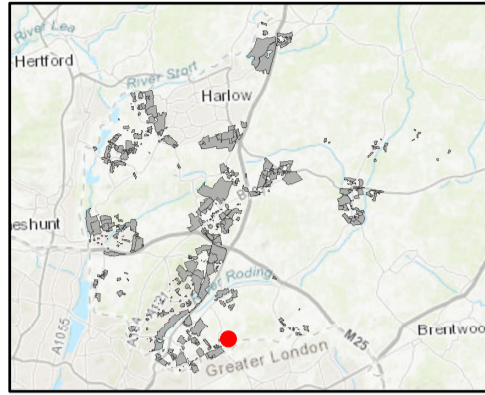
Baseline yield: 36 dwellings
Source for baseline yield: Assumption based on 30 dph

Site constraints: None


Site selection adjustment: None

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

Dwellings: 36



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
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 Issue
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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	(-)	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	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
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	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	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

Site Reference: SR-0088
Parish: Chigwell
Size (ha): 3.49
Address: Land in School Lane, Chigwell

Primary use: Residential
Site notes: Vacant agricultural land with significant tree cover. Adjacent to District Boundary.

Baseline yield: 250-500 dwellings

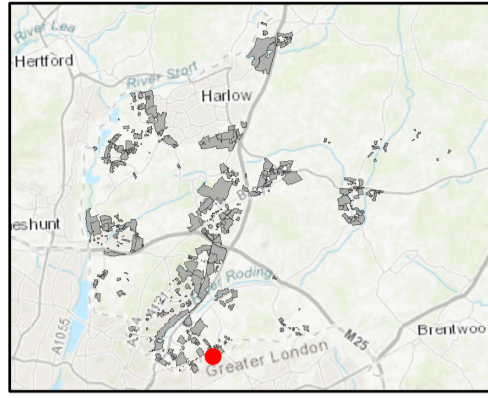
Source for baseline yield: Indicated in Call for Sites (equivalent to 68-136 dph)

Site constraints: Site would be more suited to lower density development given size.

Site selection adjustment: None

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

Dwellings: 150



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
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 Date
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SR-0088
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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	(-)	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	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
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 could detract from the existing settlement character.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	0	No contamination issues identified on site to date.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

Site Reference: SR-0108
Parish: Chigwell
Size (ha): 9.70
Address: Land to west of Chigwell Park Drive and to north of Luxborough Lane, Chigwell
Primary use: Residential
Site notes: Fallow land and woodland

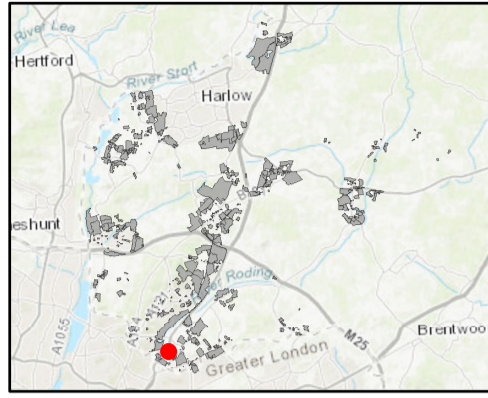
Baseline yield: 300 dwellings
Source for baseline yield: Assumption based on 30 dph

Site constraints: High pressure gas pipeline running through site, requiring 15m buffer zone. Flood Risk reduces developable area by 1/2

Site selection adjustment: None

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

Dwellings: 150



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Date
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 Drawing No
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 Issue
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Residential development between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure likely.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development. Due to the development type (over 100 residential dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated. The site encompasses the majority of a Deciduous Woodland habitat. The site is likely to directly impact the habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site. The site is within the 250m buffer for Barnaby Way Wood 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. Although some 94% of the site is in Flood Zone 1 the location of the higher Flood Risk Zones (2 and 3a) would restrict development on the northern portion of the site. Flood risk mitigation can be achieved through site layout.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site. Unlikely to impact on setting of Conservation Area due to distance.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced. Parts of the site are very close to the 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	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement. 100% greenfield site, adjacent to an existing settlement (Chigwell).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	(+)	Development could provide an opportunity to improve links to adjacent existing public open space or provide access to open space which is currently private. No public open space is located in the site area. Development will not involve the loss of public open space. An existing site promotion document identifies opportunities to provide new public open spaces in any development proposal.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character. Site is on the edge of the existing settlement. The proposed number of houses is at a higher density than the neighbouring developments. Therefore, development is likely to affect the character of the area.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	(--)	Gas or oil pipelines pose a major constraint to development. They will be difficult to overcome and affect a large part of the site. Some 40% of the site is in the HSE inner consultation zone running along the middle of the site. Due to the location of the consultation zone mitigation would be difficult. Sensitivity level 3. HSE guidance advises against development for affected area.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	(--)	The site has severely limited feasibility for development as a result of the extensive presence of protected trees, either on or adjacent to the site. The extent of the protected tree cover on or adjacent to the site would be likely to have a significant adverse impact on the suitability of the site for development
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade. Access issues can be overcome by improvements to Luxborough Lane.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (Made Ground & within 250m of 2 landfill sites). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

Site Reference: SR-0111
Parish: Chigwell
Size (ha): 3.44
Address: Oaks Farm Land, Vicarage Lane, Chigwell, Essex

Primary use: Residential
Site notes: Fallow agricultural land

Baseline yield: 148 dwellings

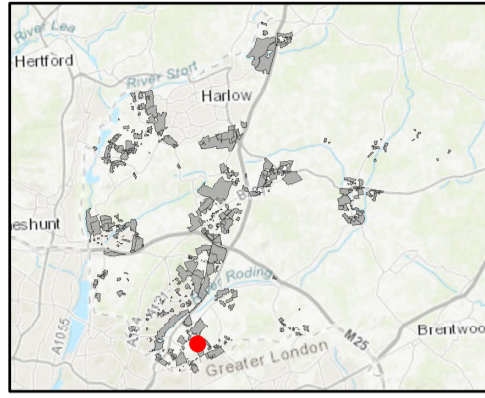
Source for baseline yield: Assumption based on 30 dph

Site constraints: None

Site selection adjustment: None

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

Dwellings: 148



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SR-0111 | **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	(-)	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	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(+)	Site within Flood Zone 2 and exception test not required.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development 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	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	0	Access to the site can be created within landholding adjacent to the highway.
6.5 Contamination constraints	0	No contamination issues identified on site to date.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

Site Reference: SR-0115
Parish: Chigwell
Size (ha): 19.07
Address: Metropolitan Police Chigwell Sports Club, Chigwell Hall, High Road, Chigwell, Essex, IG7 6BD

Primary use: Residential
Site notes: Existing use as the Metropolitan Police Chigwell Sports Club comprising playing fields, tennis courts, etc. and associated buildings.

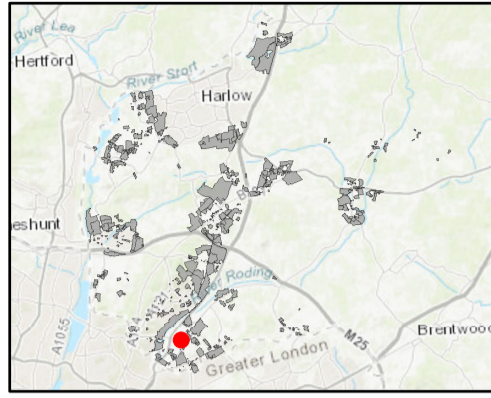
Baseline yield: 575 dwellings
Source for baseline yield: Assumption based on 30 dph

Site constraints: None


Site selection adjustment: None

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

Dwellings: 575



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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Residential development partially located within 2km of Epping Forest Special Area of Conservation. In-combination effects from recreational pressure likely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs. The site proposes a development type that is not considered a risk to SSSI features.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated. There are 5 Ancient trees directly affected by the site. Trees located on edge of the site and one in south east. 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	(--)	Features and species in the site unlikely to be retained and effects cannot be mitigated. The site encompasses the majority of two Wood Pasture and Parklands, a Deciduous Woodland habitat and a portion of BAP priority habitat with no main features. The site is likely to directly impact the habitats, which may not be mitigable.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site. The site is adjacent to St. Mary's Churchyard, Chigwell LWS and within the 250m buffer for Barnaby Way Wood LWS. The site is unlikely to affect the features and species of these LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(-)	Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated. South-east of site partially within Chigwell Village CA and GII Chigwell Hall in middle of site. Possible mitigation by locating development away from CA and away from GII LB - overdevelopment within its setting would cause harm. High quality design.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced. Parts of the site are close to the A11 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 less than 1000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement. 80% greenfield site, adjacent to an existing settlement boundary (Chigwell).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space. A negligible part of the site contains public open space. Development will not involve the loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.
5.2 Settlement character sensitivity	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 area character, subject to sensitive design reflecting the adjacent Conservation Area and listed building.
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. Subject to care in design to take account of adjacent Tree Preservation Order.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination over small part of site (infilled ponds). Potential adverse impact that could be mitigated.
6.6 Traffic impact	(--)	Moderate peak time congestion expected within the vicinity of the site.

Site Suitability Assessment

Site Reference: SR-0147
Parish: Chigwell
Size (ha): 4.91
Address: Land to the north boundary of Grange Farm, High Road, Chigwell, Essex, IG7 6DP
Primary use: Residential
Site notes: Open fields

Baseline yield: 116 dwellings

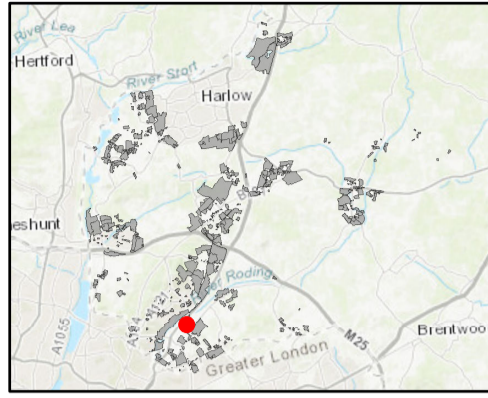
Source for baseline yield: Indicated in Call for Sites

Site constraints: High pressure gas pipeline running through site, requiring 15m buffer zone. Half of site is Local Wildlife Site.

Site selection adjustment: The SLAA assessed the site capacity as 0 due to site constraints. The baseline capacity of 116 dwellings has been re-instated for the purposes of site selection and any site constraints will be re-assessed at Stage 2 (this proforma).

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

Dwellings: 116



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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	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (over 50 rural dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.	There are 6 Ancient trees directly affected by the site. The trees are dispersed throughout the site. 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 encompasses a Deciduous Woodland habitat and a BAP priority habitat with no main features. The site is likely to directly impact the habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	The site encompasses a portion of the Grange Farm Grasslands LWS. The site may directly affect some of the features and species of the LWS. These features and species may not be retained in their entirety, but effects can be mitigated.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on settings of Conservation Area or Grade II* Listed Building due to distance.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	(-)	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	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.	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.	
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site is on the edge of the existing settlement with scattered housing around it. Therefore, development is likely to affect the predominantly rural character of the area.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	(-)	Gas or oil pipelines may constrain part of the site but there is potential for mitigation.	Approximately 12% of the site is in the HSE inner consultation zone which runs through the middle of the site. Due to the site size there is potential for mitigation. Sensitivity level 3. HSE guidance advise against development for affected area.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
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	(--)	There is no means of access to the site and no likely prospect of achieving access.	Significant issues with access, with no suitable means of road entry identified.
6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	

Site Suitability Assessment

Site Reference: SR-0199
Parish: Chigwell
Size (ha): 0.30
Address: Site of 19 Lambourne Road and adjacent plot

Primary use: Residential
Site notes: Site currently being marketed as potential development opportunity

Baseline yield: 5 dwellings

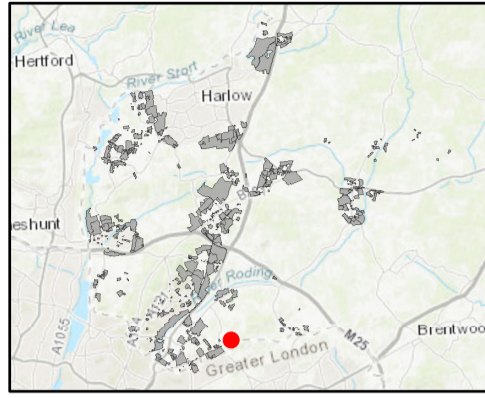
Source for baseline yield: Indicated in Call for Sites

Site constraints: None


Site selection adjustment: None

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

Dwellings: 5



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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	(-)	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	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
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	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	0	No contamination issues identified on site to date.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.

Site Suitability Assessment

Site Reference: SR-0200
Parish: Chigwell
Size (ha): 18.40
Address: Plot of approx. 40 acres, to west of Vicarage Lane

Primary use: Residential
Site notes: Agricultural fields

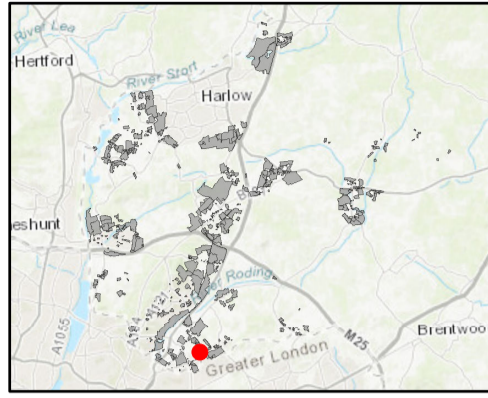
Baseline yield: 549 dwellings
Source for baseline yield: Assumption based on 30 dph

Site constraints: None

Site selection adjustment: None

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

Dwellings: 549



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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	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development. Due to the development type (over 100 residential dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated. There are 2 Ancient trees directly affected by the site. The trees are located along the southern boundary of the site and may be affected by development. Impacts may be mitigated by considered masterplanning or translocation.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is adjacent to a BAP priority habitat with no main features, and within five buffer zones. The site may indirectly affect the BAP priority habitats but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site. Unlikely to impact on setting of Conservation Area due to distance.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement. 100% greenfield site, adjacent to an existing settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space. A negligible part of the site contains public open space. Development will not involve the loss of public open space.
5.1 Landscape sensitivity	(--)	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character. Site is on the edge of the existing settlement and the proposals are for higher density development than the neighbouring developments. Therefore, development is likely to affect the character of the area.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	0	Access to the site can be created within landholding adjacent to the highway. Access could be created from Manor Road.
6.5 Contamination constraints	0	No contamination issues identified on site to date. No potential contamination identified.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

Site Reference: SR-0218
Parish: Chigwell
Size (ha): 0.97
Address: Chigwell Row Nurseries, Gravel Lane, Chigwell, IG7 6DQ

Primary use: Residential
Site notes: Existing use as a commercial nursery with car parking and greenhouses.

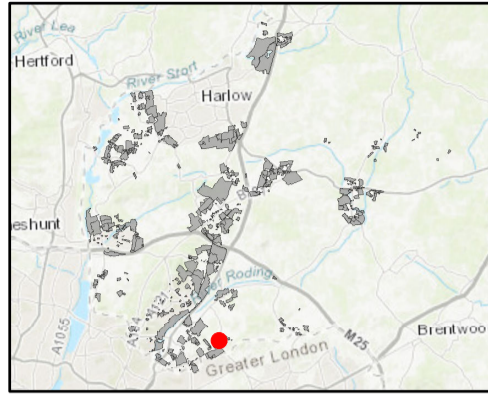
Baseline yield: 29 dwellings
Source for baseline yield: Assumption based on 30 dph

Site constraints: None


Site selection adjustment: None

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

Dwellings: 29



Client
Epping Forest District Council
 Job Title
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SR-0218
 Issue
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.
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	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

Site Reference: SR-0244
Parish: Chigwell
Size (ha): 2.17
Address: Land North of Lambourne Road and Marden Close, Chigwell

Primary use: Residential
Site notes: Existing use as part of a large Girl Guide camping site.

Baseline yield: 60 dwellings comprising 36 market homes and 24 affordable

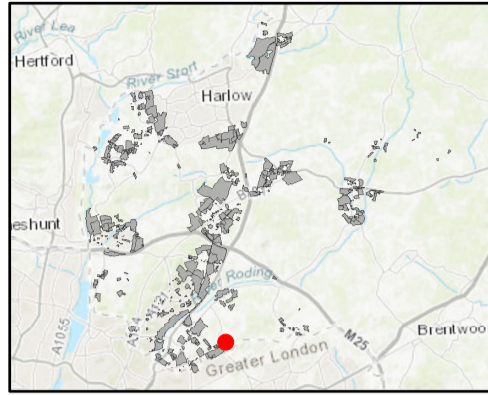
Source for baseline yield: Indicated in Call for Sites

Site constraints: None

Site selection adjustment: None

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

Dwellings: 60



Client
Epping Forest District Council
 Job Title
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 Drawing Status
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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	(-)	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	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of 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	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

Site Reference: SR-0249
Parish: Chigwell
Size (ha): 8.14
Address: Tutein Farm, Grove Lane, Chigwell Row, Essex, IG7 6JQ

Primary use: Residential
Site notes: Agricultural land and farm buildings

Baseline yield: 239 dwellings and 7,900 sqm commercial

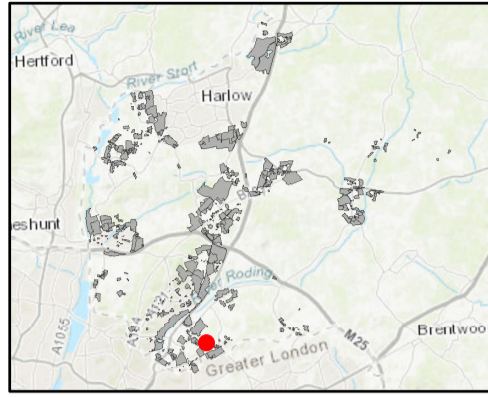
Source for baseline yield: Assumption based on 80:20 housing to employment 30 dph and 0.4 plot ratio for commercial

Site constraints: None

Site selection adjustment: None

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

Dwellings: 239



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

Drawing Status | Date
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SR-0249 | 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	(-)	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 3a where exception test required.
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
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	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	(-)	Gas or oil pipelines may constrain part of the site but there is potential for mitigation.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

Site Reference: SR-0252
Parish: Chigwell
Size (ha): 2.84
Address: Land rear of Orchard House, 243 Lambourne Road, Chigwell, Essex, IG7 5HG
Primary use: Residential
Site notes: Agricultural Land

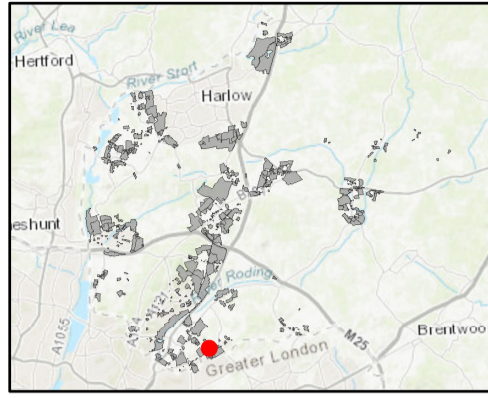
Baseline yield: 85 dwellings
Source for baseline yield: Assumption based on 30 dph

Site constraints: None

Site selection adjustment: None

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

Dwellings: 85



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | March 2018
 Drawing No | Issue
SR-0252 | 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.	The site is adjacent to a Lowland Meadows habitat, and is within five buffer zones. The site may indirectly affect the habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++) Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+) Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	0 There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0 Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-) Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	0 Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(-) Site more than a 1000m from a bus stop.	
3.3 Distance to employment locations	(-) Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	0 Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0 Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0 Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0 Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network	Not applicable.	
4.1 Brownfield and Greenfield Land	(-) Majority of the site is greenfield land adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (Chigwell Row).
4.2 Impact on agricultural land	(--) Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	(--) Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.	
5.2 Settlement character sensitivity	0 Development is unlikely to have an effect on settlement character.	Low density development is proposed which reflects the 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.	Only 2% of the site is in the HSE middle consultation zone located on the eastern corner of the site. No part of the site is in the inner zone. The size and location of the affected area results in negligible sites which is not considered a constraint.
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(-) Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	Significant issues with access and would need substantial upgrading - potential access from lane alongside Canterbury Close.
6.5 Contamination constraints	(-) Potential contamination on site, which could be mitigated.	Potential contamination over very small part of site (infilled pond). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0 Area around the site expected to be uncongested at peak time.	B253

Site Suitability Assessment

Site Reference: SR-0318
Parish: Chigwell
Size (ha): 14.88
Address: Chigwell, north-east area

Primary use: Residential
Site notes: Broad area north-east of Chigwell

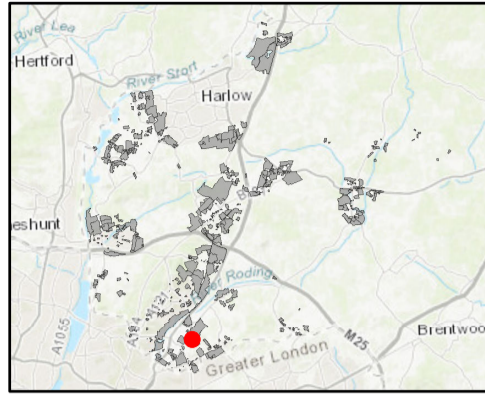
Baseline yield: 448 dwellings
Source for baseline yield: Assumption based on 30 dph

Site constraints: Planning permission granted on north-east part of site (2.9 ha) to enable refurbishment of school and 32 dwellings. Yield is reduced proportionally for remaining unconstrained area.

Site selection adjustment: None

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

Dwellings: 360



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

Drawing Status	Date
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Drawing No	Issue
SR-0318	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.	The site proposes a development type that is not considered a risk to SSSI features.
1.3a Impact on Ancient Woodland	0 Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-) Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.	There are 11 Ancient trees directly affected by the site. The trees are dispersed throughout 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	(-) Features and species in the site may not be retained in their entirety but effects can be mitigated.	The site encompasses a BAP priority habitat with no main features and a Deciduous Woodland habitat, and is within three buffer zones. The site is likely to directly affect the habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer for St. Mary's Churchyard, Chigwell LWS. The site is unlikely to affect the features and species of these LWS.
1.7 Flood risk	(++) Site within Flood Zone 1.	Over 99% of the site is located in Flood Zone 1, with less than 1% in the south tip of the site in Flood Zone 2. This can be avoided 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.	West of site partially within Chigwell Village Conservation Area and impacting on settings of Listed Buildings. Possible mitigation through high quality design/materials or by locating development outside of Conservation Area.
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.	Discounting the consented part of the site, none of the site is close to a major road or emitter.
2.1 Level of harm to Green Belt	(-) Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	0 Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0 Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(+) Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0 Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+) Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0 Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0 Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network	Not applicable.	
4.1 Brownfield and Greenfield Land	(-) Majority of the site is greenfield land adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (Chigwell).
4.2 Impact on agricultural land	(--) Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	A negligible part of the site contains public open space. Development will not involve the loss of public open space.
5.1 Landscape sensitivity	(--) Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.	
5.2 Settlement character sensitivity	0 Development is unlikely to have an effect on settlement character.	Large greenfield site in area of historic character. Development, particularly adjacent to High Street, could contribute to settlement character subject to sensitive design reflecting adjacent listed buildings and Conservation Area.
6.1 Topography constraints	(-) Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	(-) Gas or oil pipelines may constrain part of the site but there is potential for mitigation.	Only 15% of site is in HSE inner and middle zones. Due to location of the consultation zones along eastern site boundary and the size of the site, mitigation will be possible. Sensitivity level 3. HSE guidance advise against development for affected area
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	(-) The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.	The extent of development would be constrained by the presence of protected trees in and adjacent to the site. However, the impact could be mitigated by care in design and layout.
6.4 Access to site	(+) Suitable access to site already exists.	Existing access from Vicarage Lane, Chigwell High Road and Green Lane.
6.5 Contamination constraints	(-) Potential contamination on site, which could be mitigated.	Potential contamination over parts of site (sewage sludge on south-west fields / small infilled pond in north-west sports ground). Potential adverse impact that could be mitigated.
6.6 Traffic impact	(--) Moderate peak time congestion expected within the vicinity of the site.	

Site Suitability Assessment

Site Reference: SR-0369
Parish: Chigwell
Size (ha): 41.68
Address: South of Lambourne Road, Chigwell Row

Primary use: Residential
Site notes: Mix of recreational open space, woodland, school and residential dwellings

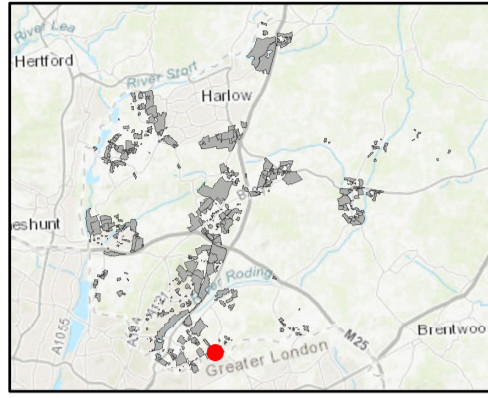
Baseline yield: 1,251 dwellings
Source for baseline yield: Assumption based on 30 dph

Site constraints: Chigwell Wood LNR/LoWS to be retained reducing development area by 1/4.

Site selection adjustment: None

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

Dwellings: 930



Client
Epping Forest District Council
 Job Title
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SR-0369 | 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	(--)	Site is adjacent to or contains Ancient Woodland. The proposals would likely result in direct loss or harm to Ancient Woodland or cannot be mitigated.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(--)	Site contains a higher density of Ancient and/or Veteran trees, or are configured in such a way that direct loss or harm is likely.
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	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	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	(-)	Site more than a 1000m from a bus stop.
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.
4.3 Capacity to improve access to open space	(-)	Development may involve the loss of public open space but there are opportunities for on-site off-setting or mitigation.
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	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	(-)	Gas or oil pipelines may constrain part of the site but there is potential for mitigation.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.

Site Suitability Assessment

Site Reference: SR-0435
Parish: Chigwell
Size (ha): 1.92
Address: Land north-west of the Grange and north of Bramble Close, High Road Chigwell
Primary use: Residential
Site notes: In part large domestic garden and in part overgrown field.

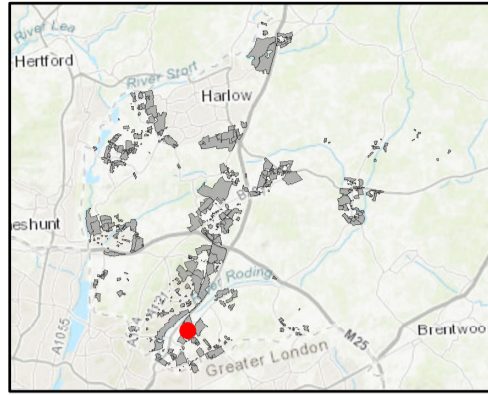
Baseline yield: 30 dwellings
Source for baseline yield: Indicated in Call for Sites (equivalent to 16 dph)

Site constraints: None

Site selection adjustment: None

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

Dwellings: 30



Client
Epping Forest District Council
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SR-0435 | 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.	The site is partially within a portion of a BAP habitat with no main features, and within four buffer zones. The site may directly affect the habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m for the Grange Farm Grasslands LWS. The site is unlikely to affect the features and species of the LWS.
1.7 Flood risk	(++) Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+) Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on settings of Conservation Area or Grade II* Listed Building due to distance.
1.8b Impact on archaeology	(-) Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	(-) Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are close to the A11 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	(--) Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	0 Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0 Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(+) Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0 Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+) Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0 Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0 Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network	Not applicable.	
4.1 Brownfield and Greenfield Land	(--) Majority of the site is greenfield land that is neither within nor adjacent to a settlement.	100% greenfield site, 150m to an existing settlement (Chigwell).
4.2 Impact on agricultural land	(--) Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	(-) Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	
5.2 Settlement character sensitivity	0 Development is unlikely to have an effect on settlement character.	Low density development is proposed which reflects the character of the area. Therefore, development is not likely to have an impact on the character of the area.
6.1 Topography constraints	(-) Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0 Gas or oil pipelines do not pose any constraint to the site.	Only 10% of the site in southern corner is in HSE middle consultation zone. None is in the inner zone. Due to the location of the middle zone and the size of the site it is not a constraint. HSE guidance advise against development for affected area.
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	0 Access to the site can be created within landholding adjacent to the highway.	Access can be provided from Chigwell Farm Lane.
6.5 Contamination constraints	0 No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	(-) Low level congestion expected at peak times within the vicinity of the site.	

Site Suitability Assessment

Site Reference: SR-0444
Parish: Chigwell
Size (ha): 68.17
Address: Broad Oaks, Land bounded by High Road, Abridge Road and Pudding Lane, Chigwell, IG7 6DW
Primary use: Residential
Site notes: Comprises two dwellings at Broad Oaks but is largely agricultural grazing land.

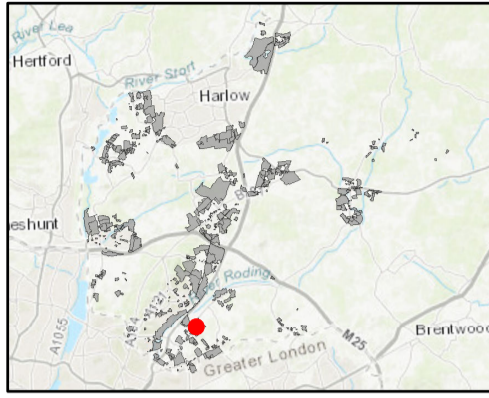
Baseline yield: 960-1,440 dwellings
Source for baseline yield: Indicated in Call for Sites (equivalent to 14-21 dph)

Site constraints: Circa 10% of the site is Ancient Woodland, part of which is the High Wood Local Wildlife Site. A further 10% of the site is covered by Tree Preservation Order clusters. A high pressure gas pipeline cuts the corner of the site reducing capacity slightly.

Site selection adjustment: None

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

Dwellings: 1,150



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SR-0444
 Issue
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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	(-)	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	(-)	Site is adjacent to or contains Ancient Woodland but possible effects can be mitigated.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	(--)	Features and species in the site unlikely to be retained and effects cannot be mitigated.
1.6 Impact on Local Wildlife Sites	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.
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	0	Site is more than 1600m and less than 2400m from an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.
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	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.

Site Suitability Assessment

Site Reference: SR-0478A
Parish: Chigwell
Size (ha): 7.49
Address: Chigwell Nurseries, 245 High Road, Chigwell, Essex, 1G7 5BL

Primary use: Residential
Site notes: Nursery.

Baseline yield: 225 dwellings

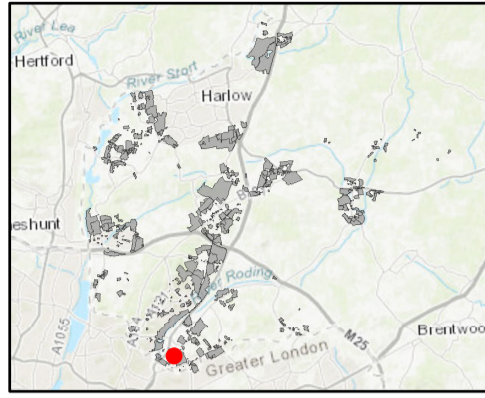
Source for baseline yield: Assumption based on 30 dph

Site constraints: Circa 1/4 of the site is covered by SR-0478B (50 dwellings). As such the yield for this site is reduced to ensure no double counting.

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

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

Dwellings: 225



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

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SR-0478A

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects.
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	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(+)	Site is less than 1000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of 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	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

Site Reference: SR-0478B
Parish: Chigwell
Size (ha): 1.66
Address: Part of Chigwell Nurseries, 245 High Road, Chigwell, Essex, 1G7 5BL
Primary use: Residential
Site notes: Nursery.

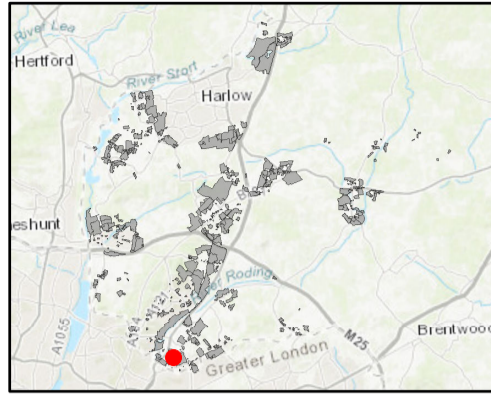
Baseline yield: 50 dwellings
Source for baseline yield: Assumption based on 30 dph

Site constraints: None

Site selection adjustment: None

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

Dwellings: 50



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | March 2018
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SR-0478B | Rev 2

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	(-)	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 less than 1000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(+)	Site is less than 1000km from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.
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 in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

Site Reference: SR-0494
Parish: Chigwell
Size (ha): 0.82
Address: Shepherds Nursery, Chase Lane, Chigwell, Essex, IG7 6JW

Primary use: Residential
Site notes: Recreational.

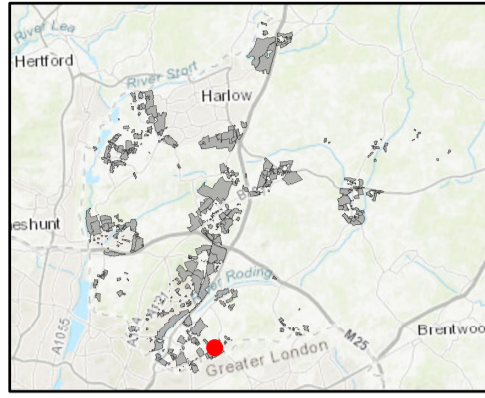
Baseline yield: 30 dwellings
Source for baseline yield: Indicated in Call for Sites (equivalent to 37 dph)

Site constraints: None

Site selection adjustment: None

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

Dwellings: 30



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
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 Drawing No | Issue
SR-0494 | **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	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
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	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	(-)	Gas or oil pipelines may constrain part of the site but there is potential for mitigation.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

Site Reference: SR-0495
Parish: Chigwell
Size (ha): 1.77
Address: The Willow Paddock, Rear of Crosby Court, Chigwell, Essex, IG7 6JT
Primary use: Residential
Site notes: Agricultural/paddock land.

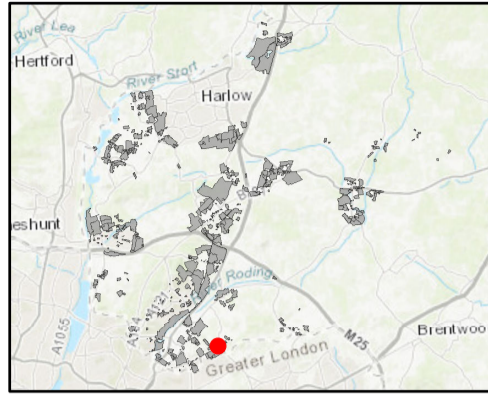
Baseline yield: 53 dwellings
Source for baseline yield: Assumption based on 30 dph

Site constraints: None


Site selection adjustment: None

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

Dwellings: 53



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Date
March 2018
 Drawing No
SR-0495
 Issue
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.	The site proposes a development type that is not considered a risk to SSSI features.
1.3a Impact on Ancient Woodland	0 Site is not located within or adjacent to Ancient Woodland.	The site is partly within the 250m buffer for Chigwell Row Wood Ancient Woodland. The site is unlikely to directly affect the Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0 No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0 Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0 No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is partially within three buffer zones and wholly within one other. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer for Chigwell Row Wood LWS and Chigwell Heath and Wood LWS. The site is unlikely to affect the features and species of these LWS.
1.7 Flood risk	(++) Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+) Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	0 There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	(-) Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are close to the A1112 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	(-) Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	0 Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(-) Site more than a 1000m from a bus stop.	
3.3 Distance to employment locations	(-) Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	0 Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+) Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(-) Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0 Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network	Not applicable.	
4.1 Brownfield and Greenfield Land	(-) Majority of the site is greenfield land adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (Chigwell Row).
4.2 Impact on agricultural land	(--) Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	(--) Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.	
5.2 Settlement character sensitivity	0 Development is unlikely to have an effect on settlement character.	Low density development is proposed which reflects the character of the area. Therefore, development is not likely to have an impact on the character of the area.
6.1 Topography constraints	(-) Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	(-) Gas or oil pipelines may constrain part of the site but there is potential for mitigation.	Approximately 10% of site is in the inner and middle consultation zones located in north-western corner of the site. Mitigation possible due to location of affected area. Sensitivity level 3. HSE guidance advise against development for affected area.
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
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 off Crosby Court, which would require upgrading.
6.5 Contamination constraints	0 No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	0 Area around the site expected to be uncongested at peak time.	

Site Suitability Assessment

Site Reference: SR-0496
Parish: Chigwell
Size (ha): 1.96
Address: Chase Lane Paddock, Chase Lane, Chigwell, Essex, IG7 6JW

Primary use: Residential
Site notes: Agricultural/paddock land.

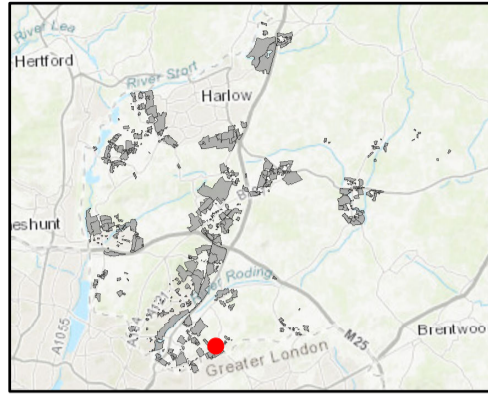
Baseline yield: 59 dwellings
Source for baseline yield: Assumption based on 30 dph

Site constraints: None

Site selection adjustment: None

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

Dwellings: 59



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | March 2018
 Drawing No | Issue
SR-0496 | 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.	The site is partly within the 250m buffer for Chigwell Row Wood Ancient Woodland. The site is unlikely to directly affect the Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0 No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0 Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0 No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is partially within three buffer zones and wholly within one other. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer for Chigwell Row Wood LWS. The site is unlikely to affect the features and species of this LWS.
1.7 Flood risk	(++) Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+) Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	0 There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0 Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-) Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	0 Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(-) Site more than a 1000m from a bus stop.	
3.3 Distance to employment locations	(-) Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	0 Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0 Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(-) Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0 Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network	Not applicable.	
4.1 Brownfield and Greenfield Land	(-) Majority of the site is greenfield land adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (Chigwell Row).
4.2 Impact on agricultural land	(--) Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	(--) Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.	
5.2 Settlement character sensitivity	0 Development is unlikely to have an effect on settlement character.	Low density development is proposed which reflects the character of the area. Therefore, development is not likely to have an impact on the character of the area.
6.1 Topography constraints	(-) Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0 Gas or oil pipelines do not pose any constraint to the site.	Less than 1% of the site is in the HSE middle consultation zone located in the eastern corner. None of the site is in the inner zone. Due to the location and size of the affected area this is considered negligible and not a constraint for development.
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(-) Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	Access off Chase Lane, which would require upgrading.
6.5 Contamination constraints	0 No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	0 Area around the site expected to be uncongested at peak time.	

Site Suitability Assessment

Site Reference: SR-0557
Parish: Chigwell
Size (ha): 22.59
Address: The Limes Estate

Primary use: Residential
Site notes: Extensive residential area including shops and services including a police station. There is substantial elements of open space on site.

Baseline yield: 678 dwellings (already dwellings on site, redevelop)

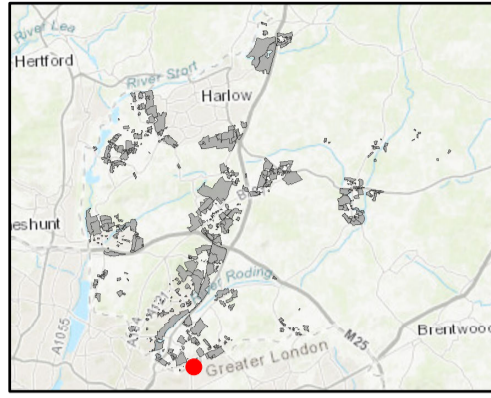
Source for baseline yield: Assumption based on 30 dph

Site constraints: Assuming the site is entirely redeveloped at 30dph, and that there are circa 450 dwellings already on site, this equates to a net increase of circa 228 dwellings. Just developing the green areas at 30dph would see an additional 200 dwellings.

Site selection adjustment: Yield for SR-0557 is based on SLAA assumption of 30 dph, which is lower than Settlement Capacity Study assumption for overlapping site SR-0820.

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

Dwellings: 200



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0557	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.	The site is partially within a Deciduous Woodland buffer zone. The site may indirectly affect the habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++) Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+) Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	(+) There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	0 Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(+) Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station	(+) Site is less than 1000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+) Site is within 400m of a bus stop.	
3.3 Distance to employment locations	0 Site is more than 1600m and less than 2400m from an employment site/location.	
3.4 Distance to local amenities	0 Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+) Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0 Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+) Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network	Not applicable.	
4.1 Brownfield and Greenfield Land	(++) Majority of the site is previously developed land within or adjacent to a settlement.	100% brownfield site, within an existing settlement (Grange Hill).
4.2 Impact on agricultural land	0 Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	(--) Development may involve the loss of public open space with no opportunities for on-site off-setting or mitigation.	Additional dwellings proposed will predominantly be delivered through development on existing public open spaces. Although small areas of public open space could be retained in the development, this will not be equivalent to the public open space lost.
5.1 Landscape sensitivity	0 Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(-) Development could detract from the existing settlement character.	Part of the site is existing public open spaces. Therefore, redevelopment has the potential to adversely affect the character of the area.
6.1 Topography constraints	(-) Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0 Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+) Suitable access to site already exists.	
6.5 Contamination constraints	(-) Potential contamination on site, which could be mitigated.	Potential for contamination around edges of site (Railway Depot/Telephone Exchange/Pumping Station). Potential adverse impact, but could be mitigated.
6.6 Traffic impact	(--) Moderate peak time congestion expected within the vicinity of the site.	

Site Suitability Assessment

Site Reference: SR-0559
Parish: Chigwell
Size (ha): 1.14
Address: Land on the east side of Hainault Road, Chigwell

Primary use: Residential
Site notes: Chigwell library, men's club and agricultural field to the east.

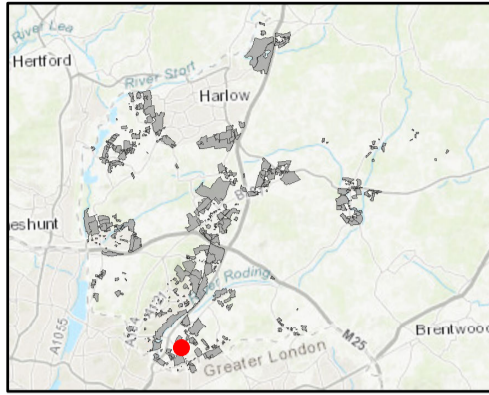
Baseline yield: 48 dwellings
Source for baseline yield: Assumption based on 30 dph

Site constraints: None

Site selection adjustment: None

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

Dwellings: 48



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | March 2018
 Drawing No | Issue
SR-0559 | 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.	The site with wholly within Deciduous Woodland and Wood Pasture and Parkland buffer zones. The site may indirectly affect the habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer for Barnaby Way Wood LWS. The site is unlikely to affect the features and species of these LWS.
1.7 Flood risk	(++) Site within Flood Zone 1.	Some 93% of the site is in Flood Zone 1. Higher Flood Risk Zones totalling 7% is located on the northern boundary of the site and can be avoided through site layout.
1.8a Impact on heritage assets	0 Site is located within the setting of a heritage asset and effects can be mitigated.	Unlikely to impact on setting of Chigwell Village Conservation Area due to distance. Possible impact on settings of Grade II Listed Buildings on Hainault Road due to development within street scene - mitigate through high quality design/materials.
1.8b Impact on archaeology	0 There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	(-) Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are close to the A113 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 less than 1000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+) Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+) Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+) Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0 Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0 Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0 Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network	Not applicable.	
4.1 Brownfield and Greenfield Land	(+) Majority of the site is greenfield land within a settlement.	80% greenfield site, within an existing settlement (Chigwell).
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.	A negligible part of the site contains public open space. Development will not involve the loss of public open space.
5.1 Landscape sensitivity	(--) Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.	
5.2 Settlement character sensitivity	0 Development is unlikely to have an effect on settlement character.	Site is identified as a potential regeneration area. Low density development is proposed which reflects the character of the area. Therefore, development is not likely to have an impact on the housing character of the area.
6.1 Topography constraints	(--) Topographical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines	0 Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+) Suitable access to site already exists.	
6.5 Contamination constraints	0 No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	(-) Low level congestion expected at peak times within the vicinity of the site.	

Site Suitability Assessment

Site Reference: SR-0586
Parish: Chigwell
Size (ha): 5.55
Address: Chigwell Nursery, High Road, Chigwell, Essex, IG7 5BL

Primary use: Residential
Site notes: Garden centre and associated glasshouses (in use), a residential dwelling, and open land to the north-east.

Baseline yield: 222 dwellings

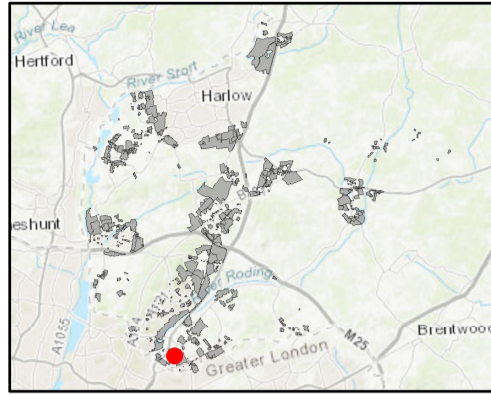
Source for baseline yield: Assumption based on 40 dph based on edge of urban location and that the scheme will include a community facility and care home (not assessed in the SLAA).

Site constraints: Site is 100% covered by SR-0478. As such the yield is omitted for this site to avoid double counting.

Site selection adjustment: Assumption based on 40 dph. Reinstated capacity to account for overlapping site.

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

Dwellings: 222



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
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 Date
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 Drawing No
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 Issue
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Criteria	Score	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects.	Residential development between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure likely.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.	Due to the development type (over 100 residential dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is adjacent to an area of Deciduous Woodland, and within four buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are close to the A113 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 less than 1000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(+)	Site is less than 1000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (Chigwell).
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.	The proposed density is higher than the neighbouring developments. Therefore, development is likely to affect the character of the area.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Existing access off Chigwell High Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Horticultural Nursery). Potential adverse impact that could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	

Site Suitability Assessment

Site Reference: SR-0588
Parish: Chigwell
Size (ha): 1.64
Address: Land at Chigwell Convent and The Gate Lodge, 801 and 803 Chigwell Road, Woodford Bridge, IG8 8AU
Primary use: Residential
Site notes: Open land used as a paddock to the front of Chigwell Convent. Also includes a single dwelling.

Baseline yield: 60 dwellings

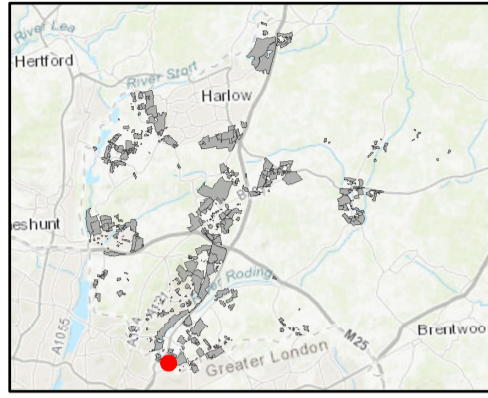
Source for baseline yield: 60 dwellings included in the Call for Sites (equivalent to 35 dph). The 60-80 bed care home is classed as 'other uses' and is not assessed in the SLAA.

Site constraints: None

Site selection adjustment: None

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

Dwellings: 60



Client
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects.
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	(-)	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 not located in the Green Belt.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(+)	Site is less than 1000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
4.2 Impact on agricultural land	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	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.

Site Suitability Assessment

Site Reference: SR-0601
Parish: Chigwell
Size (ha): 0.87
Address: Front Site, Former Grange Farm, High Road, Chigwell, Essex, IG7 6DP
Primary use: Residential
Site notes: Former dwellings (now demolished). Construction of three new dwellings has commenced on site.

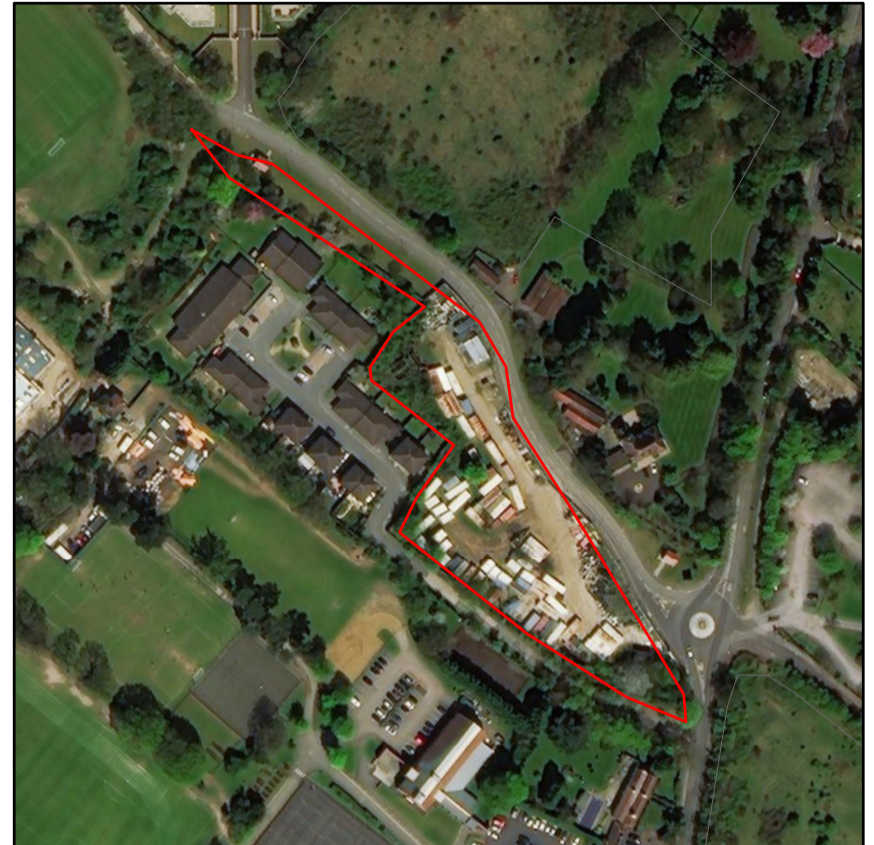
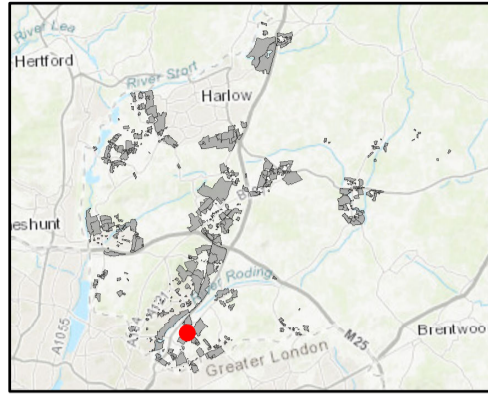
Baseline yield: 60 dwellings
Source for baseline yield: Indicated in Call for Sites (equivalent to 69 dph)

Site constraints: The location of 2 Tree Preservation Order trees in the centre of this site (there is also one on the boundary) will reduce the overall capacity of residential development, a discount of 5% is applied to take this into account.

Site selection adjustment: None

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

Dwellings: 57



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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	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 portion of a BAP habitat with no main features, and within four buffer zones. The site may directly affect the habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m for the Grange Farm Grasslands LWS. The site is unlikely to affect the features and species of the LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on settings of Conservation Area or Grade II* Listed Building due to distance.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are close to the A11 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.	100% brownfield site, adjacent to an existing settlement (Chigwell).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	Site shares characteristics with the zone of moderate sensitivity to the north. The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on adjacent landscape character area.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	The proposed density is higher than the neighbouring developments. Therefore, development is likely to affect the character of the area.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	(--)	Gas or oil pipelines pose a major constraint to development. They will be difficult to overcome and affect a large part of the site.	Some 86% of the site is in HSE inner and middle consultation zones. Although the inner zone is restricted to the northern portion of the site overall the site is constrained. HSE guidance advise against development for affected area.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.	The protected trees on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development
6.4 Access to site	(+)	Suitable access to site already exists.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Infilled Pond / Farm). Potential adverse impact that could be mitigated.
6.6 Traffic impact	(--)	Moderate peak time congestion expected within the vicinity of the site.	

Site Suitability Assessment

Site Reference: SR-0820
Parish: Chigwell
Size (ha): 5.03
Address: Green Space north and south of Copperfield, Limes Estate, Chigwell, Essex
Primary use: Residential
Site notes: Large amount of open amenity land, including an area which is used as a football pitch.

Baseline yield: 523 dwellings

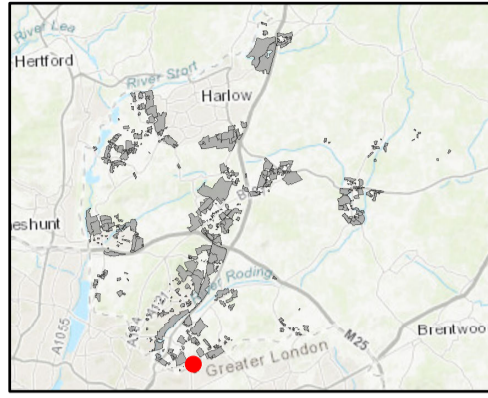
Source for baseline yield: Indicated in Settlement Capacity Analysis (equivalent to 104 dph)

Site constraints: Site is 100% covered by SR-0557. As such the yield is omitted for this site to avoid double counting.

Site selection adjustment: Capacity reinstated from overlapping site. Yield for SR-0820 is based on Settlement Capacity Study.

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

Dwellings: 523



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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	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 can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(+)	Majority of the site is greenfield land within a settlement.	100% greenfield site, within an existing settlement (Grange Hill).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	(--)	Development may involve the loss of public open space with no opportunities for on-site off-setting or mitigation.	A substantial amount of public open space is largely located in the site area. Development would result in loss of public open space (managed public open spaces cover 49% of the site), with few opportunities for site re-orientation or re-provision.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Part of the site is existing public open spaces. Therefore, redevelopment has the potential to adversely affect the character of the area.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Infilled Ponds). Potential adverse impact that could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	

Site Suitability Assessment

Site Reference: SR-0822
Parish: Chigwell
Size (ha): 0.20
Address: Green space at Warren Court, Chigwell, Essex

Primary use: Residential
Site notes: Open amenity space, with pedestrian walkway over part of the site. Western side of the site is thin, with a large amount of tree coverage.

Baseline yield: 30 dwellings

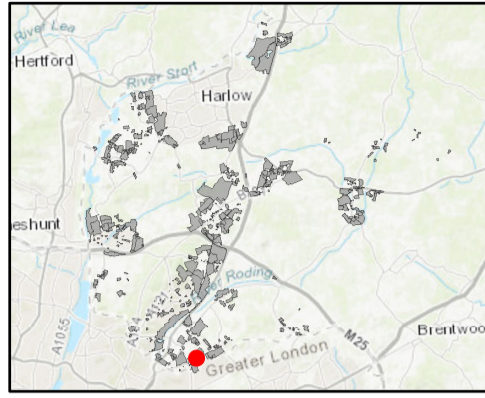
Source for baseline yield: Indicated in Settlement Capacity Analysis (equivalent to 153 dph)

Site constraints: None

Site selection adjustment: None

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

Dwellings: 30



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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0 Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0 Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0 Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0 No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0 Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0 No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is wholly within a BAP with no main features buffer zone. The site may indirectly affect the habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++) Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+) Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	(+) There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	0 Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(+) Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station	(+) Site is less than 1000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+) Site is within 400m of a bus stop.	
3.3 Distance to employment locations	0 Site is more than 1600m and less than 2400m from an employment site/location.	
3.4 Distance to local amenities	0 Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0 Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0 Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0 Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network	Not applicable.	
4.1 Brownfield and Greenfield Land	(+) Majority of the site is greenfield land within a settlement.	100% greenfield site, within an existing settlement (Grange Hill).
4.2 Impact on agricultural land	0 Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0 Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(-) Development could detract from the existing settlement character.	The proposed density is higher than the neighbouring developments. Therefore, development is likely to affect the character of the area.
6.1 Topography constraints	(--) Topographical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines	0 Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+) Suitable access to site already exists.	
6.5 Contamination constraints	0 No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	(-) Low level congestion expected at peak times within the vicinity of the site.	

Site Suitability Assessment

Site Reference: SR-0823
Parish: Chigwell
Size (ha): 0.29
Address: Travelodge Hotel, Chigwell Road, Chigwell, Essex

Primary use: Residential
Site notes: Hotel which is in use and a pay and display car park. Car park also used for parking for the adjacent pub.

Baseline yield: 14 dwellings

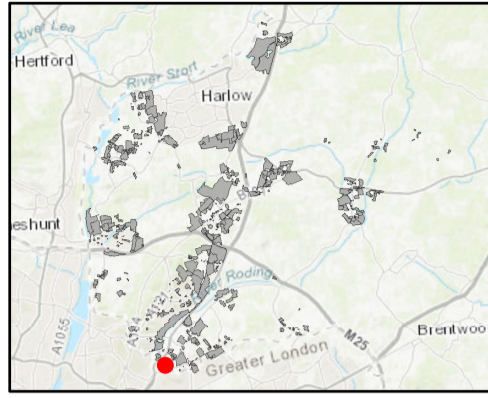
Source for baseline yield: Indicated in Settlement Capacity Analysis (equivalent to 48 dph)

Site constraints: An area of blanket Tree Preservation Order coverage covers circa a third of the site and a further five Tree Preservation Order trees are located within the site. The assumed capacity of this site is reduced accordingly by 30%.

Site selection adjustment: None

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

Dwellings: 10



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Criteria	Score	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects.	Residential development between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure likely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is wholly within three buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are close to the A11 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(+)	Site is less than 1000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.	100% brownfield site, within an existing settlement (Woodford Bridge).
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.	Proposals have a potential impact on moderate sensitivity zone to the north. 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	(--)	Topographical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.	The protected trees on or adjacent to the site could be incorporated into the development, subject to care in layout. The location of the protected trees would be likely to significantly constrain the number of dwellings which could be accommodated.
6.4 Access to site	(+)	Suitable access to site already exists.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Yard / Horticultural Nursery). Potential adverse impact that could be mitigated.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.	B270

Site Suitability Assessment

Site Reference: SR-0824
Parish: Chigwell
Size (ha): 0.16
Address: Volvo Car Dealership, High Road, Chigwell, Essex

Primary use: Residential
Site notes: Existing car dealership which is in use.

Baseline yield: 24 dwellings

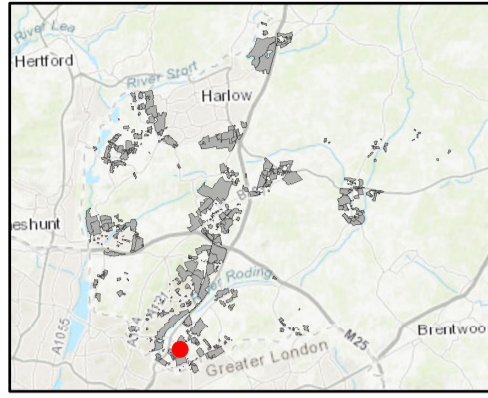
Source for baseline yield: Indicated in Settlement Capacity Analysis (equivalent to 153 dph)

Site constraints: The density could potentially be achieved through sensitive design due to its corner plot in an urban area.


Site selection adjustment: None

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

Dwellings: 24



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
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SR-0824
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0 Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0 Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0 Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0 No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0 Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0 No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site with partially within Deciduous Woodland and BAP priority habitat with no main features buffer zones. The site may indirectly affect the habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer for Barnaby Way Wood LWS. The site is unlikely to affect the features and species of these LWS.
1.7 Flood risk	(++) Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+) Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on setting of Conservation Area due to distance.
1.8b Impact on archaeology	(+) There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	(-) Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are close to the A113 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	(+) Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station	(+) Site is less than 1000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+) Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+) Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+) Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0 Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0 Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0 Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network	Not applicable.	
4.1 Brownfield and Greenfield Land	(++) Majority of the site is previously developed land within or adjacent to a settlement.	100% brownfield site, within an existing settlement (Chigwell).
4.2 Impact on agricultural land	0 Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0 Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	
5.2 Settlement character sensitivity	(-) Development could detract from the existing settlement character.	The proposed density is higher than the neighbouring developments. Therefore, development is likely to affect the character of the area.
6.1 Topography constraints	(-) Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0 Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+) Suitable access to site already exists.	
6.5 Contamination constraints	(-) Potential contamination on site, which could be mitigated.	Potential contamination (Garage). Potential adverse impact that could be mitigated.
6.6 Traffic impact	Site below site size threshold where it would be expected to significantly affect congestion.	

Site Suitability Assessment

Site Reference: SR-0825
Parish: Chigwell
Size (ha): 0.19
Address: Garage site and garden, Brook Parade/Brook Way, Chigwell, Essex

Primary use: Residential
Site notes: Existing garages and open amenity space. The amenity space has a large amount of tree coverage.

Baseline yield: 29 dwellings

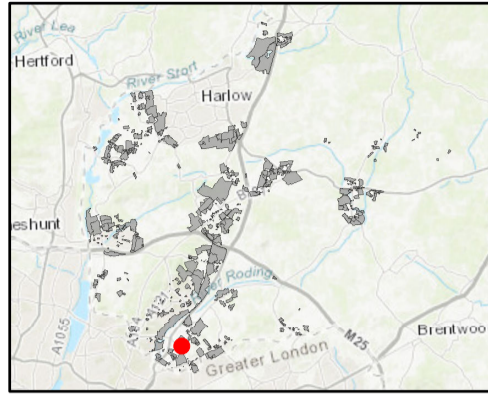
Source for baseline yield: Indicated in Settlement Capacity Analysis (equivalent to 153 dph)

Site constraints: None

Site selection adjustment: None

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

Dwellings: 29



Client
Epping Forest District Council
 Job Title
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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	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.
1.9 Impact of air quality	(-)	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 not located in the Green Belt.
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(+)	Majority of the site is greenfield land within a settlement.
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	(--)	The site has severely limited feasibility for development as a result of the extensive presence of protected trees, either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact	(--)	Moderate peak time congestion expected within the vicinity of the site.

Site Suitability Assessment

Site Reference: SR-0869
Parish: Chigwell
Size (ha): 0.20
Address: 46 Stradbroke Drive, Chigwell, Essex, IG7 5QZ

Primary use: Residential
Site notes: One residential dwelling and garden

Baseline yield: 5 dwellings

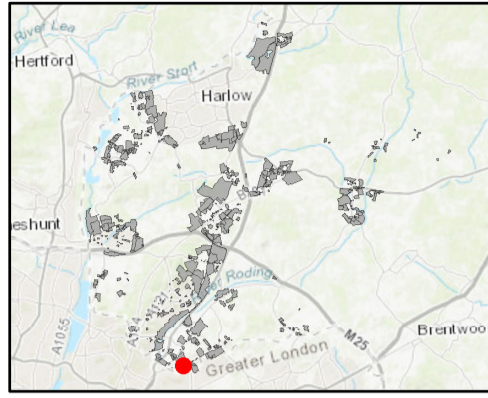
Source for baseline yield: Indicated in Planning Application Form

Site constraints: The Council refused an application for the demolition of this house and the building of five flats due to the scale being out of keeping with the surrounding character. Assumed that it may be possible to erect 4 flats (3 net).

Site selection adjustment: None

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

Dwellings: 3



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0 Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0 Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0 Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0 No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0 Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0 No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is wholly within a BAP with no main features buffer zone. The site may indirectly affect the habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++) Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+) Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	(+) There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	0 Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(+) Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station	0 Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0 Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	0 Site is more than 1600m and less than 2400m from an employment site/location.	
3.4 Distance to local amenities	0 Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0 Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0 Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0 Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network	Not applicable.	
4.1 Brownfield and Greenfield Land	(++) Majority of the site is previously developed land within or adjacent to a settlement.	100% brownfield site, within an existing settlement (Grange Hill).
4.2 Impact on agricultural land	0 Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0 Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	0 Development is unlikely to have an effect on settlement character.	Low density development is proposed which reflects the character of the area. Therefore, development is not likely to have an impact on the character of the area.
6.1 Topography constraints	(-) Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0 Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	(-) The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.	The protected trees on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development
6.4 Access to site	(+) Suitable access to site already exists.	
6.5 Contamination constraints	0 No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	Site below site size threshold where it would be expected to significantly affect congestion.	B273

Site Suitability Assessment

Site Reference: SR-0895
Parish: Chigwell
Size (ha): 0.07
Address: 105 Manor Road / 281 Fencepiece Road, Chigwell, Essex, IG7 5PN
Primary use: Residential
Site notes: Two residential dwellings with gardens

Baseline yield: 13 dwellings

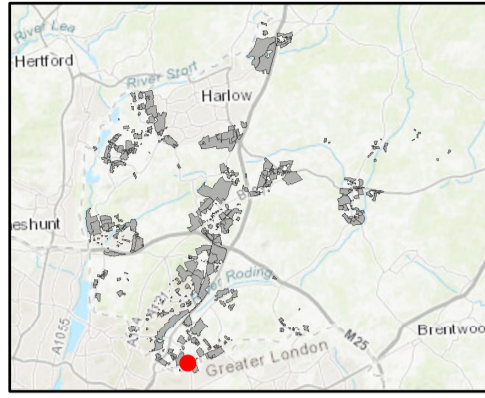
Source for baseline yield: Indicated in Request for Pre-Application Planning Advice form (dwellings equivalent to 186 dph)

Site constraints: The density could potentially be achieved through sensitive design due to its corner plot in an urban area.

Site selection adjustment: None

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

Dwellings: 11



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0 Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0 Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0 Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0 No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0 Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0 No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is wholly within a BAP with no main features buffer zone. The site may indirectly affect the habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++) Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+) Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	(+) There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	(-) Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	The site is close to the A123 at a junction and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	(+) Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station	(+) Site is less than 1000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+) Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+) Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0 Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+) Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0 Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+) Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network	Not applicable.	
4.1 Brownfield and Greenfield Land	(++) Majority of the site is previously developed land within or adjacent to a settlement.	100% brownfield site, within an existing settlement (Grange Hill).
4.2 Impact on agricultural land	0 Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	No public open space is located in the site area. Development will not involve the loss of public open space. Existing masterplan proposes no new public open space.
5.1 Landscape sensitivity	0 Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	0 Development is unlikely to have an effect on settlement character.	Low density development is proposed which reflects the character of the area. Therefore, development is not likely to have an impact on the character of the area.
6.1 Topography constraints	(--) Topographical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines	0 Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+) Suitable access to site already exists.	Existing vehicle access at rear of site to garage. No access at front of house.
6.5 Contamination constraints	0 No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	Site below site size threshold where it would be expected to significantly affect congestion.	

Site Suitability Assessment

Site Reference: SR-0897
Parish: Chigwell
Size (ha): 0.69
Address: 15 Stradbroke Drive, Chigwell, Essex, IG7 5QU

Primary use: Residential
Site notes: Residential dwelling (two buildings) and surrounding woodland

Baseline yield: 9 (net 7) dwellings

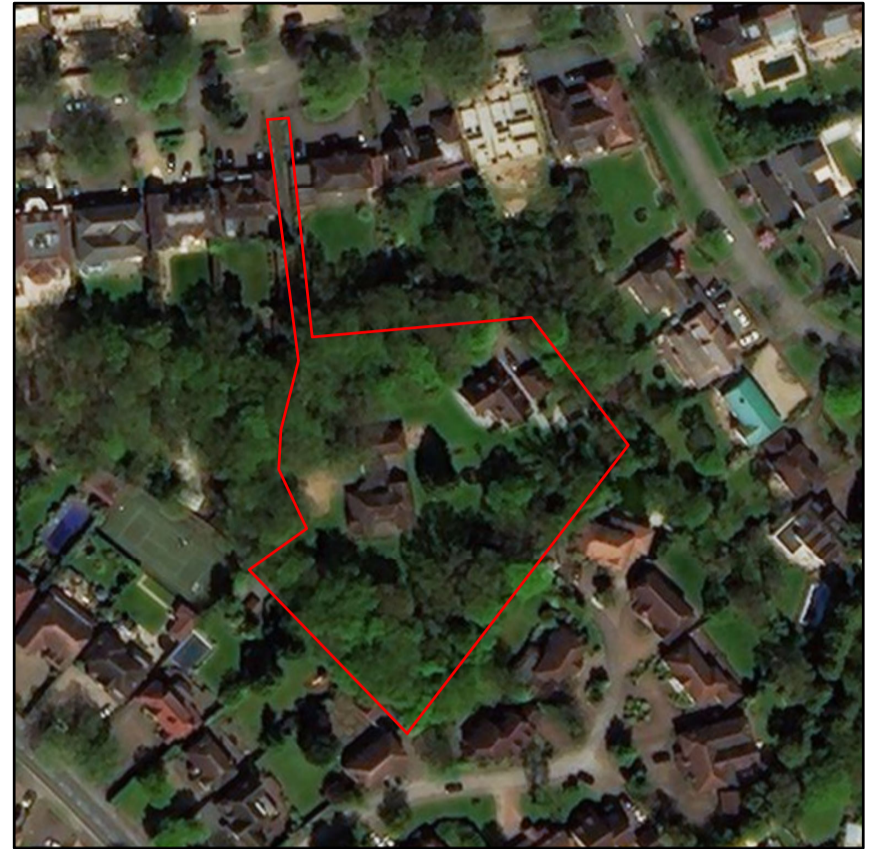
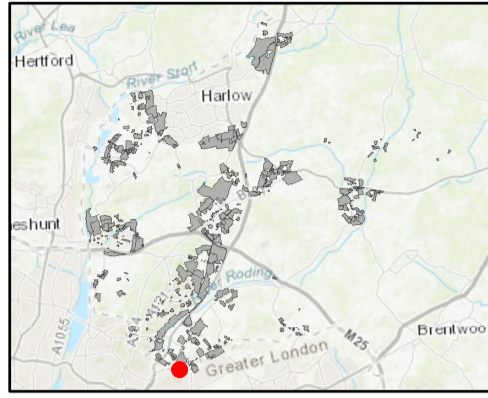
Source for baseline yield: Indicated in Request for Pre-Application Planning Advice form (dwellings equivalent to 13 dph)

Site constraints: None

Site selection adjustment: None

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

Dwellings: 7



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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.	The site encompasses the whole of a BAP priority habitat with no main features buffer zone. The site is likely to directly affect the habitat, and this may not be mitigable.
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++) Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+) Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	(+) There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	0 Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(+) Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station	0 Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(-) Site more than a 1000m from a bus stop.	
3.3 Distance to employment locations	0 Site is more than 1600m and less than 2400m from an employment site/location.	
3.4 Distance to local amenities	0 Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0 Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0 Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0 Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network	Not applicable.	
4.1 Brownfield and Greenfield Land	(+) Majority of the site is greenfield land within a settlement.	80% greenfield site, within an existing settlement (Grange Hill).
4.2 Impact on agricultural land	0 Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	No public open space is located in the site area. Development will not involve the loss of public open space. Existing masterplan proposes no new public open space.
5.1 Landscape sensitivity	0 Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(+) Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.	Site is located within the settlement area and provides an opportunity for intensification. Therefore, redevelopment could enhance the character of the area.
6.1 Topography constraints	0 No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0 Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	(--) The site has severely limited feasibility for development as a result of the extensive presence of protected trees, either on or adjacent to the site.	The extent of the protected tree cover on or adjacent to the site would be likely to have a significant adverse impact on the suitability of the site for development
6.4 Access to site	(-) Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	Single track access from Stradbroke Drive. Would require an upgrade.
6.5 Contamination constraints	0 No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	Site below site size threshold where it would be expected to significantly affect congestion.	B275

Site Suitability Assessment

Site Reference: SR-0898
Parish: Chigwell
Size (ha): 0.42
Address: Grange Court, 72 High Road, Chigwell, Essex, IG7 6PT

Primary use: Residential
Site notes: Grade II* listed Georgian House previously used by Chigwell School as a boarding house. Currently vacant.

Baseline yield: 14 dwellings

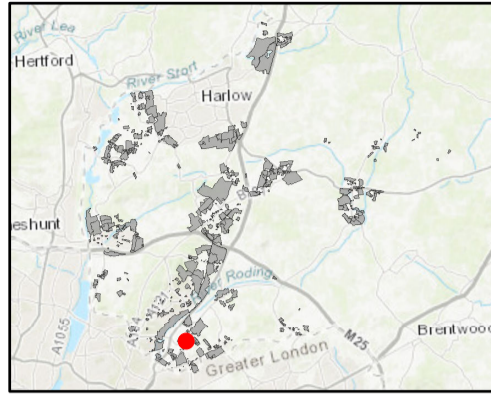
Source for baseline yield: Indicated in Request for Pre-Application Planning Advice form (dwellings equivalent to 33 dph)

Site constraints: The pre-application request relates to the conversion of the Listed Building, as such no alterations need to be made to the density of the site to take account of the Grade II Listed Grange Hall on site.

Site selection adjustment: None

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

Dwellings: 14



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Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
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 Drawing No
SR-0898
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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	(-)	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 not located in the Green Belt.
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.
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	(+)	Suitable access to site already exists.
6.5 Contamination constraints	0	No contamination issues identified on site to date.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.

Site Suitability Assessment

Site Reference: SR-0910
Parish: Chigwell
Size (ha): 3.26
Address: Land adjoining Coopersale Close/Millers Lane, Chigwell, Essex, IG7 6EU
Primary use: Residential
Site notes: Agricultural land

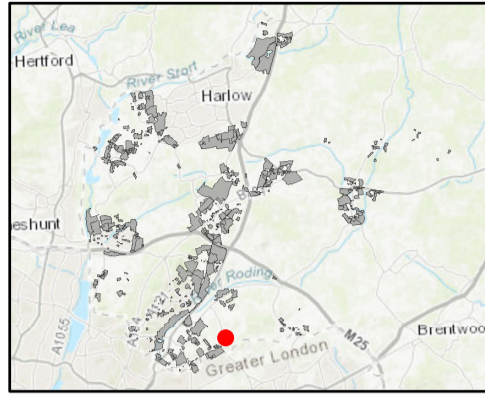
Baseline yield: 98 dwellings
Source for baseline yield: Assumption based on 30 dph

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.

Dwellings: 98



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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	(-)	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	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
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	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	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-0916
Parish: Chigwell
Size (ha): 0.21
Address: The Maypole, 171 Lambourne Road, Chigwell, Essex, IG7 6EF

Primary use: Residential
Site notes: Closed public house and car park

Baseline yield: 20 dwellings

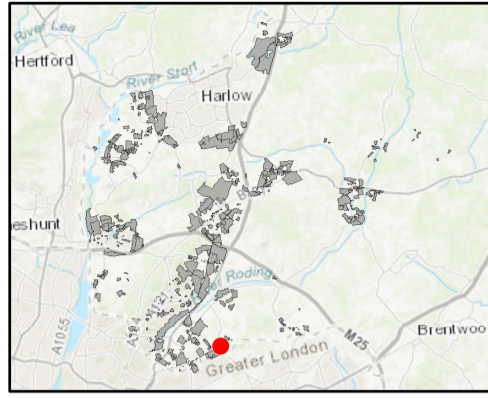
Source for baseline yield: As set out in Policy CR5 of the Chigwell Neighbourhood Plan Pre-Submission Plan (assumes flattened development)

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.

Dwellings: 20



Client
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 Job Title
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 Drawing Status
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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.	The site is partly within the 250m buffer for Chigwell Row Wood Ancient Woodland. The site is unlikely to directly affect the Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0 No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0 Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0 No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is within three BAP priority habitat buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer for the Chigwell Row Wood and Chigwell Heath and Wood LWS. The site is unlikely to affect the features and species of these LWS.
1.7 Flood risk	(++) Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+) Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	(+) There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	(-) Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are close to the A1112 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	(+) Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station	0 Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(-) Site more than a 1000m from a bus stop.	
3.3 Distance to employment locations	(-) Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	0 Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+) Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(-) Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0 Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network	Not applicable.	
4.1 Brownfield and Greenfield Land	(++) Majority of the site is previously developed land within or adjacent to a settlement.	100% brownfield site, within an existing settlement (Chigwell Row).
4.2 Impact on agricultural land	0 Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0 Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(+) Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.	Site is former pub and car park. Redevelopment of the site, which could potentially include retention of the existing public house building, has the potential to improve character in a prominent location on Lambourne Road.
6.1 Topography constraints	0 No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	(-) Gas or oil pipelines may constrain part of the site but there is potential for mitigation.	32% of the site is in the HSE inner and middle consultation zones and the remainder is in the outer zone. Sensitivity level 3. HSE guidance advise against development for affected area. Mitigation possible through site layout.
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+) Suitable access to site already exists.	Access from Gravel Lane.
6.5 Contamination constraints	(-) Potential contamination on site, which could be mitigated.	Potential contamination over part or all of the site (infilled pond / Made Ground / former Stables). Potential adverse impact that could be mitigated.
6.6 Traffic impact	Site below site size threshold where it would be expected to significantly affect congestion.	

Site Suitability Assessment

Site Reference: SR-0917
Parish: Chigwell
Size (ha): 1.34
Address: Chigwell Civic Amenity Site, Luxborough Lane

Primary use: Residential
Site notes: Recycling centre. It should be noted that the site boundary is identical to SR-0560 (promoted for employment uses).

Baseline yield: 30 dwellings

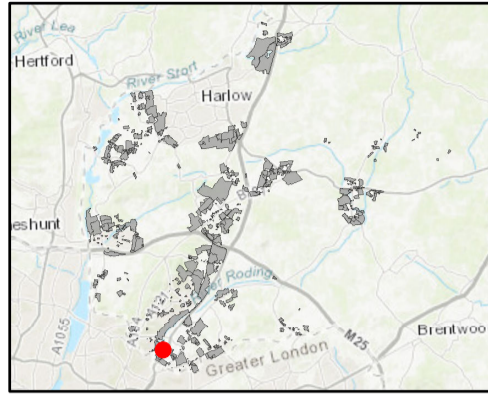
Source for baseline yield: As set out in Policy CV5 of the Chigwell Neighbourhood Plan Pre-Submission Plan

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.

Dwellings: 30



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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	0	Majority of the site is previously developed land that is neither within nor adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(--)	Potential severe contamination on site, where assurances would have to be sought from the developer that remediation would not harm site viability.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

Site Reference: SR-0928
Parish: Chigwell
Size (ha): 1.28
Address: The Paddock Green Lane, Chigwell, IG7 6DN

Primary use: Residential
Site notes: Cricket pitch and associated clubhouse

Baseline yield: 38 dwellings

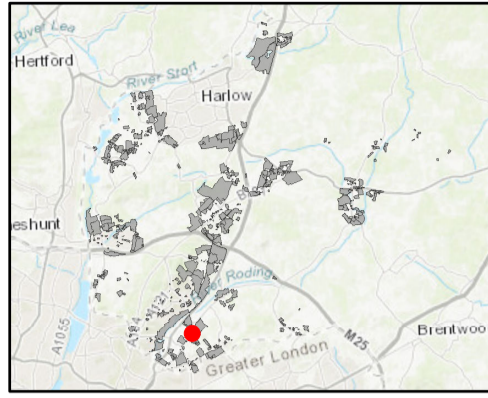
Source for baseline yield: Assumption based on 30 dph

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.

Dwellings: 38



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 Job Title
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land 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 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	(--)	Gas or oil pipelines pose a major constraint to development. They will be difficult to overcome and affect a large part of the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	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-0990
Parish: Chigwell
Size (ha): 1.74
Address: Land at Chigwell Glebe between High Road and Vicarage Lane, Chigwell, Essex, IG7 6QB
Primary use: Residential
Site notes: Paddock

Baseline yield: 15 dwellings

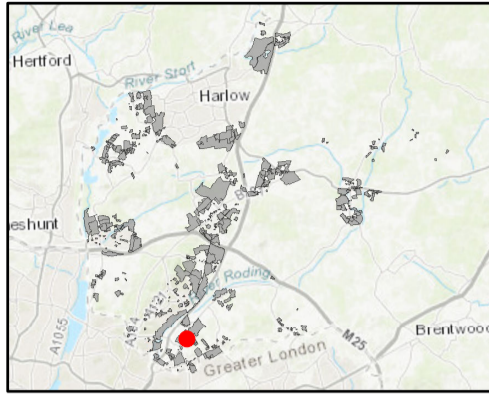
Source for baseline yield: Indicated in representation

Site constraints: No constraints identified.

Site selection adjustment: None

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

Dwellings: 15



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Date
March 2018
 Drawing No
SR-0990
 Issue
Rev 1

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated. There is 1 Ancient tree directly affected by the site. The tree is in the north-east of the site, and development may directly affect the tree. Impacts may be mitigated by considered masterplanning or translocation.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is wholly within 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 wholly within the St Mary's Churchyard 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 located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated. Within Chigwell Village Conservation Area. Any development to be sympathetic to Conservation Area in terms of density/layout/high quality design and materials/respecting historic context.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced. Parts of the site are close to the A113 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	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement. 100% greenfield site, adjacent to an existing settlement (Chigwell).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change. The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character. Greenfield site in area of high historic character. Development, particularly adjacent to High Street, could contribute to settlement character subject to sensitive design reflecting adjacent listed buildings and Conservation Area.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site. Protected trees on or adjacent to the site, including a notable tree in the verge to the east, could be incorporated into the development subject to care in layout, but would likely have significant adverse impacts on suitability for development.
6.4 Access to site	(+)	Suitable access to site already exists. Existing access from Vicarage Lane and Chigwell High Road.
6.5 Contamination constraints	0	No contamination issues identified on site to date. No potential contamination identified.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.

Site Suitability Assessment

Site Reference: SR-0998
Parish: Chigwell
Size (ha): 0.08
Address: Cornerways, Turpins Lane, Chigwell, Essex, IG8 8BA

Primary use: Residential
Site notes: Single detached dwelling

Baseline yield: 8 dwellings

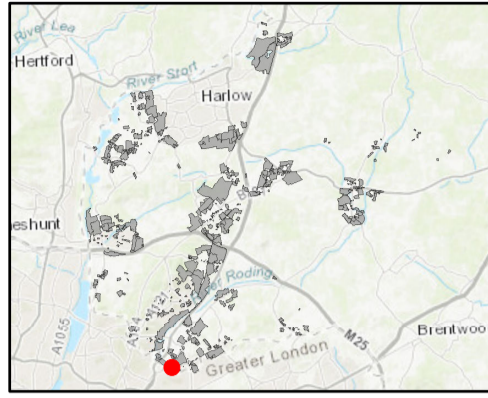
Source for baseline yield: Indicated in planning application

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.

Dwellings: 8



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
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 Date
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 Drawing No
SR-0998
 Issue
Rev 1
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0 Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0 Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	No requirement to consult with Natural England for residential development.
1.3a Impact on Ancient Woodland	0 Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0 No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0 Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0 No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is wholly within Deciduous Woodland and BAP priority habitat with no main feature buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation could be implemented to address this.
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++) Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+) Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	(+) There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	0 Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(+) Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station	0 Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0 Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	0 Site is more than 1600m and less than 2400m from an employment site/location.	
3.4 Distance to local amenities	0 Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0 Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(+) Site is less than 1000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0 Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network	Not applicable.	
4.1 Brownfield and Greenfield Land	(+) Majority of the site is greenfield land within a settlement.	70% greenfield site, within an existing settlement (Chigwell).
4.2 Impact on agricultural land	0 Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0 Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(-) Development could detract from the existing settlement character.	Proposed intensification development is of a significantly higher density than surrounding development and could impact on settlement character.
6.1 Topography constraints	(--) Topographical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines	0 Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+) Suitable access to site already exists.	Existing access from Turpin's Lane.
6.5 Contamination constraints	0 No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	Site below site size threshold where it would be expected to significantly affect congestion.	

Site Suitability Assessment

Site Reference: SR-1009
Parish: Chigwell
Size (ha): 0.16
Address: 130 Hainault Road, Chigwell, Essex, IG7 5DL

Primary use: Residential
Site notes: Single detached dwelling

Baseline yield: 10 dwellings

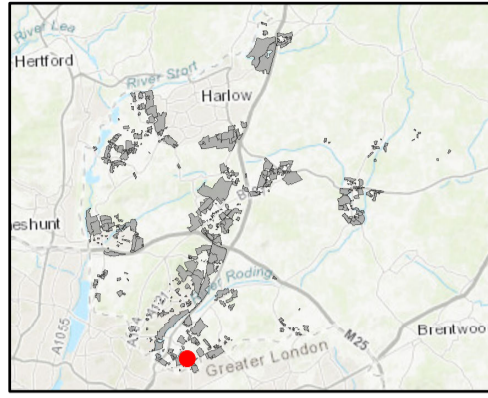
Source for baseline yield: Indicated in pre-application request

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.

Dwellings: 10



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | March 2018
 Drawing No | Issue
SR-1009 | Rev 1
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.	No requirement to consult with Natural England for residential development.
1.3a Impact on Ancient Woodland	0 Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0 No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0 Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0 No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is wholly within a BAP priority habitat with no main feature buffer zone. The site may indirectly affect the BAP priority habitat, but mitigation could be implemented to address this.
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++) Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+) Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	(+) There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	(-) Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are close to the A123 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	(+) Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station	(+) Site is less than 1000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+) Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+) Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+) Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+) Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0 Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+) Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network	Not applicable.	
4.1 Brownfield and Greenfield Land	(+) Majority of the site is greenfield land within a settlement.	60% greenfield site, within an existing settlement (Chigwell).
4.2 Impact on agricultural land	0 Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0 Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(-) Development could detract from the existing settlement character.	Proposed intensification development is of a significantly higher density than surrounding development and could impact on settlement character.
6.1 Topography constraints	0 No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0 Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+) Suitable access to site already exists.	Existing access from Hainault Road.
6.5 Contamination constraints	0 No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	Site below site size threshold where it would be expected to significantly affect congestion.	

Site Suitability Assessment

Site Reference: SR-1010
Parish: Chigwell
Size (ha): 0.17
Address: Amar Nivas, 146 Hainault Road, Chigwell, Essex, IG7 5DL

Primary use: Residential
Site notes: Single detached dwelling

Baseline yield: 12 dwellings

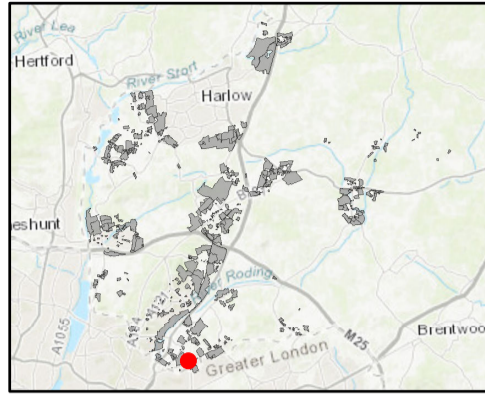
Source for baseline yield: Indicated in pre-application request

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.

Dwellings: 12



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | March 2018
 Drawing No | Issue
SR-1010 | Rev 1
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	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0 Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0 Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	No requirement to consult with Natural England for residential development.
1.3a Impact on Ancient Woodland	0 Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0 No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0 Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0 No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is wholly within a BAP priority habitat with no main feature buffer zone. The site may indirectly affect the BAP priority habitat, but mitigation could be implemented to address this.
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++) Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+) Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	(+) There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	(-) Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are close to the A123 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	(+) Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station	(+) Site is less than 1000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+) Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+) Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0 Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+) Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0 Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+) Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network	Not applicable.	
4.1 Brownfield and Greenfield Land	(+) Majority of the site is greenfield land within a settlement.	60% greenfield site, within an existing settlement (Chigwell).
4.2 Impact on agricultural land	0 Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0 Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(-) Development could detract from the existing settlement character.	Proposed intensification development is of a significantly higher density than surrounding development and could 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.	Although protected trees are present on or adjacent to the site, it is likely that they could be incorporated into the proposed layout, subject to reasonable care, without adverse impact on the suitability of the site for development.
6.4 Access to site	(+) Suitable access to site already exists.	Existing access from Hainault Road.
6.5 Contamination constraints	0 No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	Site below site size threshold where it would be expected to significantly affect congestion.	

Site Suitability Assessment

Site Reference: SR-1017
Parish: Chigwell
Size (ha): 0.10
Address: 2A/2B Oak Lodge Avenue, Chigwell, Essex, IG7 5HZ

Primary use: Residential
Site notes: Two single dwellings

Baseline yield: 12 dwellings

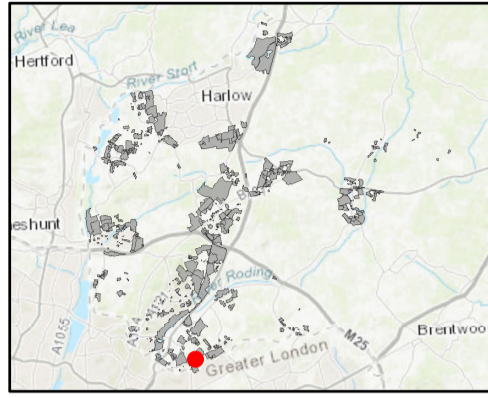
Source for baseline yield: Indicated in pre-application request

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.

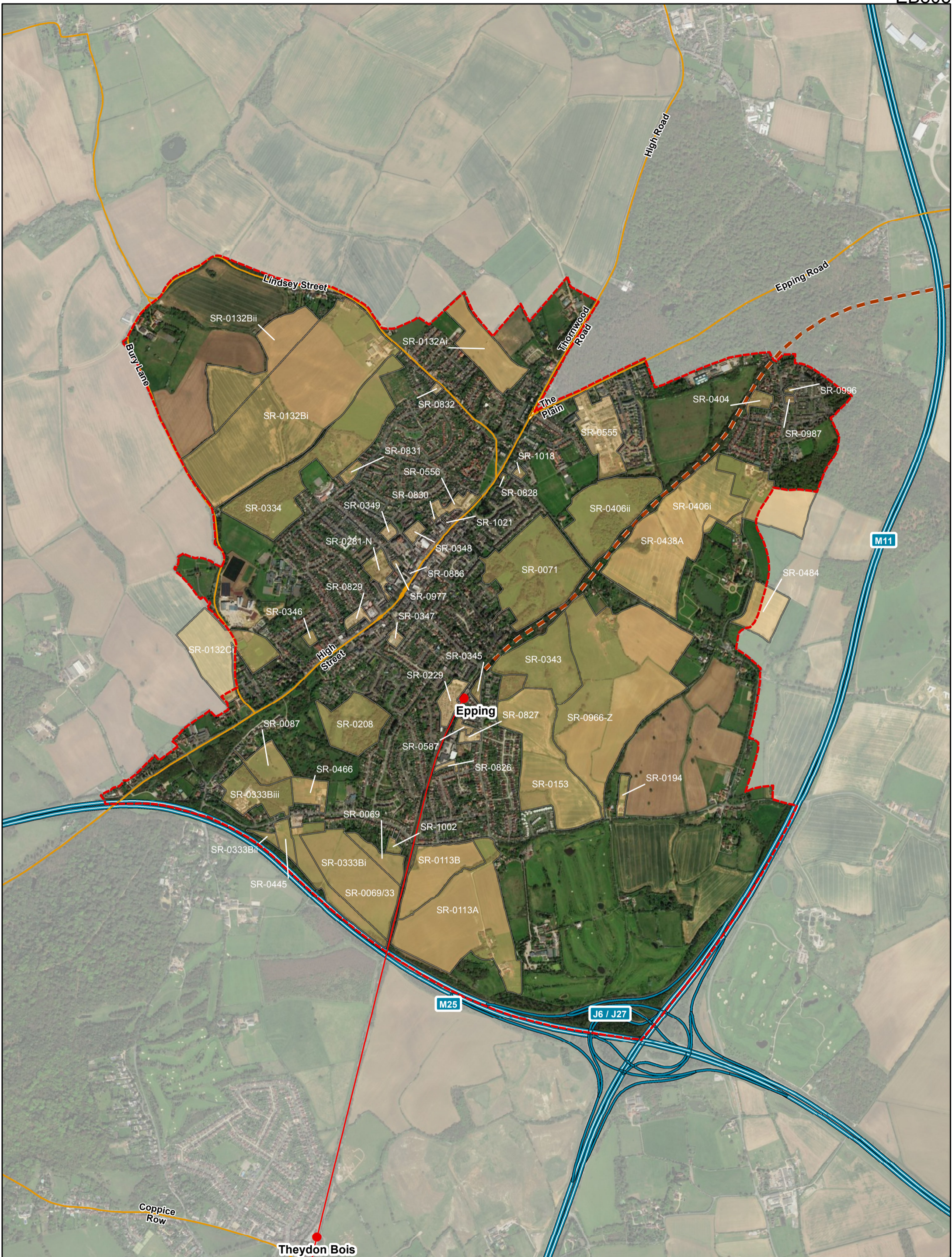
Dwellings: 12



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Date
March 2018
 Drawing No
SR-1017
 Issue
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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.	No requirement to consult with Natural England for residential development.
1.3a Impact on Ancient Woodland	0 Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0 No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0 Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0 No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is wholly within a BAP priority habitat with no main feature buffer zone. The site may indirectly affect the BAP priority habitat, but mitigation could be implemented to address this.
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++) Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+) Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	(+) There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	0 Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(+) Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station	(+) Site is less than 1000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+) Site is within 400m of a bus stop.	
3.3 Distance to employment locations	0 Site is more than 1600m and less than 2400m from an employment site/location.	
3.4 Distance to local amenities	0 Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0 Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0 Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0 Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network	Not applicable.	
4.1 Brownfield and Greenfield Land	(++) Majority of the site is previously developed land within or adjacent to a settlement.	90% brownfield site, within an existing settlement (Chigwell).
4.2 Impact on agricultural land	0 Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0 Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(-) Development could detract from the existing settlement character.	Proposed intensification development is of a significantly higher density than surrounding development and could impact on settlement character.
6.1 Topography constraints	(--) Topographical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines	0 Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+) Suitable access to site already exists.	Existing access from Oak Lodge Avenue.
6.5 Contamination constraints	(-) Potential contamination on site, which could be mitigated.	Potential contamination (Horticultural Nursery). Potential adverse impact could be mitigated.
6.6 Traffic impact	0 Site below site size threshold where it would be expected to significantly affect congestion.	



Report on Site Selection

ARUP
Epping Forest District Council

Drawing No. EFDC-S2-001-Rev2
Date: March 2018
Scale: 1:15,000 @A3

Content
Residential Sites for Stage 2 and Stage 6.2 Assessment in Epping

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Legend

- Residential 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

B286

Site Suitability Assessment

Site Reference: SR-0069
Parish: Epping
Size (ha): 1.92
Address: Land at Ivy Chimneys Road, Epping

Primary use: Residential
Site notes: Agricultural field

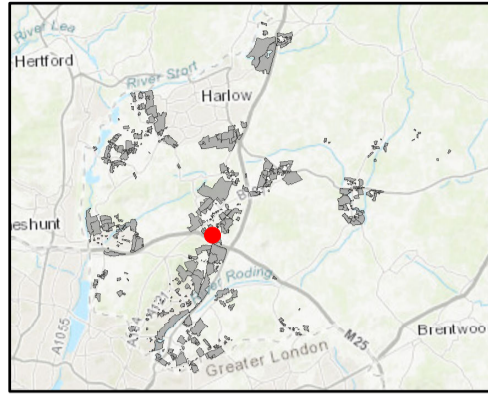
Baseline yield: 56 dwellings
Source for baseline yield: Assumption based on 30 dph

Site constraints: None

Site selection adjustment: None

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

Dwellings: 56



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | **March 2018**
 Drawing No | Issue
SR-0069 | **Rev 2**
ARUP | **Epping Forest District Council**
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Residential development between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure likely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land. Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is partially within Lowland Meadow and Deciduous Woodland buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site. The site is within the 250m buffer of Bell Common/Ivy Chimneys LWS. The site is unlikely to affect the features and species of this LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site. Unlikely to impact on setting of Conservation Area.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement. 100% greenfield site. Adjacent to an existing settlement (Epping).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character. Site is on the edge of the existing settlement. The proposals are for higher density development than the neighbouring developments. Therefore, development is likely to affect the character of the area.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade. There is no existing access to the site. Access would be required through a third party land holding.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination on very small part of site (infilled pond). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

Site Reference: SR-0069/33
Parish: Epping
Size (ha): 12.47
Address: Land South of Epping

Primary use: Residential
Site notes: Open land.

Baseline yield: 376 dwellings

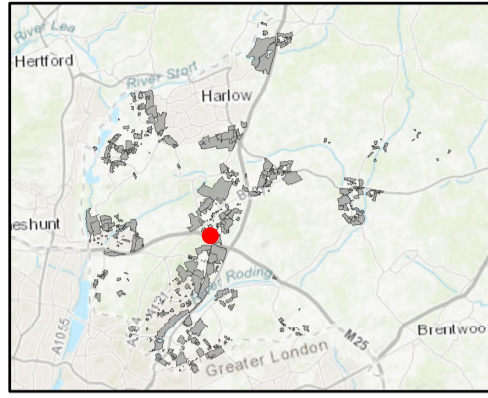
Source for baseline yield: Assumption based on 30 dph

Site constraints: Site capacity is reduced by about a third due to overhead electricity lines cutting through the site. Also site SR-0069 covers circa 20% of the site (56 dwellings) as such the yield is reduced to avoid double counting.

Site selection adjustment: Capacity reinstated for site selection assessment (56 dwellings) to account for overlapping site.

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

Dwellings: 250



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

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SR-0069/33	Rev 2

ARUP

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(--)	Effects of allocating site for the proposed use likely to be significant.
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	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.
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	0	Site is more than 1600m and less than 2400m from an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
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	(-)	Gas or oil pipelines may constrain part of the site but there is potential for mitigation.
6.2b Distance to power lines	(-)	Power lines may constrain part of the site but there is potential for mitigation.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

Site Reference: SR-0071
Parish: Epping
Size (ha): 14.43
Address: Land at Standards Hill, Epping

Primary use: Residential
Site notes: Agricultural/vacant fields

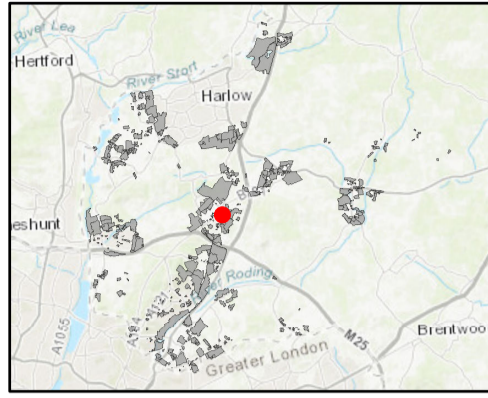
Baseline yield: Approx. 100-300 dwellings
Source for baseline yield: Indicated in Call for Sites (equivalent to 7-21 dph)

Site constraints: None

Site selection adjustment: None

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

Dwellings: 300



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

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Drawing No	Issue
SR-0071	Rev 2

ARUP

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects.
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	(--)	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	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land 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	(-)	Development could detract from the existing settlement character.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

Site Reference: SR-0087
Parish: Epping
Size (ha): 2.80
Address: Pound Field, Bell Common, Epping, Essex

Primary use: Residential
Site notes: Horse paddocks

Baseline yield: 84 dwellings

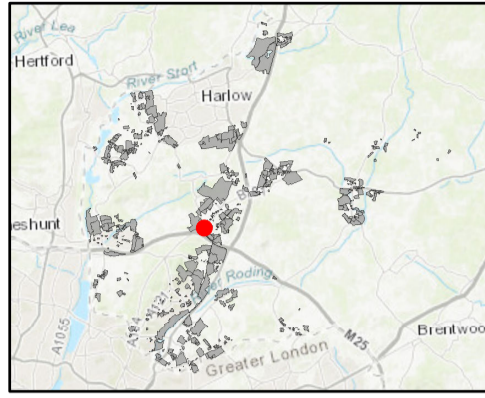
Source for baseline yield: Assumption based on 30 dph

Site constraints: None

Site selection adjustment: None

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

Dwellings: 84



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

Drawing Status	Date
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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	(--)	Effects of allocating site for the proposed use likely to be significant.
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	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.
1.6 Impact on Local Wildlife Sites	(--)	Features and species in the site unlikely to be retained and effects cannot be mitigated.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.
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 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 in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	(-)	Power lines may constrain part of the site but there is potential for mitigation.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	0	No contamination issues identified on site to date.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.

Site Suitability Assessment

Site Reference: SR-0113A
Parish: Epping
Size (ha): 26.08
Address: Land South of Brook Road, Epping

Primary use: Residential
Site notes: Agricultural fields

Baseline yield: 150 - 200 dwellings

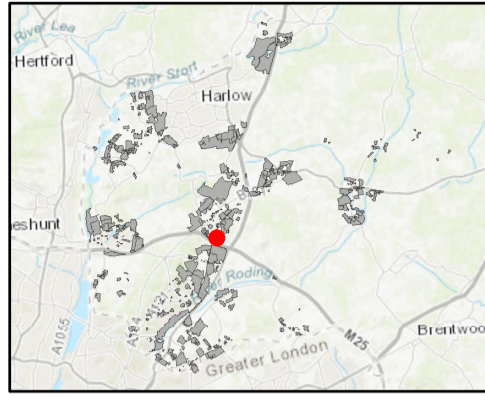
Source for baseline yield: Identified by developer

Site constraints: Circa 1/3 of the site is covered by SR-0113. As such the yield is reduced proportionally to avoid double counting.

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

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

Dwellings: 200



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

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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	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Residential development between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure likely.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development. Due to the development type (over 100 residential dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land. Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is partially within BAP priority habitat with no main feature and Deciduous Woodland buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site. The site is within the 250m buffer for Blunts Farm LWS. The site is unlikely to affect the features and species of this LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated. Unlikely to impact on setting of Conservation Area. Settings of Listed Buildings to be considered. Possible mitigation through locating development away from Listed Buildings and through high quality design/materials.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced. Parts of the site are very close to the M25 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high. Majority of the site is in a high sensitivity Green Belt parcel maintaining the historic setting of Epping and if released may harm the purposes of the wider Green Belt. A small area of lower sensitivity in the north is severed from the wider Green Belt.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement. 90% greenfield site, adjacent to an existing settlement (Epping).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space. A negligible part of the site contains public open space. The proposals could be configured to avoid loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character. Site is on the edge of the existing settlement. It could comprise an extension of the settlement limits in an area of high character sensitivity.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	(-)	Gas or oil pipelines may constrain part of the site but there is potential for mitigation. Approximately 6% of the site is affected by the BPA Oil Pipeline. Mitigation may be possible due to location of the pipeline in the south-western corner of the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site. Overhead power line buffer touches the southern edge of the site alongside the M25 motorway, however area subject to constraint is not proposed for development.
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site. The protected trees on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (Farm, Made Ground and infilled ponds). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

Site Reference: SR-0113B
Parish: Epping
Size (ha): 6.78
Address: Land to the South of Brook Road, Epping

Primary use: Residential
Site notes: Open land.

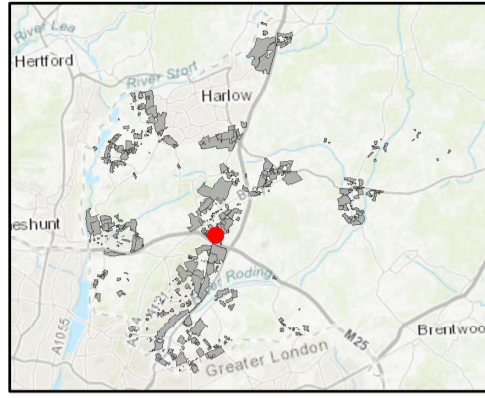
Baseline yield: 200 dwellings
Source for baseline yield: Indicated in Call for Sites (equivalent to 26 dph)

Site constraints: None

Site selection adjustment: None

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

Dwellings: 200



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Date
March 2018
 Drawing No
SR-0113B
 Issue
Rev 2

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Residential development between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure likely.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development. Due to the development type (over 100 residential dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land. Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is partially within a BAP priority habitat with no main feature buffer zone. The site may indirectly affect the BAP priority habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated. Unlikely to impact setting of Conservation Area. Settings of Listed Buildings to be considered. Possible mitigation through locating development away from Listed Buildings and high quality design/materials.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced. Parts of the site are very close to the M25 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium. Nearly the entirety of the site is located within a low sensitivity Green Belt parcel which makes limited contribution to Green Belt purposes. If the site was released it would have limited harm to the purposes of the wider Green Belt.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement. 100% greenfield site, adjacent to an existing settlement (Epping).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space. A negligible part of the site contains public open space. The proposals could be configured to avoid loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character. Site is on the edge of the existing settlement. It could comprise an extension of the settlement limits in an area of high character sensitivity.
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. A negligible part of the site is affected by the BPA oil pipeline. It is not considered to a constraint to development.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site. The protected trees on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development
6.4 Access to site	(+)	Suitable access to site already exists. Access from Brook Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (Electric Sub Station / Infilled Pond). 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-0132Ai
Parish: Epping
Size (ha): 5.93
Address: Land north-east of Woodbury Down, Epping

Primary use: Residential
Site notes: Large swathe of land between Epping and Harlow. Could support a new settlement development or smaller development plots adjacent to existing settlements (e.g. urban extensions to Epping).

Baseline yield: 174 dwellings at 30 dph net.

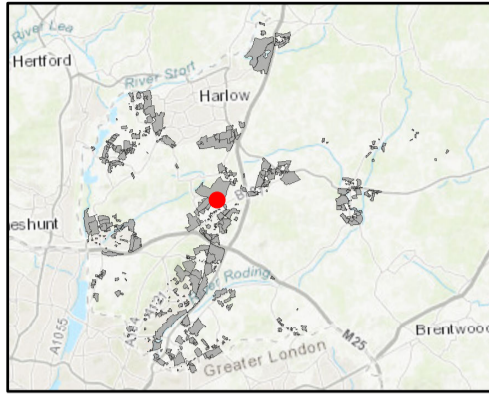
Source for baseline yield: Assumption based on promoter material.

Site constraints: None


Site selection adjustment: Site capacity based on promoter material.

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

Dwellings: 174



Client
Epping Forest District Council
 Job Title
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Residential and employment development partially located between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure and air quality likely.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development. Due to the development type (all planning applications, except householder), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland. The site is partly within the 250m buffer for Epping-Wintry Ancient Woodland. The site is unlikely to directly affect the Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land. Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is partially within the Deciduous Woodland and Wood Pasture and Parkland buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site. The site is within the 250m buffer of Wintry Wood, Lindsey Street LWS. The site is unlikely to affect the features and species of this LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated. Site on edge of Epping settlement and not far from Epping Conservation Area boundary. Sensitive development including high quality design, appropriate layout, good landscaping, etc. could mitigate impact.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high. All of the site is located within a high sensitivity parcel, which makes a relatively strong contribution to maintaining the historic setting of Epping. If the site was released it may harm the purposes of the wider Green Belt.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement. 100% greenfield site, adjacent to an existing settlement (Epping).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space. A negligible part of the site contains public open space. The proposals could be configured to avoid loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character. Site would comprise modest urban extension which would not detrimentally impact the character of the settlement.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists. Access from Woodbury Down and Frampton Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (Farm / Sewage Works / Sewage Sludge / Infilled Ponds / Military Uses / Bomb Craters). 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-0132Bi
Parish: Epping
Size (ha): 36.04
Address: Land north-east of Bury Lane and south-west of Lindsey Street (B181), Epping

Primary use: Residential
Site notes: Large swathe of land between Epping and Harlow. Could support a new settlement development or smaller development plots adjacent to existing settlements (e.g. urban extensions to Epping).

Baseline yield: 720 dwellings at 30 dph net.

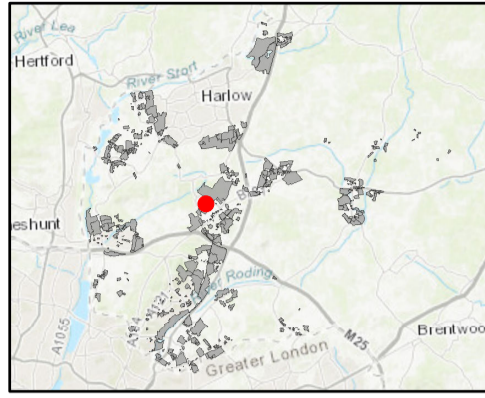
Source for baseline yield: Assumption based on promoter material.

Site constraints: None

Site selection adjustment: Site capacity based on promoter material.

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

Dwellings: 720



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
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 Drawing No | Issue
SR-0132Bi | 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	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Residential and employment development partially located between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure and air quality likely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs. The site proposes a development type that is not considered a risk to SSSI features.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland. The site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated. There is 1 Ancient tree directly affected by the site. The tree is located in the centre of the site and may be affected by development. Impacts may be mitigated by considered masterplanning or translocation.
1.4 Impact on Epping Forest Buffer Land	(-)	The effects of the site on Epping Forest Buffer Land can be mitigated. A small part of the site directly abuts Buffer Land to the south. The site links the Buffer Land to the wider countryside beyond. There is potential for the impacts to be mitigated through sympathetic masterplanning of the westernmost part of the site.
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated. The site is adjacent to and partially within a BAP priority habitat with no main features, and is partially within two buffer zones. The site may directly affect the BAP priority habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated. The site encompasses a small portion of Swaines Green LWS. The site may directly affect some of the features and species of the Swaines Green LWS. These features and species may not be retained in their entirety, but effects can be mitigated.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(-)	Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated. Potential substantial harm caused to Epping Conservation Area and Listed Buildings by interrupting long views over open landscape between Epping and Epping Upland - relationship both visual and historic. Possible development to east of site.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high. Nearly the entire site is located within a high sensitivity parcel, which makes a relatively strong contribution to maintaining the historic setting of Epping. If the site was released it may harm the purposes of the wider Green Belt.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement. 95% greenfield site, adjacent to an existing settlement (Epping).
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 to improve access to Epping Forest Buffer Land.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character. Site is on Epping Ridge, and would be highly visible, and could impact views of historic Epping, such as church spire. Promoter material proposes soft landscaping to minimise the visual impact on nearby residential areas.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists. Access from Lindsey Street and Bury Lane.
6.5 Contamination constraints	0	No contamination issues identified on site to date. No potential contamination identified.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.

Site Suitability Assessment

Site Reference: SR-0132Bii
Parish: Epping
Size (ha): 8.72
Address: Land north-east of Bury Lane and south-west of Lindsey Street (B181), Epping
Primary use: Residential
Site notes: Large swathe of land between Epping and Harlow. Could support a new settlement development or smaller development plots adjacent to existing settlements (e.g. urban extensions to Epping).

Baseline yield: Capacity not indicated by promoter, and has been estimated.

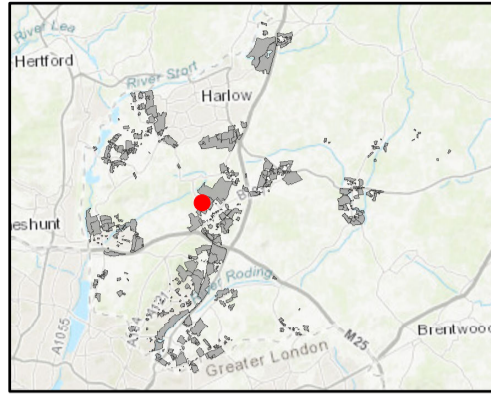
Source for baseline yield: Assumption based on 30 dph.

Site constraints: None

Site selection adjustment: None

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

Dwellings: 445



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | March 2018
 Drawing No | Issue
SR-0132Bii | 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	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Residential development partially located between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure and air quality likely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs. The site proposes a development type that is not considered a risk to SSSI features.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland. The site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land. Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is not within any BAP priority habitats or buffer zones. It is unlikely that there will be indirect effects on the BAP priority habitats.
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. Potential substantial harm to Epping Conservation Area and Listed Buildings by interrupting long views over open landscape between Epping and Epping Upland - relationship both visual and historic. Possible development to east of site.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high. All of the site is located within a high sensitivity parcel, which makes a relatively strong contribution to maintaining the historic setting of Epping. If the site was released it may harm the purposes of the wider Green Belt.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement. 100% greenfield site, not within or adjacent to an existing settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space. A negligible part of the site contains public open space. The proposals could be configured to avoid loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character. Site is on Epping Ridge, and would be highly visible, and could impact views of historic Epping, such as church spire. Promoter material proposes soft landscaping to minimise the visual impact on nearby residential areas.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
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 does not currently exist, however could be provided through development of site SR-0132Bi.
6.5 Contamination constraints	0	No contamination issues identified on site to date. No potential contamination identified.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.

Site Suitability Assessment

Site Reference: SR-0132Ci
Parish: Epping
Size (ha): 8.92
Address: Epping Sports Club, Lower Bury Lane

Primary use: Residential
Site notes: Land to the West of Bury Lane, and Epping Sports Club - promoter indicated potential relocation.

Baseline yield: 65 dwellings, including the relocation of Epping Sports Club.

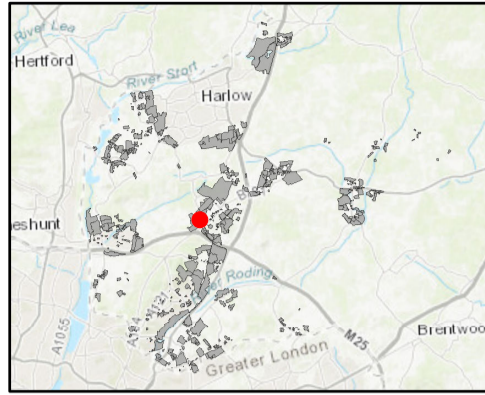
Source for baseline yield: Assumption based on promoter material.

Site constraints: None

Site selection adjustment: Site capacity based on promoter material.

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

Dwellings: 65



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

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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	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Residential development between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure likely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs. The site proposes a development type that is not considered a risk to SSSI features.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland. The site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated. There are 4 Ancient trees directly affected by the site. The trees are located on the southern edge and may be affected by development. Impacts may be mitigated by considered masterplanning or translocation.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land. Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is partially within Deciduous Woodland and BAP priority habitat with no main feature buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site. The site is within the 250m buffer for Bell Common/Ivy Chimneys LWS. The site is unlikely to affect the features and species of this LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated. Potential impact on settings of GII Apple Tree Cottage and Creeds Farm in Bell Common Conservation Area. Potential impact on long views from Copped Hall estate (CA) on western side of site. Possible mitigation if only east of site developed.
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. Part of the site is in a very low sensitivity Green Belt parcel, which is largely enclosed by development and separated from the wider Green Belt by planted buffers. As it is proposed to relocate recreation uses to the higher sensitivity part of the site
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(+)	Site is less than 1000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement. 95% greenfield site, adjacent to an existing settlement (Epping).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space. A negligible part of the site contains Epping Forest, but the proposals could be configured to avoid loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change. 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	(-)	Development could detract from the existing settlement character. Promoter proposes relocation of Epping Sports Club including cricket, bowls and tennis courts. The proposals are for higher density development than the neighbouring developments. Therefore, development is likely to affect the character of the area.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. There are protected trees on and adjacent to the site, but the percentage of the site area affected is limited, and they would not be a significant constraint.
6.4 Access to site	(+)	Suitable access to site already exists. Existing multiple points of access from Lower Bury Lane.
6.5 Contamination constraints	0	No contamination issues identified on site to date. No potential contamination identified.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

Site Reference: SR-0153
Parish: Epping
Size (ha): 14.75
Address: Land north of Stewards Green Road, Epping

Primary use: Residential
Site notes: Agricultural fields

Baseline yield: 400 dwellings

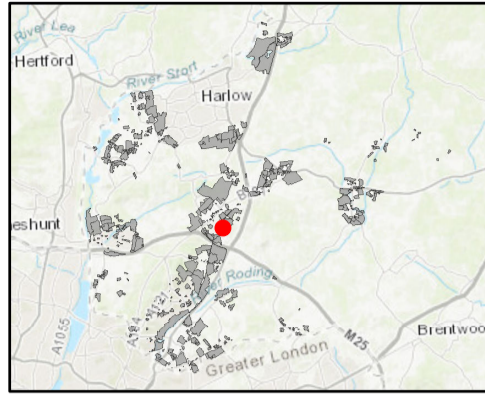
Source for baseline yield: Indicated in Call for Sites

Site constraints: None

Site selection adjustment: None

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

Dwellings: 400



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0153	Rev 2

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Residential development between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure likely.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development. Due to the development type (over 100 residential dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is partially within a Deciduous Woodland and BAP priority habitat with no main feature buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site. The site is within the 250m buffer of Steward's Green Lane LWS. The site is unlikely to affect the features and species of this LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1. Majority of the site is in Flood Zone 1. Higher Flood Risk Zone 2, totalling less than 1%, is located on the southern 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 or Registered Parks and Gardens.
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. Almost all of the site is located in a medium sensitivity Green Belt parcel; planted buffers along the eastern edge limit intervisibility with the countryside. If the site was released it would have limited harm to purposes of the wider Green Belt.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement. 100% greenfield site, adjacent to an existing settlement (Epping).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space. No public open space is located in the site area. Development will not involve the loss of public open space. Preliminary masterplan proposes no new public open space.
5.1 Landscape sensitivity	(--)	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character. Site is on the edge of the existing settlement. Proposed density reflects the character of the area. Therefore, development is not likely to have an impact on the housing character of the area.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	(-)	Gas or oil pipelines may constrain part of the site but there is potential for mitigation. Gas distribution pipeline (intermediate pressure) running adjacent to the north western side of site. Potential for mitigation due to size of site, through site layout.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site. The protected trees on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development
6.4 Access to site	(+)	Suitable access to site already exists. Existing point of access from Stewards Green Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (Infilled Ponds). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

Site Reference: SR-0194
Parish: Epping
Size (ha): 0.78
Address: Littlefields, 60 Stewards Green Road, Epping, Essex

Primary use: Residential
Site notes: Existing dwelling house and garden

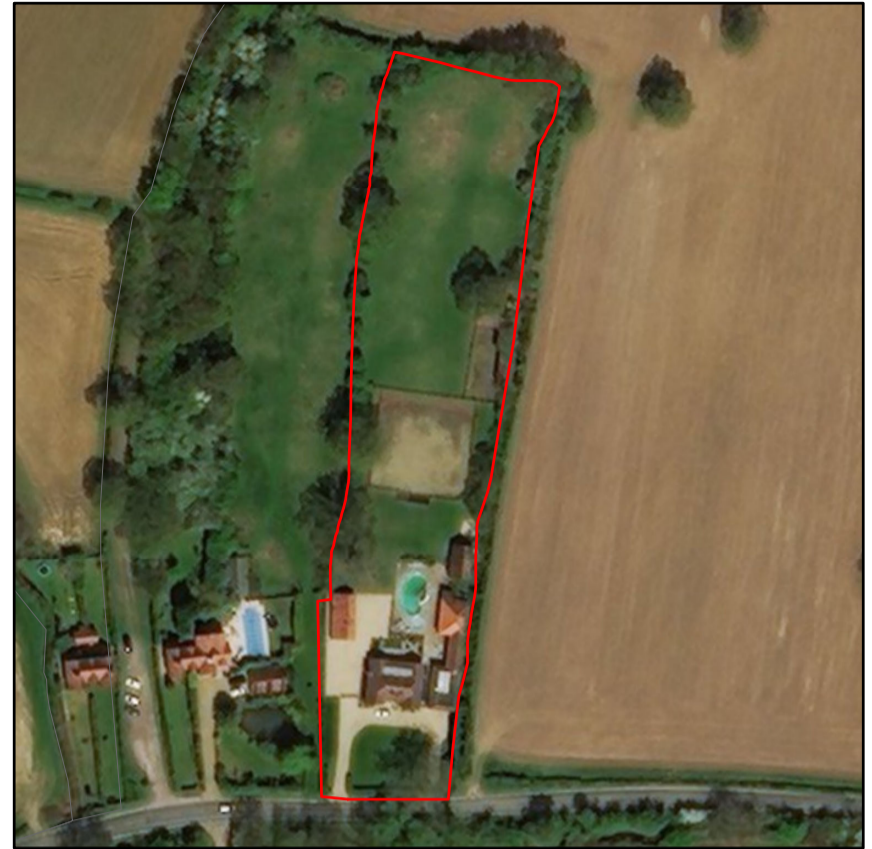
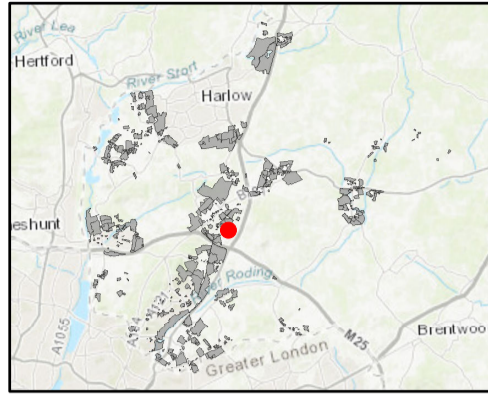
Baseline yield: 20 dwellings
Source for baseline yield: Indicated in Call for Sites (equivalent to 26 dph)

Site constraints: None

Site selection adjustment: None

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

Dwellings: 20



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | **March 2018**
 Drawing No | Issue
SR-0194 | **Rev 2**
ARUP | **Epping Forest District Council**
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.
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	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	0	No contamination issues identified on site to date.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.

Site Suitability Assessment

Site Reference: SR-0208
Parish: Epping
Size (ha): 5.93
Address: Theydon Place, Epping

Primary use: Residential
Site notes: Fallow fields and paddocks

Baseline yield: 100 dwellings

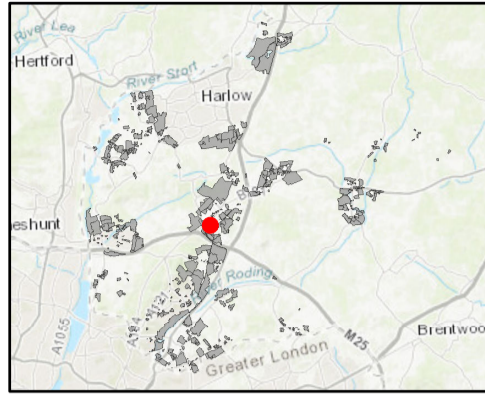
Source for baseline yield: Indicated in Call for Sites

Site constraints: Masterplan identifies Local Wildlife Site as open space surrounding development - recent application identified 60 dwellings as housing.

Site selection adjustment: None

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

Dwellings: 60



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | March 2018
 Drawing No | Issue
SR-0208 | Rev 2
ARUP | **Epping Forest District Council**
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects.
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.
1.6 Impact on Local Wildlife Sites	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	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	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
4.2 Impact on agricultural land	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.
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 is likely to substantially harm the existing settlement character.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

Site Reference: SR-0229
Parish: Epping
Size (ha): 1.60
Address: Epping London Underground Car Park and land adjacent to station, off Station Road, CM16 4
Primary use: Residential
Site notes: Car park and builder's yard

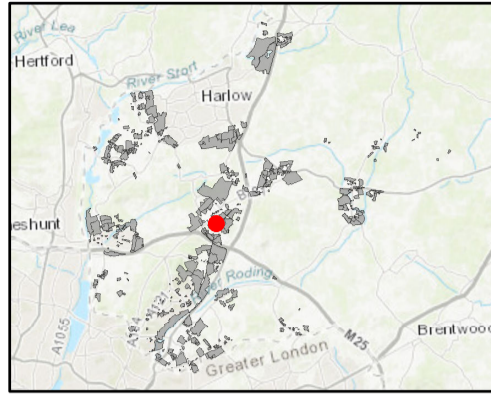
Baseline yield: 220 dwellings
Source for baseline yield: Indicated in Call for Sites (equivalent to 137 dph)

Site constraints: None


Site selection adjustment: None

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

Dwellings: 220



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | March 2018
 Drawing No | Issue
SR-0229 | Rev 2

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Residential development between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure likely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs. The site proposes a development type that is not considered a risk to SSSI features.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is within a Deciduous Woodland buffer zone. The site may indirectly affect the BAP priority habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site. The site is within the 250m buffer for Bell Common/Ivy Chimneys LWS. The site is unlikely to affect the features and species of this LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated. Epping Station Locally Listed Building so setting should be considered. Mitigation through high quality design/materials.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement. 100% brownfield site, within an existing settlement (Epping).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change. The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape. Site is a car park and identified as a potential regeneration area. Redevelopment could enhance the character of the area subject to sensitive design reflecting the historic character of the town.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. There are protected trees on and adjacent to the site, but the percentage of the site area affected is limited, and they would not be a significant constraint.
6.4 Access to site	(+)	Suitable access to site already exists. Access off Station Approach Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (Railway Station, Goods and Coal Yard). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time. B300

Site Suitability Assessment

Site Reference: SR-0281-N
Parish: Epping
Size (ha): 1.49
Address: St Johns Road Area, Epping Town Centre

Primary use: Residential
Site notes: Mixed-use area comprises education and community facilities; religious, retail, residential and government uses

Baseline yield: 35 dwellings

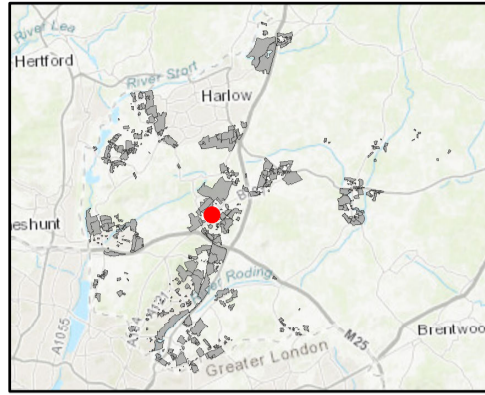
Source for baseline yield: Indicated in development brief

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.

Dwellings: 35



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
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 Drawing No | Issue
SR-0281-N | Rev 1

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Residential development between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure likely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
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	(++)	Opportunity for the site to enhance the significance of the heritage asset / further reveal its significance / enhance the setting. Opportunity to enhance CA, settings of LBs, and condition of LLBs. LLBs currently in poor condition and in need of sensitive re-use. Sympathetic scheme of conversion with appropriate new development (high quality design/materials etc.) could enhance.
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. The site is located within Epping Air Quality Management Area and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(+)	Site is less than 1000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement. 80% brownfield site, within an existing settlement (Epping).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change. The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape. Development Brief identifies the site as major opportunity, and that any development will be expected to reflect the historic character of the surrounding 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. There are protected trees on and adjacent to the site, but the percentage of the site area affected is limited and they would not be a significant constraint.
6.4 Access to site	(+)	Suitable access to site already exists. Existing access from High Street and St Johns Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (Infilled Gravel Pit / Depot / Builders Yard). Potential adverse impact could be mitigated.
6.6 Traffic impact	(--)	Moderate peak time congestion expected within the vicinity of the site. B301

Site Suitability Assessment

Site Reference: SR-0333Bi

Parish: Epping

Size (ha): 14.78

Address: Epping, south-west area

Primary use: Residential

Site notes: Broad area south-west of Epping between settlement, M25 and railway line

Baseline yield: 693 dwellings

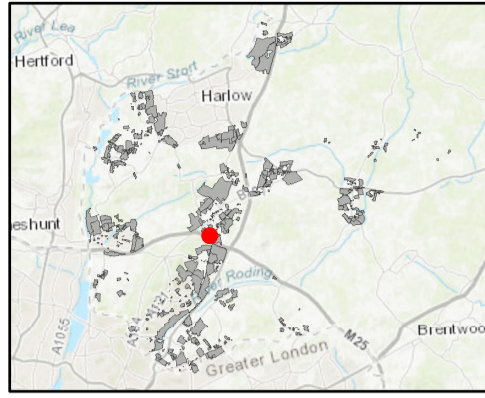
Source for baseline yield: Assumption based on 30 dph

Site constraints: Overhead power lines reduce capacity by 1/4. Circa 10% of the site is covered by 95% of SR-0466 (44 dwellings) and 95% of SR-0445 (27 dwellings). SR-0069/33 covers circa 50% of the site (194 dwellings). Yields omitted to avoid double counting.

Site selection adjustment: Multi-parcel site, which has been split out. Capacity been re-assessed for each parcel based on 30dph. Overhead power lines reduce capacity by 25%.

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

Dwellings: 332



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
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 Drawing No | Issue
SR-0333Bi | Rev 2
ARUP | **Epping Forest District Council**
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(--)	Effects of allocating site for the proposed use likely to be significant.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	(-)	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	0	Site is more than 1600m and less than 2400m from an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
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	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	(-)	Gas or oil pipelines may constrain part of the site but there is potential for mitigation.
6.2b Distance to power lines	(-)	Power lines may constrain part of the site but there is potential for mitigation.
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-0333Bii
Parish: Epping
Size (ha): 0.44
Address: Epping, south-west area

Primary use: Residential
Site notes: Broad area south-west of Epping between settlement, M25 and railway line

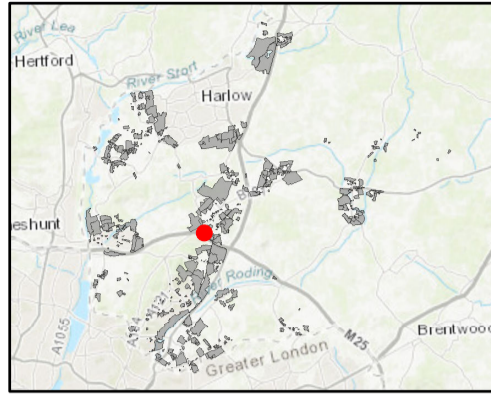
Baseline yield: 693 dwellings
Source for baseline yield: Assumption based on 30 dph

Site constraints: Overhead power lines reduce capacity by 1/4. Circa 10% of the site is covered by 95% of SR-0466 (44 dwellings) and 95% of SR-0445 (27 dwellings). SR-0069/33 covers circa 50% of the site (194 dwellings). Yields omitted to avoid double counting.

Site selection adjustment: Multi-parcel site, which has been split out. Capacity been re-assessed for each parcel based on 30dph.

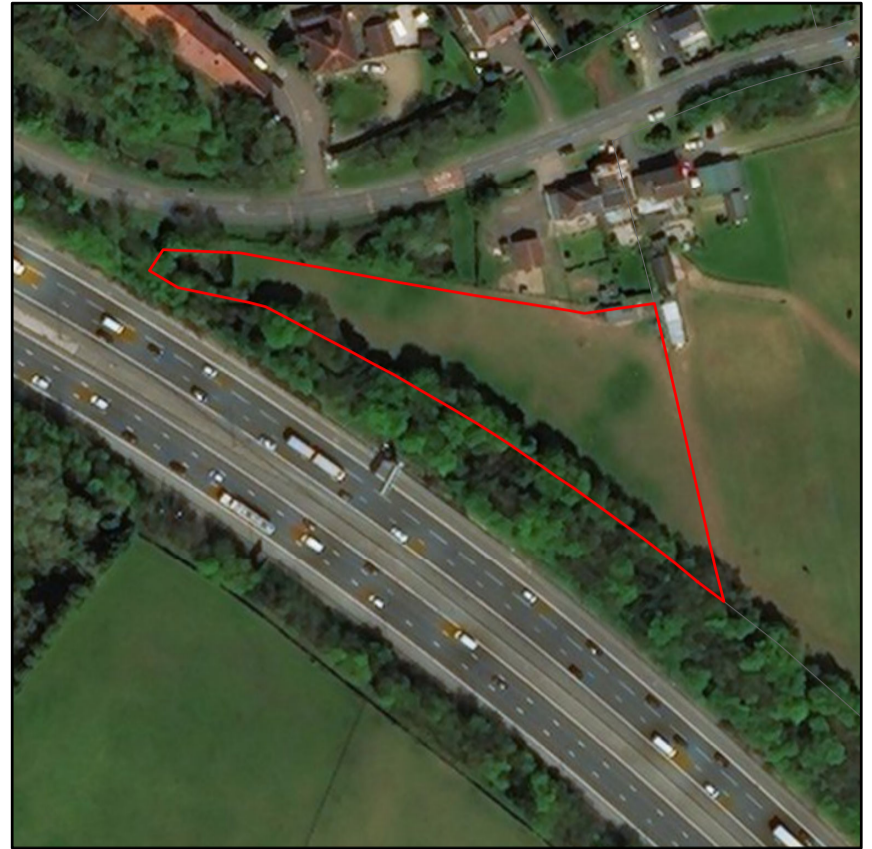
Community feedback: Feedback was received on EPP-F which is within or near to this site. Refer to Appendix B1.4 for further details.

Dwellings: 13



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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(--)	Effects of allocating site for the proposed use likely to be significant. Site located within 400m of Epping Forest Special Area of Conservation. Risk of urbanisation (e.g. from fly tipping, fires, invasive species etc.) and runoff.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development. Due to the development type (all planning applications, except householder), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland. The site is partly within the 250m buffer for Epping-Ambresbury Ancient Woodland. The site is unlikely to directly affect the Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land. Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is adjacent to an area of Deciduous Woodland, and within four buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site. The site is within the 250m buffer for Bell Common/Ivy Chimneys LWS. The site is unlikely to affect the features and species of this LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site. Unlikely to impact on setting of Conservation Area.
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, and it is unlikely that the risk could be mitigated. The site is very close to the M25 and it would be difficult to mitigate air quality impacts.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement. 95% greenfield site, adjacent to an existing settlement (Epping).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space. No public open space is located in the site area. Development will not involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character. Site is in Bell Common. The proposed density reflects the character of the area but sensitive design of the development could be required as this area is of very high character sensitivity.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site. Only very small portion of the site falls within overhead power line buffer, and no does not pose any constraint on development.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists. Access from car park off Ivy Chimneys Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (Stable). Potential adverse impact that could be mitigated.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion. B303

Site Suitability Assessment

Site Reference: SR-0333Biii

Parish: Epping

Size (ha): 4.76

Address: Epping, south-west area

Primary use: Residential

Site notes: Broad area south-west of Epping between settlement, M25 and railway line

Baseline yield: 693 dwellings

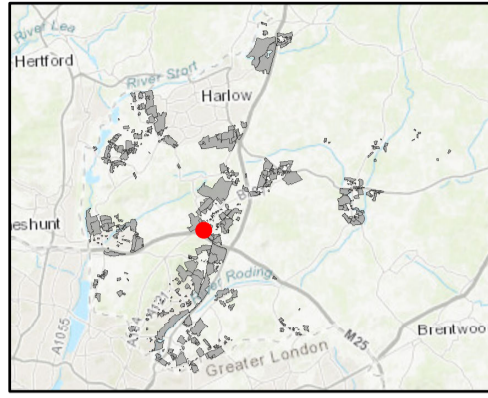
Source for baseline yield: Assumption based on 30 dph

Site constraints: Overhead power lines reduce capacity by 1/4. Circa 10% of the site is covered by 95% of SR-0466 (44 dwellings) and 95% of SR-0445 (27 dwellings). SR-0069/33 covers circa 50% of the site (194 dwellings). Yields omitted to avoid double counting.

Site selection adjustment: Multi-parcel site, which has been split out. Capacity been re-assessed for each parcel based on 30dph. Overhead power lines reduce capacity by 25%.

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

Dwellings: 107



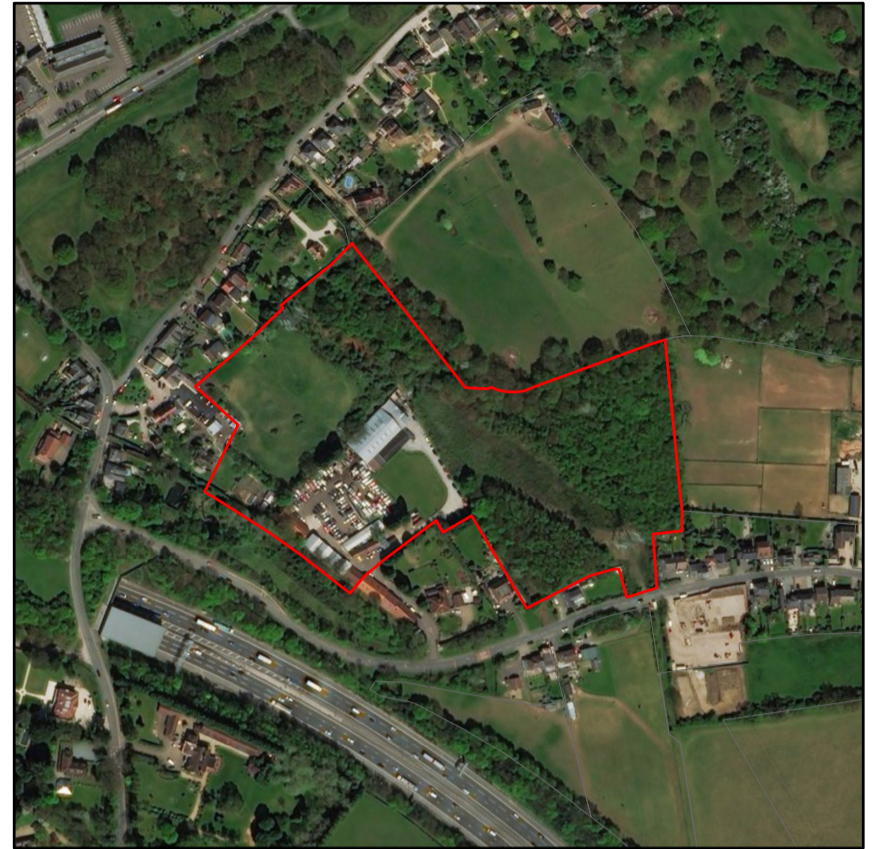
Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

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SR-0333Biii	Rev 2

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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	(--)	Effects of allocating site for the proposed use likely to be significant. Site located within 400m of Epping Forest Special Area of Conservation. Risk of urbanisation (e.g. from fly tipping, fires, invasive species etc.) and runoff.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development. Due to the development type (all planning applications, except householder), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland. The site is partly within the 250m buffer for Epping-Ambresbury Ancient Woodland. The site is unlikely to directly affect the Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	(--)	Features and species in the site unlikely to be retained and effects cannot be mitigated. The site encompasses almost a whole area of Deciduous Woodland and an area of Lowland Meadow. The site is likely to directly affect the BAP priority habitats. There are likely to be effects that may not be mitigable.
1.6 Impact on Local Wildlife Sites	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated. The site encompasses a portion of the Bell Common/Ivy Chimneys LWS. The site may directly affect some of the features and species of the LWS. These features and species may not be retained in their entirety, but effects can be mitigated.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated. Potential detrimental impact on setting of Bell Common Conservation Area - open, green setting important element. Impact on setting of Grade II Listed Building. Possible development to south/east of site.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced. Parts of the site are very close to the M25 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement. 60% greenfield site, adjacent to an existing settlement (Epping).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space. A negligible part of the site contains public open space. The proposals could be configured to avoid loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change. Site shares characteristics with the adjacent areas of high and 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	(-)	Development could detract from the existing settlement character. Site is on the edge of the existing settlement. The proposals are for higher density development than the neighbouring developments. Therefore, development is likely to affect the character of the area.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	(--)	Power lines pose a major constraint to development. They will be difficult to overcome and affect a large part of the site. Overhead power line runs through the centre of the site, and almost entire site is within buffer. Development would likely be highly constrained by clearance distances and access requirements.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists. Access from Ivy Chimneys Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (Builders Yard / Industrial). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

Site Reference: SR-0334
Parish: Epping
Size (ha): 16.44
Address: Epping, north-west area

Primary use: Residential
Site notes: Broad area north-west of Epping

Baseline yield: 500 dwellings

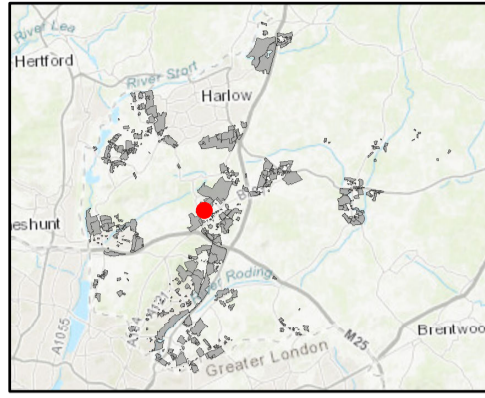
Source for baseline yield: Assumption based on 30 dph

Site constraints: TPOs/LWS cover half of site and would reduce capacity accordingly.

Site selection adjustment: None

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

Dwellings: 250



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

Drawing Status	Date
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SR-0334	Rev 2

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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	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Residential development partially located between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure likely.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development. Due to the development type (over 100 residential dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated. There are 3 Ancient trees directly affected by the site. The trees are located in the west of the site and may be affected by development. Impacts may be mitigated by considered masterplanning or translocation.
1.4 Impact on Epping Forest Buffer Land	(-)	The effects of the site on Epping Forest Buffer Land can be mitigated. Around 40% of the site is within Epping Forest Buffer Land. However, the revised yield accounts for this constraint, and there is the potential to mitigate impacts through the sensitive masterplanning of the remaining part of the site.
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated. The site encompasses a Deciduous Woodland BAP priority habitat and is adjacent to a BAP priority habitat with no main features. The site is likely to directly affect the whole of the habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated. The site encompasses the majority of Swaines Green LWS. The site may directly affect all of the features and species of the Swaines Green LWS. These features and species may not be retained in their entirety, but effects can be mitigated.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated. Possible impact on views from Epping Upland/Green over to Epping. Important historical links and important views. Possible mitigation through density/heights/design/location of development but further assessment would be required.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium. The majority of the site is located within low/very low sensitivity Green Belt parcels. Retention of the existing dense tree buffer along the site's northern edge would limit harm to the purposes of the wider Green Belt.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(+)	Site is less than 1000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement. 100% greenfield site, adjacent to an existing settlement (Epping).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	(--)	Development may involve the loss of public open space with no opportunities for on-site off-setting or mitigation. The public open space is entirely located in the site area. Whilst the capacity has been reduced to 50% of the site area, this would result in loss of public open space, with few opportunities for site re-orientation or re-provision.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change. The key characteristics of the wider landscape character zone extend across the whole site. The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on the wider landscape character.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character. Site on the edge of the settlement. The number of houses is at a higher density than the neighbouring development. Sensitive design and layout of development is likely to be required.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	(--)	The site has severely limited feasibility for development as a result of the extensive presence of protected trees, either on or adjacent to the site. The extent of the protected tree cover on or adjacent to the site would be likely to have a significant adverse impact on the suitability of the site for development
6.4 Access to site	(+)	Suitable access to site already exists. Access points off of Lower Swains and Coronation Hill.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination over parts of site (Smallholding / infilled brick pits). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

Site Reference: SR-0343
Parish: Epping
Size (ha): 8.29
Address: Land east of Garnon Cottage, Bower Hill, Epping

Primary use: Residential
Site notes: Agricultural field

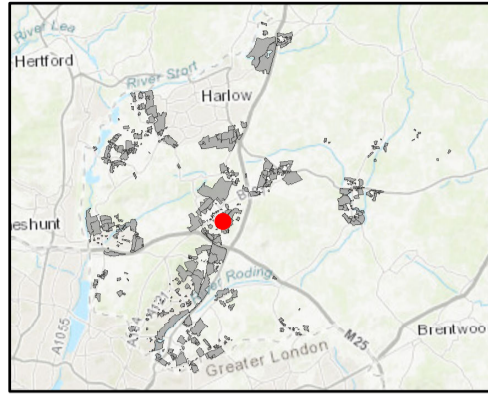
Baseline yield: 249 dwellings
Source for baseline yield: Assumption based on 30 dph

Site constraints: None

Site selection adjustment: None

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

Dwellings: 249



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

Drawing Status	Date
Issue	March 2018

Drawing No	Issue
SR-0343	Rev 2

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Residential development between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure likely.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development. Due to the development type (over 100 residential dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is adjacent to an area of Deciduous Woodland, and within three buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site. Unlikely to impact on settings of Conservation Area or Registered Park and Garden.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement. 100% greenfield site, adjacent to an existing settlement (Epping).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	(--)	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character. The scale of the proposed development and the extent of the site, is likely to have a negative affect on the rural character of the area. Development may contribute to urban sprawl.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. There are protected trees on and adjacent to the site, but the percentage of the site area affected is limited, and they would not be a significant constraint.
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. Road access from Bower Hill would be difficult to achieve due to existing properties and ownership; access from Coopersale Street would need to be provided.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination over very small parts of site (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-0345
Parish: Epping
Size (ha): 0.40
Address: Coniston Court, Bower Hill, Epping, CM16 7BH

Primary use: Residential
Site notes: Existing residential development

Baseline yield: 20 dwellings

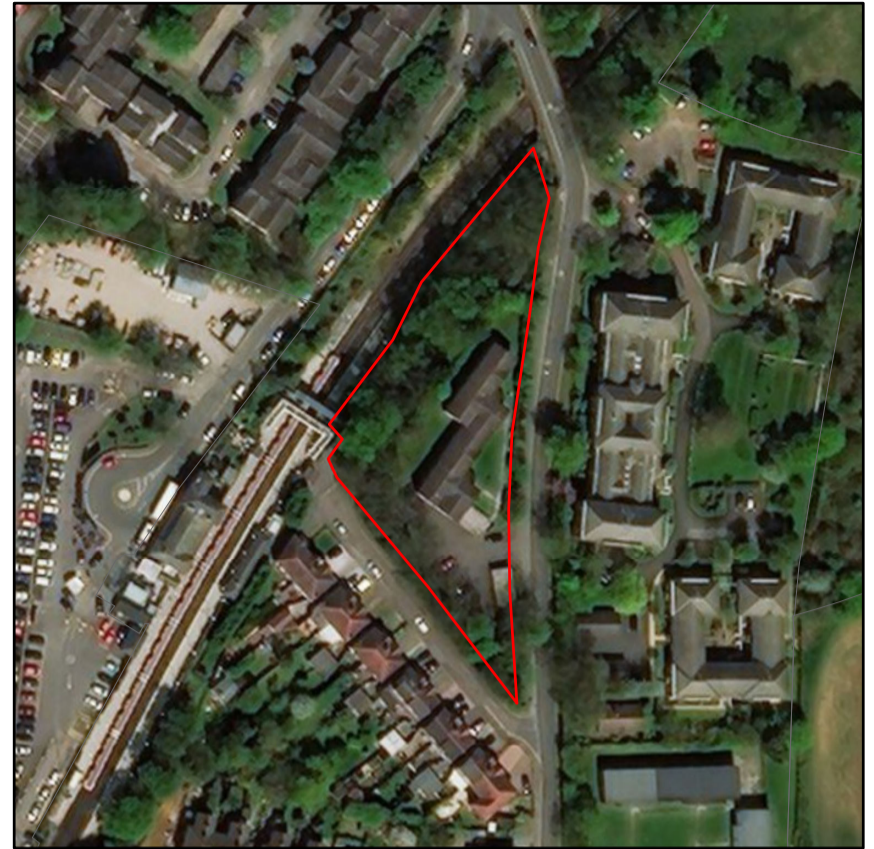
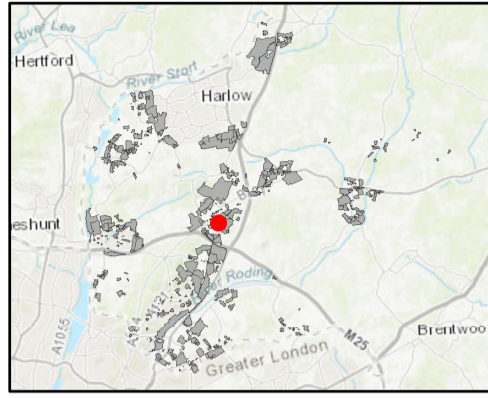
Source for baseline yield: Assumption based on 50 dph

Site constraints: None


Site selection adjustment: None

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

Dwellings: 20



Client
Epping Forest District Council
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Epping Forest District Local Plan
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SR-0345
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Residential development between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure likely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is within Deciduous Woodland and BAP priority habitat with no main feature buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site. Unlikely to adversely impact setting of locally listed Epping Station.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement. 100% brownfield site, within an existing settlement (Epping).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change. The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character. Low density development is proposed which reflects the character of the area. Therefore, development is not likely to have an impact on the character of the area.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site. The protected trees on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination over part of site (Railway Embankment). Potential adverse impact that could be mitigated.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.

Site Suitability Assessment

Site Reference: SR-0346
Parish: Epping
Size (ha): 0.33
Address: Tower Road Allotments (east)

Primary use: Residential
Site notes: Allotment site

Baseline yield: 10 dwellings

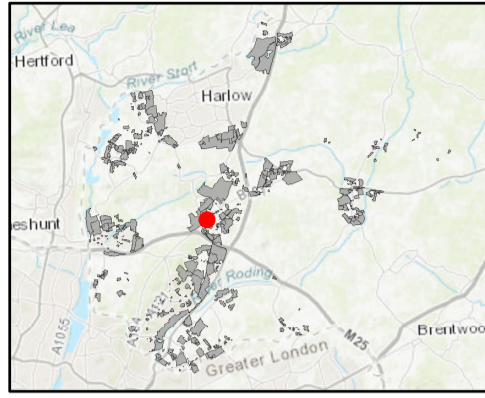
Source for baseline yield: Assumption based on 30 dph

Site constraints: None

Site selection adjustment: None

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

Dwellings: 10



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

Drawing Status	Date
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Drawing No	Issue
SR-0346	Rev 2

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Residential development between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure likely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land. Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is wholly within a Deciduous Woodland buffer zone, and adjacent to a Lowland Meadow buffer zone. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site. The site is within the 250m buffer for Bell Common/Ivy Chimneys LWS. The site is unlikely to affect the features and species of this LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site. No known historical or visual links to historic town centre or Bell Common Conservation Area.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(+)	Site is less than 1000km from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(+)	Majority of the site is greenfield land within a settlement. 100% greenfield site, within an existing settlement (Epping).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.
4.3 Capacity to improve access to open space	(--)	Development may involve the loss of public open space with no opportunities for on-site off-setting or mitigation. The public open space is entirely located in the site area. Development would result in loss of public open space (allotments covers 96% of the site), with few opportunities for site re-orientation or re-provision.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change. The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character. Site is an existing allotment enclosed by detached houses. The proposed density reflects the character of the area. Therefore, development is not likely to have an impact on the character of the area.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	(-)	The 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. Both access points (Tower Road and Lower Bury Road) are between buildings and may not have sufficient width. This could be overcome either by creating a new access by incorporating another property or by a one way system or similar.
6.5 Contamination constraints	0	No contamination issues identified on site to date. No potential contamination identified.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion. B308

Site Suitability Assessment

Site Reference: SR-0347
Parish: Epping
Size (ha): 0.43
Address: Epping Sports Centre, Nicholl Road

Primary use: Residential
Site notes: Existing sports centre building and car park

Baseline yield: 35 dwellings

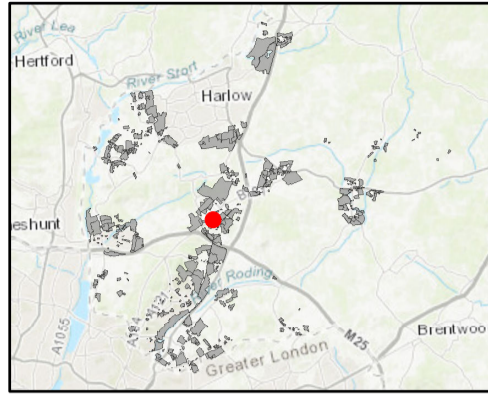
Source for baseline yield: Assumption based on 80 dph and ground floor leisure (e.g. gym)

Site constraints: None

Site selection adjustment: None

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

Dwellings: 35



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | March 2018
 Drawing No | Issue
SR-0347 | Rev 2
ARUP | **Epping Forest District Council**
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(+)	Site is less than 1000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact	(--)	Moderate peak time congestion expected within the vicinity of the site.

Site Suitability Assessment

Site Reference: SR-0348
Parish: Epping
Size (ha): 0.56
Address: Cottis Lane Car Park

Primary use: Residential
Site notes: Pay and Display car park

Baseline yield: 45 dwellings

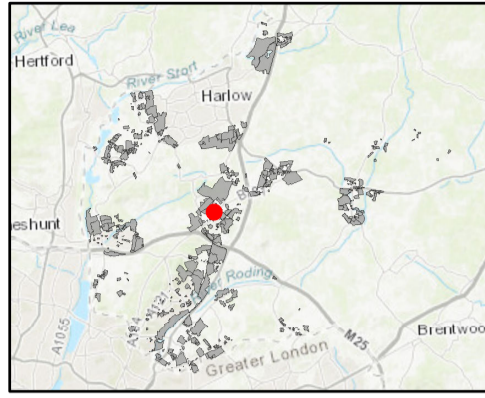
Source for baseline yield: Assumption based on 80 dph and ground floor retail

Site constraints: Upper floors could be residential or office uses

Site selection adjustment: None

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

Dwellings: 45



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

Drawing No
SR-0348
 Issue
Rev 2



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Criteria	Score	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects.	Residential development between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure likely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	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.	Site is partially within the buffer zone for Wood Pasture and Parkland. The site may indirectly affect the habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated.	Potential impact on setting of Grade II Listed Building and Conservation Area could be mitigated through high quality design/materials. Heights and density to be considered.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(+)	Site is less than 1000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.	100% brownfield site, within an existing settlement (Epping).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.	Car park site within settlement area, identified as potential regeneration area. Redevelopment provides an opportunity for intensification / enhancement of character, subject to sensitive design reflecting the historic character of conservation area.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	There are protected trees on and adjacent to the site, but the percentage of the site area affected is limited, and they would not be a significant constraint.
6.4 Access to site	(+)	Suitable access to site already exists.	Existing car park access is suitable.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Ironworks). Potential adverse impact that could be mitigated.
6.6 Traffic impact	(--)	Moderate peak time congestion expected within the vicinity of the site.	

Site Suitability Assessment

Site Reference: SR-0349
Parish: Epping
Size (ha): 0.42
Address: Bakers Lane Car Park

Primary use: Residential
Site notes: Pay and Display car park

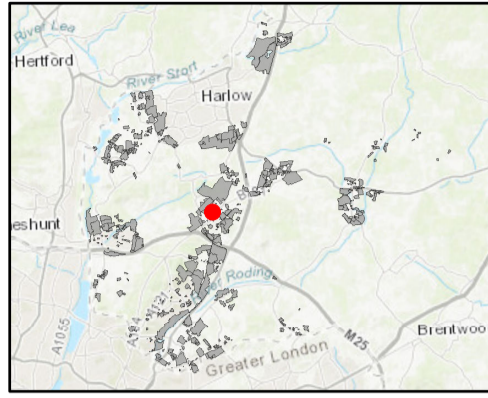
Baseline yield: 34 dwellings
Source for baseline yield: Assumption based on 80 dph and ground floor retail

Site constraints: Upper floors could be residential or office uses

Site selection adjustment: None

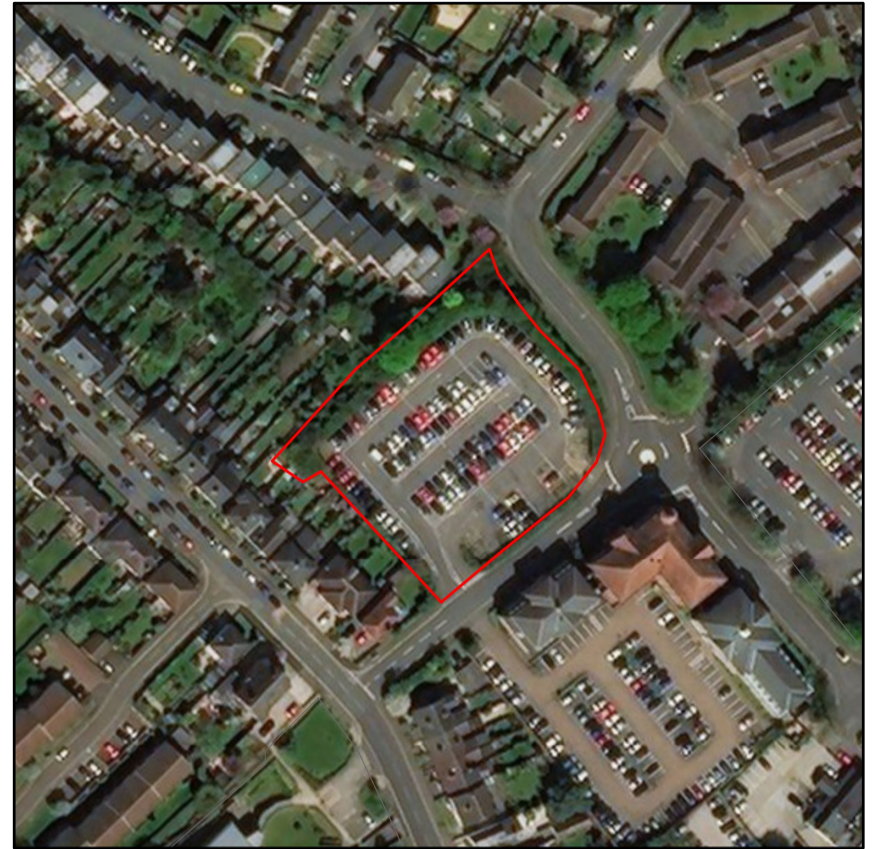
Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 34



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
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Issue | March 2018
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SR-0349 | Rev 2

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Residential development between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure likely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs. The proposed development does not exceed Impact Risk Zone consultation thresholds and is unlikely to result in any adverse effects.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated. Potential impact on setting of Grade II Listed Building and Conservation Area could be mitigated through high quality design/materials.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(+)	Site is less than 1000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement. 100% brownfield site, within an existing settlement (Epping).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change. The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape. Car park site within settlement area, identified as potential regeneration area. Redevelopment provides an opportunity for intensification / enhancement of character, subject to sensitive design reflecting the historic character of conservation area.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists. Existing car park access is suitable.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (Ironworks). 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-0404
Parish: Epping
Size (ha): 0.79
Address: Institute Road Allotments, Coopersale

Primary use: Residential
Site notes:

Baseline yield: 24 dwellings

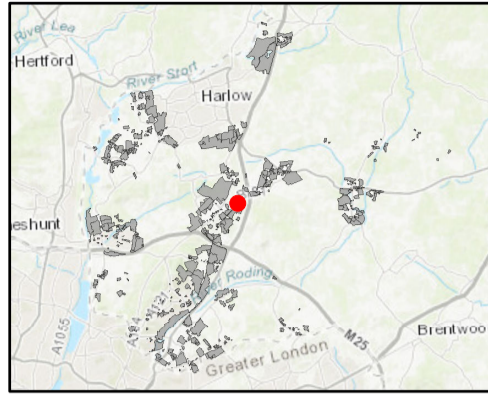
Source for baseline yield: Assumption based on 30 dph

Site constraints: None

Site selection adjustment: None

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

Dwellings: 24



Client
Epping Forest District Council
 Job Title
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SR-0404 | **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	(-)	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	(+)	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	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	(-)	Site is more than 2400m from an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(+)	Majority of the site is greenfield land within a settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	(--)	Development may involve the loss of public open space with no opportunities for on-site off-setting or mitigation.
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	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		Site below site size threshold where it would be expected to significantly affect congestion.

Site Suitability Assessment

Site Reference: SR-0406i
Parish: Epping
Size (ha): 28.44
Address: Land South of Coopersale, east and west of Houlblons Hill

Primary use: Residential
Site notes:

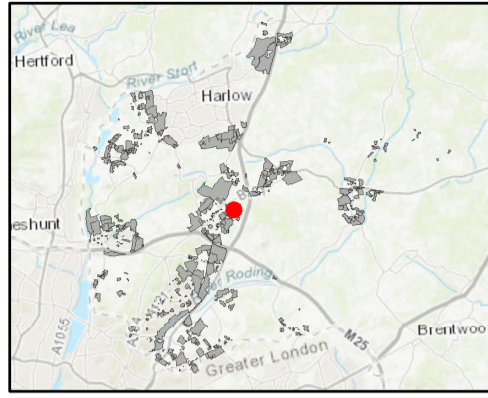
Baseline yield: 1,235 dwellings
Source for baseline yield: Assumption based on 30 dph

Site constraints: Circa 50% of the site is covered by SR-0438 (19.83ha) and as such is omitted from the yield.

Site selection adjustment: Full capacity reinstated for site selection assessment (overlapping site). Multi-parcel site, which has been split out based on baseline yield proportionally split between sites based on site size.

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

Dwellings: 911



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 Job Title
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 Drawing No
SR-0406i
 Issue
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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	(-)	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	(-)	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	(-)	The effects of the site on Epping Forest Buffer Land can be mitigated.
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	(-)	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	0	Site is more than 1600m and less than 2400m from an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
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	(-)	Development could detract from the existing settlement character.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

Site Reference: SR-0406ii
Parish: Epping
Size (ha): 10.11
Address: Land South of Coopersale, east and west of Houlblons Hill

Primary use: Residential
Site notes:

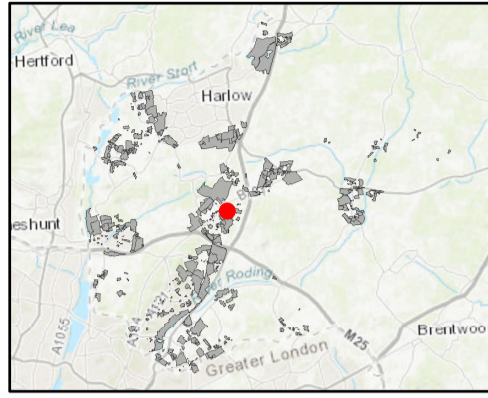
Baseline yield: 1,235 dwellings
Source for baseline yield: Assumption based on 30 dph

Site constraints: Circa 50% of the site is covered by SR-0438 (19.83ha) and as such is omitted from the yield.

Site selection adjustment: Full capacity reinstated for site selection assessment (overlapping site). Multi-parcel site, which has been split out based on baseline yield proportionally split between sites based on site size.

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

Dwellings: 323



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
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SR-0406ii | **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	(-)	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	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.
1.6 Impact on Local Wildlife Sites	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
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	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	0	No contamination issues identified on site to date.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

Site Reference: SR-0438A
Parish: Epping
Size (ha): 19.72
Address: Land adjoining Standards Hill and Houblons Hill, Coopersale, Essex, CM16 7QL
Primary use: Residential
Site notes: Agricultural land including pond.

Baseline yield: Up to 630 dwellings or 39,660sqm of employment.

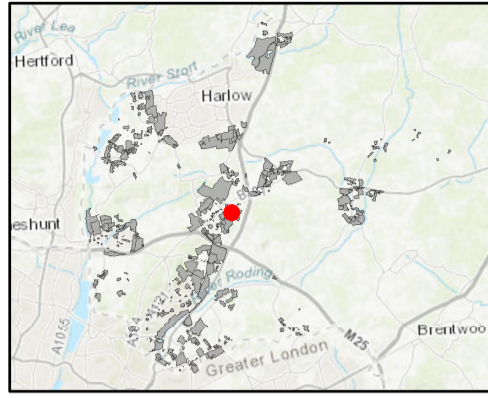
Source for baseline yield: 50:50 employment and housing. Housing indicated in Call for Sites (equivalent to 64 dph) and for employment based on 0.4 plot ratio.

Site constraints: Four Tree Preservation Orders on site may reduce site capacity marginally.

Site selection adjustment: None

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

Dwellings: 618



Client
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 Job Title
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SR-0438A | **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	(-)	The effects of the site on Epping Forest Buffer Land can be mitigated.
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	(-)	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	0	Site is more than 1600m and less than 2400m from an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of 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	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.
6.5 Contamination constraints	0	No contamination issues identified on site to date.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

Site Reference: SR-0445
Parish: Epping
Size (ha): 1.20
Address: Greenacres, Ivy Chimneys Road, Epping, Essex, CM16 4EL

Primary use: Residential
Site notes: Includes a dwelling but mainly grazing land.

Baseline yield: 36 dwellings

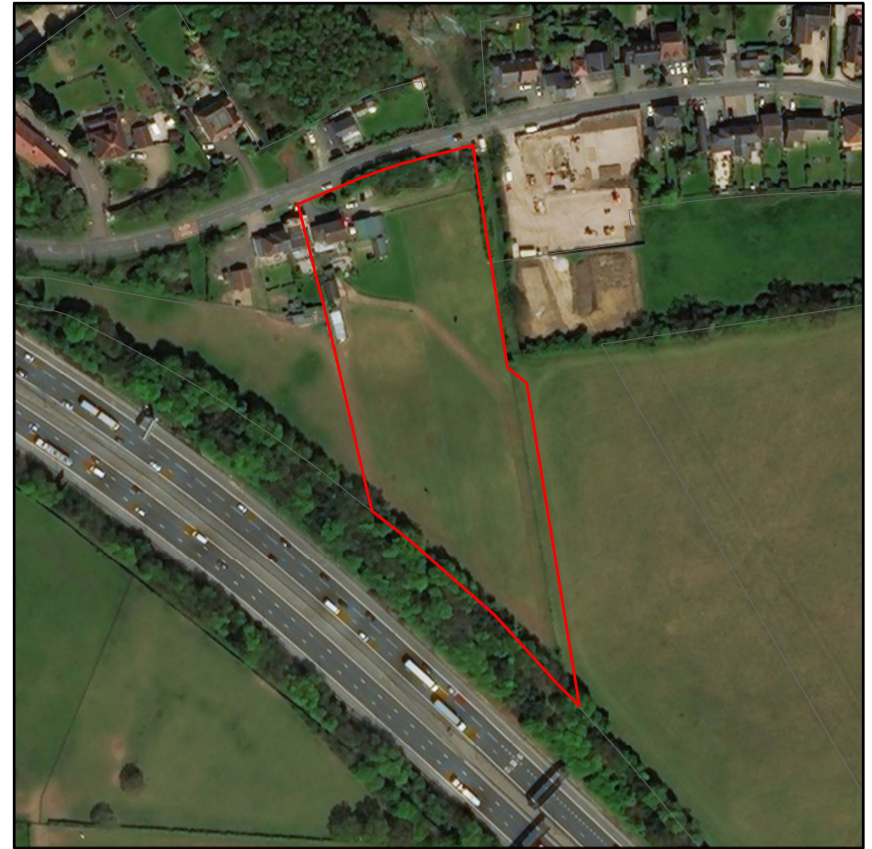
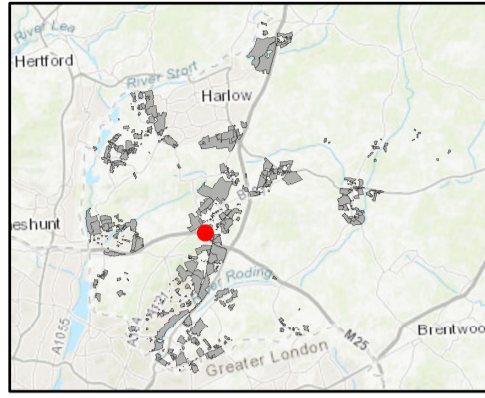
Source for baseline yield: Assumption based on 30 dph

Site constraints: Circa 25% reduction as overhead electricity lines run through site.

Site selection adjustment: None

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

Dwellings: 27



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | March 2018
 Drawing No | Issue
SR-0445 | Rev 2
ARUP | **Epping Forest District Council**
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects.
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	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is 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	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	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	(-)	Power lines may constrain part of the site but there is potential for mitigation.
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	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

Site Reference: SR-0466
Parish: Epping
Size (ha): 1.96
Address: Broadbanks, 23 Ivy Chimneys Road, Epping, Essex, CM16 4EL

Primary use: Residential
Site notes: Residential dwelling, stables and ménage.

Baseline yield: 59 dwellings

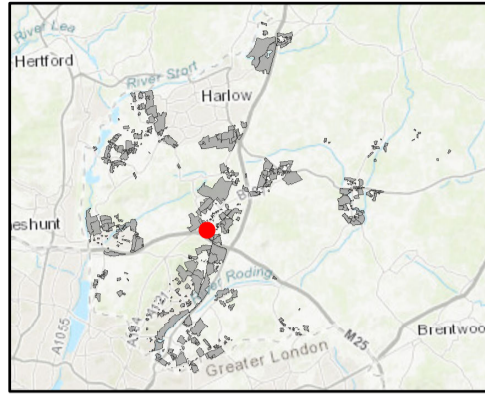
Source for baseline yield: Assumption based on 30 dph

Site constraints: Circa 25% reduction in capacity as overhead electricity lines on site.

Site selection adjustment: None

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

Dwellings: 44



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Criteria	Score	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects.	Residential development between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure likely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	The site proposes a development type that is not considered a risk to SSSI features.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	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.	Although the site is in close proximity to Buffer Land, it is severed from these by England's Lane and has limited visual/physical linkage.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is adjacent to a Deciduous Woodland habitat, and within three buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is adjacent to Bell Common/Ivy Chimneys LWS. The site is unlikely to affect the features and species of this LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	No impact on heritage assets due to distance.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	60% greenfield site, adjacent to an existing settlement (Epping).
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.	A negligible part of the site contains public open space. Site adjacent to existing public open space and could provide opportunities to improve access to Epping Forest Buffer Land.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	Site shares characteristics with the adjacent zone of moderate sensitivity. The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on adjacent landscape character area.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Site is currently horse paddocks that are naturally screened on two sides. The proposed density reflects the character of the area. Therefore, development is not likely to have an impact on the housing character of the area.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	(-)	Power lines may constrain part of the site but there is potential for mitigation.	Overhead power line buffer covers a major part of the south and west of the site. Constraint on development could be mitigated through design and layout.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Access off Ivy Chimneys Road.
6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	

Site Suitability Assessment

Site Reference: SR-0484
Parish: Epping
Size (ha): 3.64
Address: Land to the east of Houlblons Hill, Coopersale, Essex, CM16 7QL

Primary use: Residential
Site notes: Agricultural land

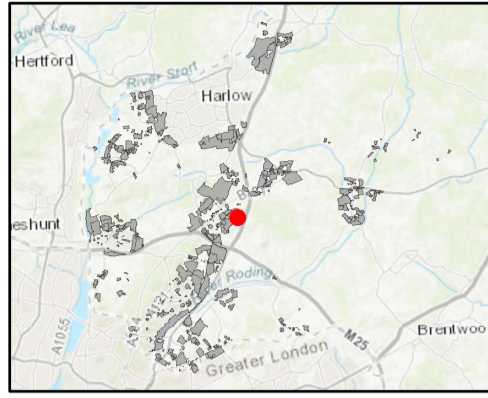
Baseline yield: 109 dwellings
Source for baseline yield: Assumption based on 30 dph for housing

Site constraints: None

Site selection adjustment: None

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

Dwellings: 109



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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	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	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	(-)	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	0	Site is more than 1600m and less than 2400m from an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.
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	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

Site Reference: SR-0555
Parish: Epping
Size (ha): 5.64
Address: St Margaret's Hospital Site

Primary use: Residential
Site notes: St Margaret's hospital complex, including several hospital buildings and associated parking.

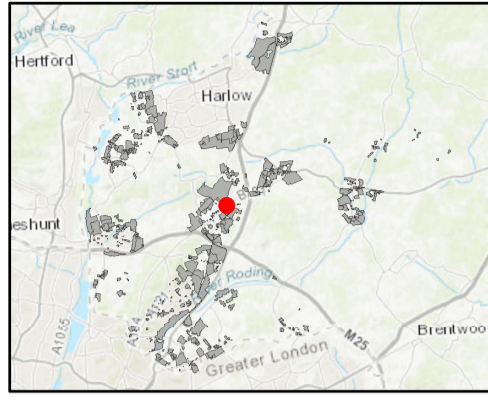
Baseline yield: 169 dwellings
Source for baseline yield: Assumption based on 30 dph

Site constraints: A marginal decrease to take account of the Listed Building on site.

Site selection adjustment: None

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

Dwellings: 165



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

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Drawing No	Issue
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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	(-)	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	(-)	Site is adjacent to or contains Ancient Woodland but possible effects can be mitigated.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated.
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	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.
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.
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	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	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-0556
Parish: Epping
Size (ha): 1.26
Address: Civic Offices, High Street, Epping.
Primary use: Residential
Site notes: EFDC Council offices, including car parking.

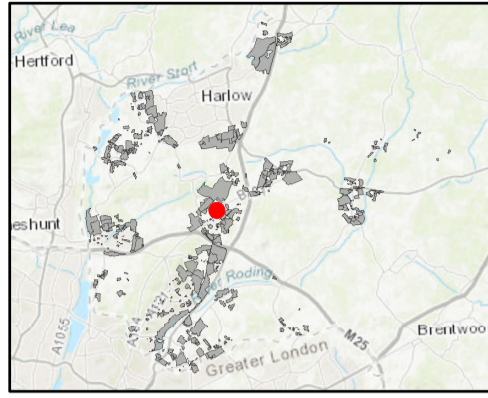
Baseline yield: 38 dwellings
Source for baseline yield: Assumption based on 30 dph

Site constraints: None

Site selection adjustment: None

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

Dwellings: 38



Client
Epping Forest District Council
 Job Title
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Residential development between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure likely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs. The site proposes a development type that is not considered a risk to SSSI features.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land. Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is wholly within a Wood Pasture and Parkland buffer and partially within a BAP priority habitat with no main feature buffer zone. The site may indirectly affect the BAP priority habitats, but mitigation can address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 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. Yellow stock brick building fronting High Street should be retained (contribution to Conservation Area). Possible opportunity to enhance Conservation Area through high quality design/materials. Green strip set-back along High Road should be retained.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement. 100% brownfield site, within an existing settlement (Epping).
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. A negligible part of the site contains public open space. The proposals could be configured to avoid loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change. The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape. Site is located within the settlement and provides an opportunity for intensification. Therefore, redevelopment could enhance the character of the area, subject to sensitive design for areas overlapping the conservation area.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (Builders Yard / Infilled Pond / Electricity Sub Stations). Potential adverse impact that could be mitigated.
6.6 Traffic impact	(--)	Moderate peak time congestion expected within the vicinity of the site. B320

Site Suitability Assessment

Site Reference: SR-0587
Parish: Epping
Size (ha): 0.40
Address: Epping Sanitary Steam and Laundry co. Ltd, 17 Bower Vale, Epping, Essex, CM16 7AS

Primary use: Residential
Site notes: Four blocks of existing flats and associated landscaping and access.

Baseline yield: 25 dwellings

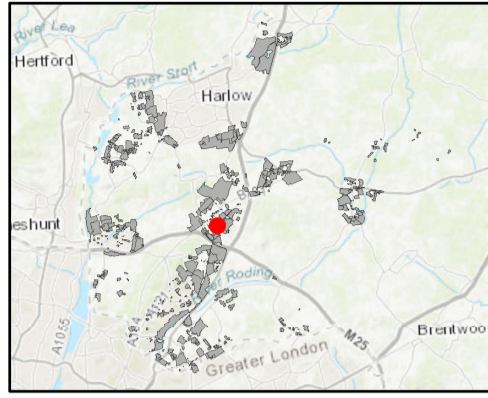
Source for baseline yield: Indicated in Settlement Capacity Analysis (equivalent to 49 dph)

Site constraints: None

Site selection adjustment: None

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

Dwellings: 25



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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	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.

Site Suitability Assessment

Site Reference: SR-0826
Parish: Epping
Size (ha): 0.30
Address: Garage site north of Charles Street, Epping, Essex

Primary use: Residential
Site notes:

Baseline yield: 14 dwellings

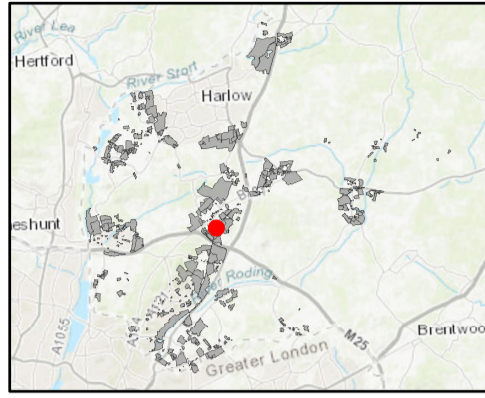
Source for baseline yield: Indicated in Request for Pre-Application Planning Advice form (dwellings equivalent to 33 dph)

Site constraints: The pre-application request relates to the conversion of the Listed Building, as such no alterations need to be made to the density of the site to take account of the Grade II Listed Grange Hall on site.

Site selection adjustment: None

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

Dwellings: 14



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 Job Title
Epping Forest District Local Plan
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.

Site Suitability Assessment

Site Reference: SR-0827
Parish: Epping
Size (ha): 0.46
Address: Industrial site north of Bower Terrace, Epping, Essex

Primary use: Residential
Site notes: None

Baseline yield: 8 dwellings

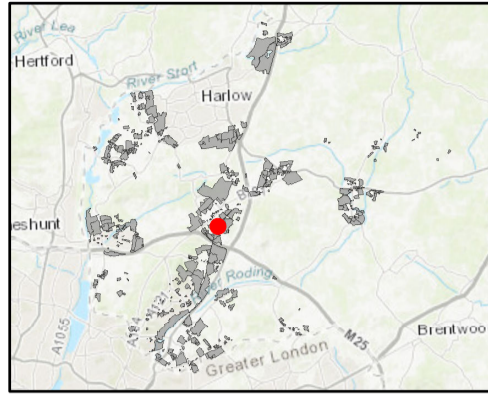
Source for baseline yield: Assumption based on 30 dph.

Site constraints: None


Site selection adjustment: None

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

Dwellings: 8



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Criteria	Score	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects.	Residential development between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure likely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	
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.	No likely impact on Conservation Area.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.	
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.	100% brownfield site, within an existing settlement (Epping).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.	Site is located within the settlement area and provides an opportunity for intensification. Therefore, redevelopment could enhance the character of the area.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Gasworks / Industrial / Works). Potential adverse impact that could be mitigated.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.	B323

Site Suitability Assessment

Site Reference: SR-0828
Parish: Epping
Size (ha): 0.09
Address: Green space south-west of Stonards Hill, Epping, Essex

Primary use: Residential
Site notes: Green amenity space, covered with mature trees.

Baseline yield: 14 dwellings

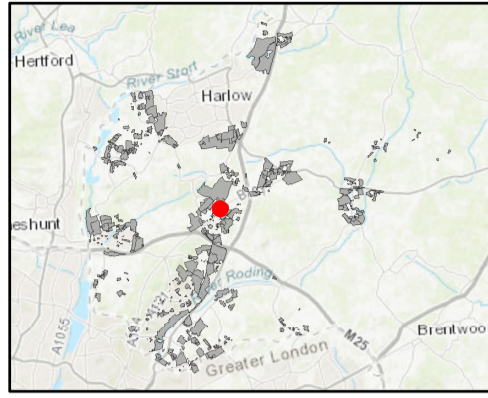
Source for baseline yield: Indicated in Settlement Capacity Analysis (equivalent to 158 dph)

Site constraints: The site is in the Epping Forest Conservation Area but sensitive design could mitigate any negative impacts.

Site selection adjustment: None

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

Dwellings: 14



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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	(-)	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	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(-)	Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(+)	Majority of the site is greenfield land within a settlement.
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	0	No contamination issues identified on site to date.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.

Site Suitability Assessment

Site Reference: SR-0829
Parish: Epping
Size (ha): 0.63
Address: Tesco Car Park, High Street, Epping, Essex

Primary use: Residential
Site notes: Well used car parking associated with Tesco.

Baseline yield: 96 dwellings

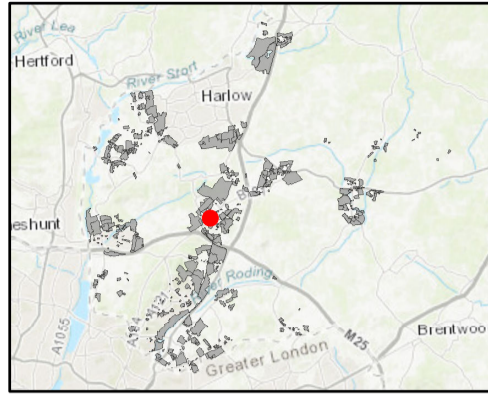
Source for baseline yield: Indicated in Settlement Capacity Analysis (equivalent to 153 dph)

Site constraints: A small area of blanket Tree Preservation Order coverage touches the north of the site. However sensitive design could mitigate impacts to these trees.

Site selection adjustment: None

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

Dwellings: 96



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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Residential development between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure likely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land. Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site. The site is within the 250m buffer for Bell Common/Ivy Chimneys LWS. The site is unlikely to affect the features and species of this LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site. No known historic or visual link to historic town centre.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(+)	Site is less than 1000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement. 100% brownfield site, within an existing settlement (Epping).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change. The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape. Site is a car park, within the settlement. It is identified as a potential regeneration area and provides an opportunity for intensification. Therefore, redevelopment subject to sensitive design could enhance the character of the area.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site. The protected trees on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (Depot / Electric Substation). Potential adverse impact that could be mitigated.
6.6 Traffic impact	(--)	Moderate peak time congestion expected within the vicinity of the site.

Site Suitability Assessment

Site Reference: SR-0830
Parish: Epping
Size (ha): 0.07
Address: Site east of Buttercross Lane, Epping, Essex

Primary use: Residential
Site notes: Single dwelling house.

Baseline yield: 11 dwellings

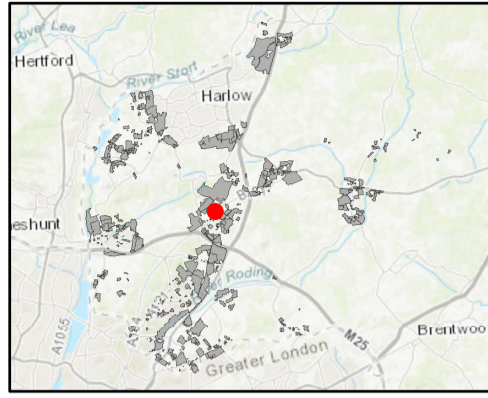
Source for baseline yield: Indicated in Settlement Capacity Analysis

Site constraints: The site is in the Epping Forest Conservation Area and there is one Tree Preservation Order tree to the south of the site, but sensitive design could mitigate any negative impacts.

Site selection adjustment: None

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

Dwellings: 11



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Epping Forest District Local Plan

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Residential development between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure likely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land. Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is within a BAP priority habitat buffer zone. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(-)	Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated. Mitigation through high quality design/materials.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement. 100% brownfield site, within an existing settlement (Epping).
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. A negligible part of the site contains public open space. The proposals could be configured to avoid loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change. The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character. Site is located within the settlement. However, the proposals are for higher density development than the neighbouring developments. Therefore, development is likely to affect the character of the area.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site. The protected trees on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	0	No contamination issues identified on site to date. No potential contamination identified.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion. B326

Site Suitability Assessment

Site Reference: SR-0831
Parish: Epping
Size (ha): 0.57
Address: Garage site, housing and green at Coronation Hill, Epping, Essex

Primary use: Residential
Site notes: A number of residential dwellings, garages and associated landscaping and car parking bays.

Baseline yield: 28 dwellings

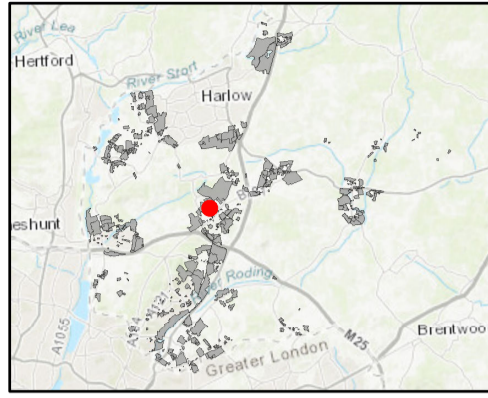
Source for baseline yield: Indicated in Settlement Capacity Analysis (equivalent to 49 dph)

Site constraints: Circa 10% of the site is covered by SR-0648. As such the yield is reduced to avoid double counting.

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

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

Dwellings: 28



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Date
March 2018
 Drawing No
SR-0831
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated.
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	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(+)	Site is less than 1000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	(-)	Development may involve the loss of public open space but there are opportunities for on-site off-setting or mitigation.
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 in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

Site Suitability Assessment

Site Reference: SR-0832
Parish: Epping
Size (ha): 0.19
Address: Tyre Service Centre, Lindsey Street, Epping, Essex

Primary use: Residential
Site notes: Car service centre/garage (in use)

Baseline yield: 9 dwellings

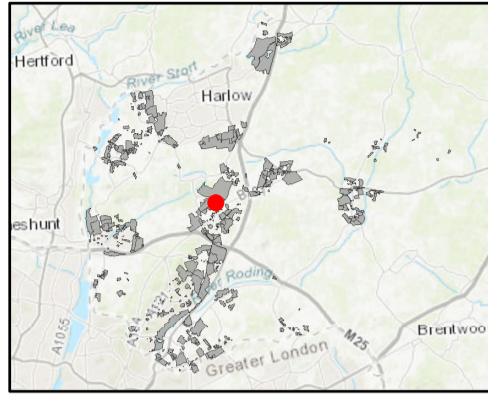
Source for baseline yield: Indicated in Settlement Capacity Analysis (equivalent to 47 dph)

Site constraints: None

Site selection adjustment: None

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

Dwellings: 9



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 Job Title
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 Drawing Status | Date
Issue | **March 2018**
 Drawing No | Issue
SR-0832 | **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	(-)	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	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.

Site Suitability Assessment

Site Reference: SR-0886
Parish: Epping
Size (ha): 0.01
Address: 169 High Street, Epping, Essex, CM16 4BL

Primary use: Residential
Site notes: One commercial dwelling (Forest Carpet Centre) and land/yard to rear

Baseline yield: 7 flats and 136 sqm of commercial floor space

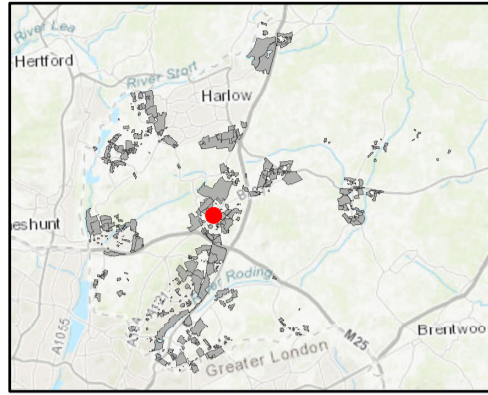
Source for baseline yield: Indicated in Request for Pre-Application Planning Advice form (dwellings equivalent to 100 dph)

Site constraints: The site is within the Epping Conservation Area and adjacent to St John the Baptist Church, which is a Grade II Listed Building. However sensitive design could mitigate any negative impacts.


Site selection adjustment: None

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

Dwellings: 6



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
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 Date
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 Drawing No
SR-0886
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects.
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	(++)	Opportunity for the site to enhance the significance of the heritage asset / further reveal its significance / enhance the setting.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(+)	Site is less than 1000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.
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		Site below site size threshold where it would be expected to significantly affect congestion.

Site Suitability Assessment

Site Reference: SR-0966-Z
Parish: Epping
Size (ha): 56.79
Address: Land North of Stewards Green Road and east of Epping, Essex, CM16 7AT
Primary use: Residential
Site notes: Agricultural land

Baseline yield: 600 dwellings

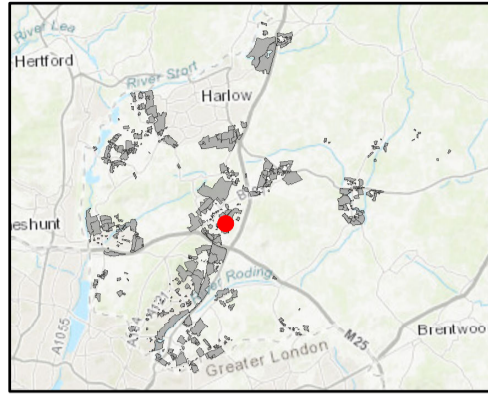
Source for baseline yield: Indicated in representation

Site constraints: No constraints identified.

Site selection adjustment: None

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

Dwellings: 600



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
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 Date
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 Drawing No
SR-0966-Z
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects.
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 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	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
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	(-)	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	(+)	Suitable access to site already exists.
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-0977
Parish: Epping
Size (ha): 0.13
Address: Epping Library, St John's Road, Epping, CM16 5DN

Primary use: Residential
Site notes: Existing library and register office building.

Baseline yield: 11 dwellings

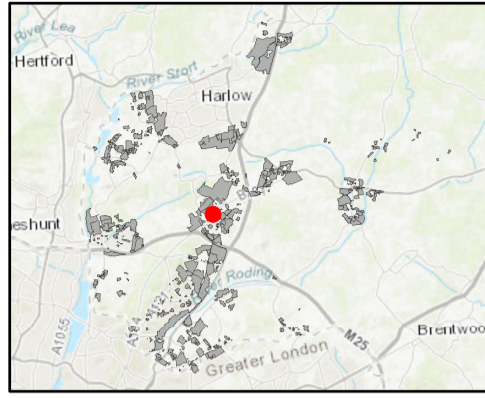
Source for baseline yield: Assumption based on 50 dph

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.

Dwellings: 11



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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects.
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	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(+)	Site is less than 1000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.

Site Suitability Assessment

Site Reference: SR-0987
Parish: Epping
Size (ha): 0.16
Address: Ground Floor, 28-31 Parklands and Upper Floors 32-39 Parklands, Coopersale, Epping, Essex, CM16 7RE
Primary use: Residential
Site notes: Retail uses and residential dwellings

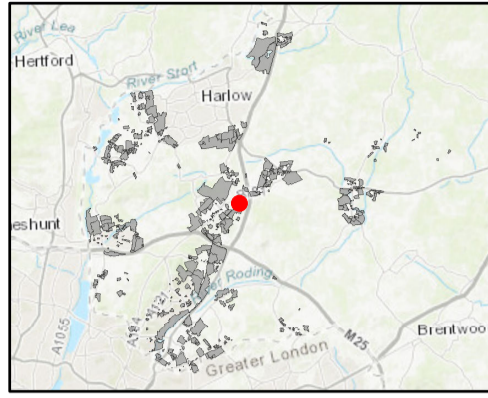
Baseline yield: 20 dwellings
Source for baseline yield: Indicated in Call for Sites 2016-2017

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.

Dwellings: 20



Client
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 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Date
March 2018
 Drawing No
SR-0987
 Issue
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	(-)	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	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or 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	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	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.

Site Suitability Assessment

Site Reference: SR-0996
Parish: Epping
Size (ha): 0.14
Address: Newstead, 19 Coopersale Common, Coopersale, Epping, Essex, CM16 7QS
Primary use: Residential
Site notes: Single detached dwelling

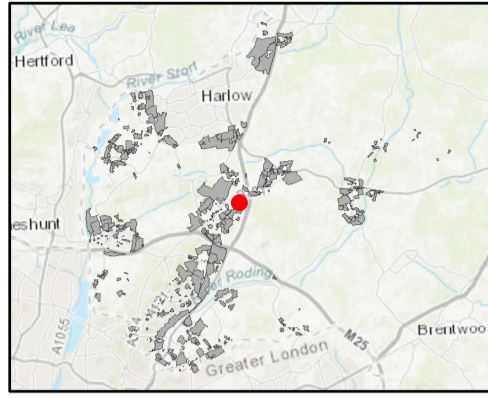
Baseline yield: 8 dwellings
Source for baseline yield: Indicated in planning application

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.

Dwellings: 8



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | March 2018
 Drawing No | Issue
SR-0996 | Rev 1

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
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	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(+)	Majority of the site is greenfield land within 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	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	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	0	No contamination issues identified on site to date.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.

Site Suitability Assessment

Site Reference: SR-1002
Parish: Epping
Size (ha): 0.43
Address: Land to the rear of Bridge Hill, Epping, Essex, CM16 4ER

Primary use: Residential
Site notes: Vacant field

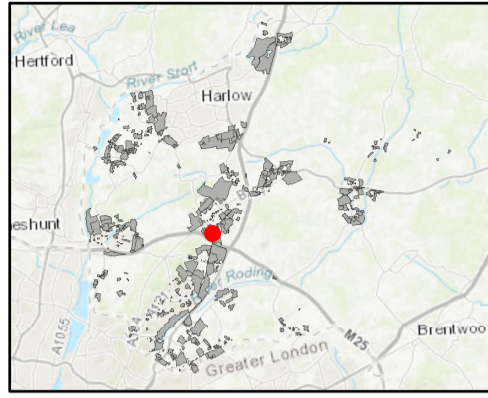
Baseline yield: 13 dwellings
Source for baseline yield: Assumption based on 30 dph

Site constraints: No constraints identified.


Site selection adjustment: None

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

Dwellings: 13



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | **March 2018**
 Drawing No | Issue
SR-1002 | **Rev 1**

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Criteria	Score	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects.	Residential development located between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure likely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	The proposed development does not exceed Impact Risk Zone consultation thresholds and is unlikely to result in any adverse effects.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on setting of Conservation Area due to distance and built-up surroundings.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	80% greenfield site, adjacent to an existing settlement (Epping).
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.	Site shares characteristics with the adjacent landscape character area. The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on wider landscape character.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Proposals are of a low density development to the rear of gardens and not likely to impact the setting of the Conservation Area due to distance and urban setting. Therefore development is not likely to affect the settlement character.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose 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 Bridge Hill.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Lock-up Garages / Made Ground). Potential adverse impact could be mitigated.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.	B334

Site Suitability Assessment

Site Reference: SR-1018
Parish: Epping
Size (ha): 0.22
Address: 1-5 Stonards Hill, Epping, Essex, CM16 4QE

Primary use: Residential
Site notes: Three single dwellings

Baseline yield: 27 dwellings

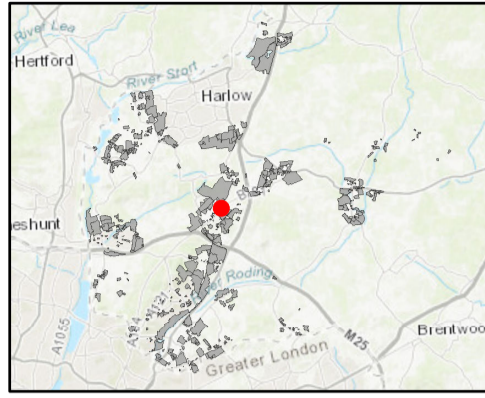
Source for baseline yield: Indicated in pre-application request

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.

Dwellings: 27



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

Drawing Status	Date
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Drawing No	Issue
SR-1018	Rev 1

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
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 located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	0	No contamination issues identified on site to date.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.

Site Suitability Assessment

Site Reference: SR-1021
Parish: Epping
Size (ha): 0.05
Address: Land to rear of 287-291 High Street, Epping, Essex, CM16 4DA

Primary use: Residential
Site notes: Derelict land

Baseline yield: 7 dwellings

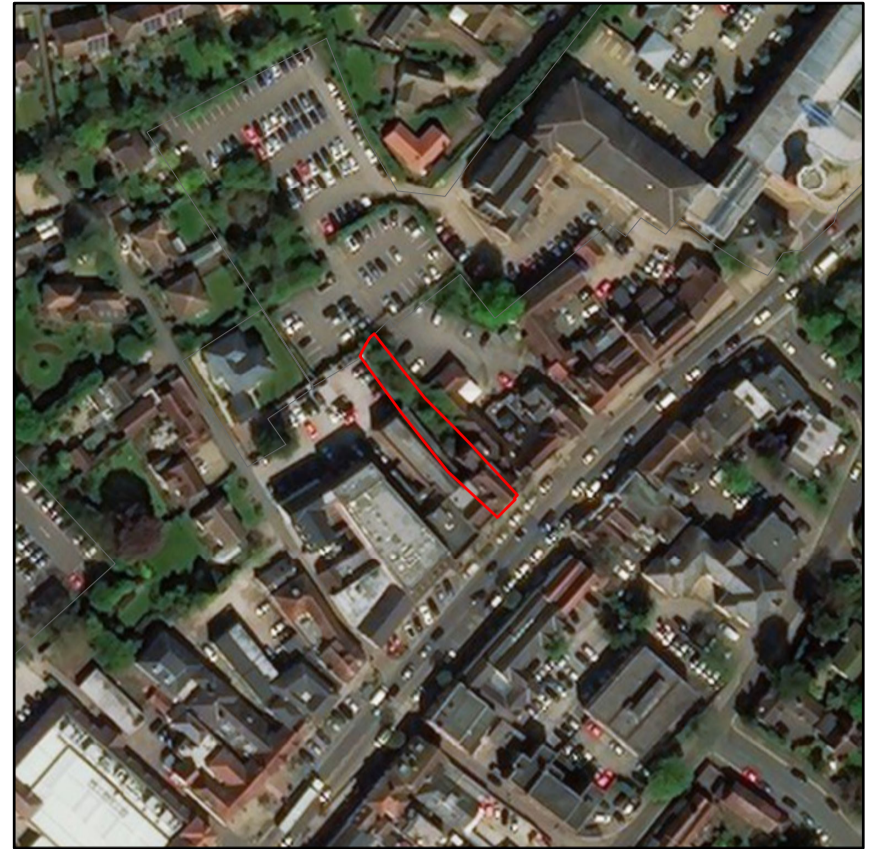
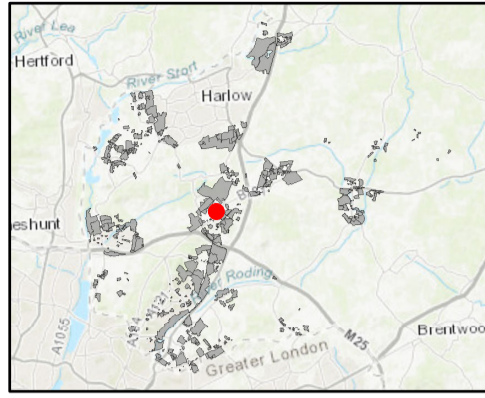
Source for baseline yield: Indicated in pre-application request

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.

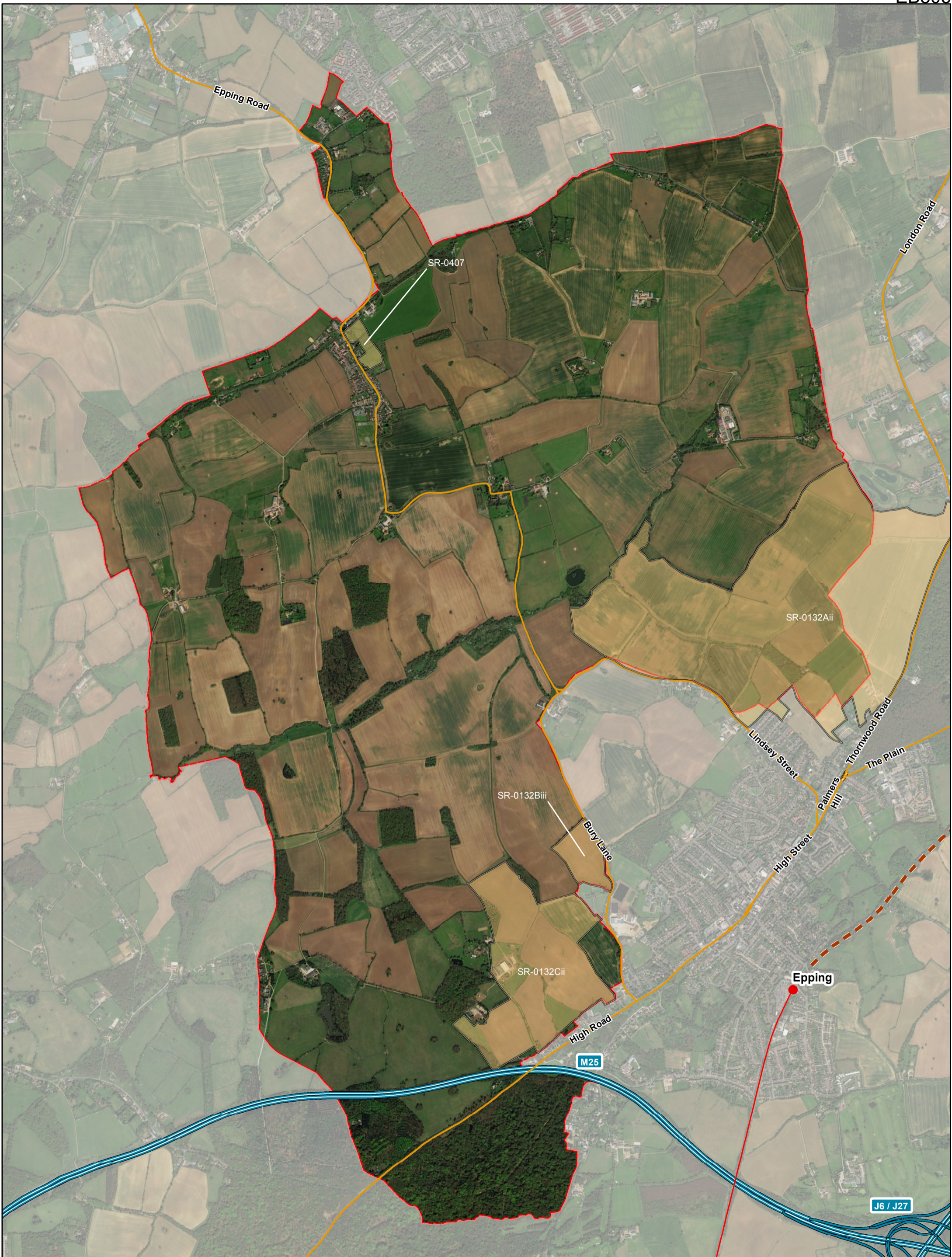
Dwellings: 7



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
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SR-1021
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Residential development located between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure likely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs. The proposed development does not exceed Impact Risk Zone consultation thresholds and is unlikely to result in any adverse effects.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is wholly within a BAP priority habitat with no main feature and Wood Pasture and Parkland buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation could be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(-)	Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated. Within Epping Conservation Area but high quality design/materials would make conversion/extension scheme acceptable.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(+)	Site is not located in the Green Belt.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement. 75% brownfield site, within an existing settlement (Epping).
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change. The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character. Proposed development provides an opportunity to reinforce the character of the area, subject to sensitive design reflecting the surrounding Conservation Area
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists. Existing access from High Street.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (Dry Cleaners). Potential adverse impact could be mitigated.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion. B336



Report on Site Selection

ARUP

Epping Forest District Council

Drawing No. EFDC-S2-007-Rev2

Date: March 2018

Scale: 1:20,000 @A3

Content

Residential Sites for Stage 2 and Stage 6.2 Assessment in Epping Upland

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

- Residential 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

B337

Site Suitability Assessment

Site Reference: SR-0132Aii
Parish: Epping Upland
Size (ha): 199.54
Address: Land north-east of Lindsey Street (B181) and west of High Road (B1393), Epping
Primary use: Residential
Site notes: Large swathe of land between Epping and Harlow. Could support a new settlement development or smaller development plots adjacent to existing settlements (e.g. urban extensions to Epping).

Baseline yield: Capacity not indicated by promoter, and has been estimated.

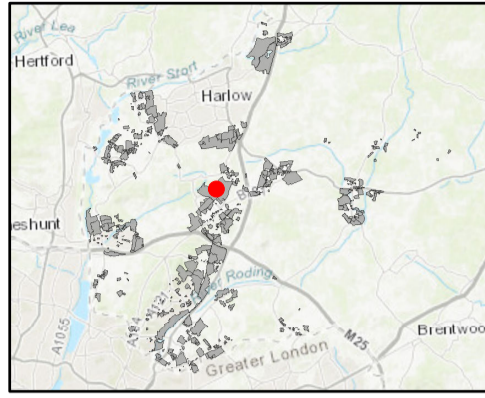
Source for baseline yield: Assumption based on 30 dph.

Site constraints: None


Site selection adjustment: None

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

Dwellings: 596



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
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SR-0132Aii
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Residential development partially located between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure and air quality likely.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development. Due to the development type (all planning applications, except householder), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	(-)	Site is adjacent to or contains Ancient Woodland but possible effects can be mitigated. The site is adjacent to the Epping-Wintry Ancient Woodland. The site may directly affect a portion of the Ancient Woodland, but impacts may be mitigated against through considered masterplanning.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated. There are 11 Ancient trees directly affected by the site. The trees are concentrated at the edge of the site. Impacts to the Ancient trees may be mitigated due to the low density and by considered masterplanning or translocation.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land. Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated. The site encompasses two areas of BAP priority habitat and is in two habitat buffer zones. It has one BAP priority species recorded in north east of the site. The site is likely to directly affect the habitats and species, but this can be mitigated.
1.6 Impact on Local Wildlife Sites	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated. The site encompasses the whole of Wintry Wood, Lindsey Street LWS and a small portion of the Bell Common/ly Chimneys LWS and Thornwood LNR LWS. The site may directly affect some of the features and species of these LWS but effects can be mitigated.
1.7 Flood risk	(++)	Site within Flood Zone 1. The majority of the site is in Flood Zone 1. Flood Zones 3b and 3a affect part of the site towards the west and centre, however 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. Potential substantial harm to Epping CA and LBs by interrupting long views over open landscape between Epping and Epping Upland - relationship both visual and historic. Merging of Epping and Thornwood could also cause harm to historic settlement patterns
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high. Nearly the entire site is located within a high sensitivity parcel, which makes a relatively strong contribution to maintaining the historic setting of Epping. If the site was released it may harm the purposes of the wider Green Belt.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement. 95% greenfield site, adjacent to an existing settlement (Epping).
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 to improve access to Epping Forest Buffer Land.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.
5.2 Settlement character sensitivity	(--)	Development is likely to substantially harm the existing settlement character. Large site on the edge of Epping, which could result in the coalescence of Epping with Thornwood. This area is of high character sensitivity, and development could detrimentally impact the dispersed, low density rural character of the area.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists. Access from High Road and Lindsey Street.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (Farm / Sewage Works / Sewage Sludge / Infilled Ponds / Military Uses / Bomb Craters). 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-0132Biii
Parish: Epping Upland
Size (ha): 8.41
Address: Lane west of Bury Lane, north of Epping Cemetery, Epping

Primary use: Residential
Site notes: Large swathe of land between Epping and Harlow. Could support a new settlement development or smaller development plots adjacent to existing settlements (e.g. urban extensions to Epping).

Baseline yield: Capacity not indicated by promoter, and has been estimated.

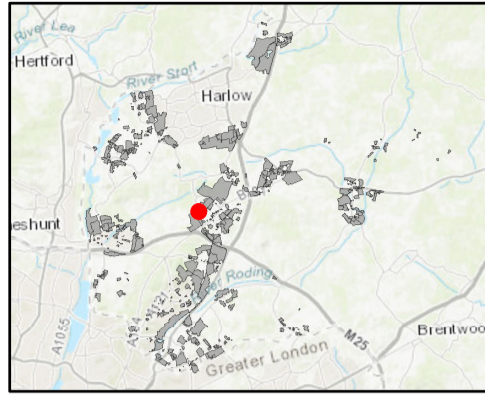
Source for baseline yield: Assumption based on 30 dph.

Site constraints: None

Site selection adjustment: None

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

Dwellings: 429



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

Drawing Status	Date
Issue	March 2018
Drawing No	Issue
SR-0132Biii	Rev 2

ARUP

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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	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Residential development partially located between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure and air quality likely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs. The site proposes a development type that is not considered a risk to SSSI features.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland. The site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	(-)	The effects of the site on Epping Forest Buffer Land can be mitigated. A small part of the site directly abuts Buffer Land to the south-east and links Buffer Land to the wider countryside beyond. There is potential for the impacts to be mitigated through sympathetic masterplanning of the easternmost part of the site.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is within Deciduous Woodland and BAP priority habitat with no main feature buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site. The site is adjacent to Swaines Green LWS. The site is unlikely to affect the features and species of these LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(-)	Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated. Potential harm to Copped Hall Conservation Area and Listed Buildings by interrupting long views over open landscape, particularly if developed in isolation.
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. Nearly the entirety of site is located within a high sensitivity parcel, which makes a relatively strong contribution to maintaining the historic setting of Epping. If the site was released it may harm the purposes of the wider Green Belt.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement. 100% greenfield site, not within or adjacent to an existing settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	(+)	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 to improve access to public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character. Site is on Epping Ridge, and would be highly visible, and could impact views of historic Epping, such as church spire. Impact could be mitigated through design, layout and landscape features.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists. Access from Bury Lane.
6.5 Contamination constraints	0	No contamination issues identified on site to date. No potential contamination identified.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.

Site Suitability Assessment

Site Reference: SR-0132Cii
Parish: Epping Upland
Size (ha): 62.28
Address: Land west of Bury Lane, Epping

Primary use: Residential
Site notes: Large swathe of land between Epping and Harlow. Could support a new settlement development or smaller development plots adjacent to existing settlements (e.g. urban extensions to Epping).

Baseline yield: Capacity not indicated by promoter, and has been estimated.

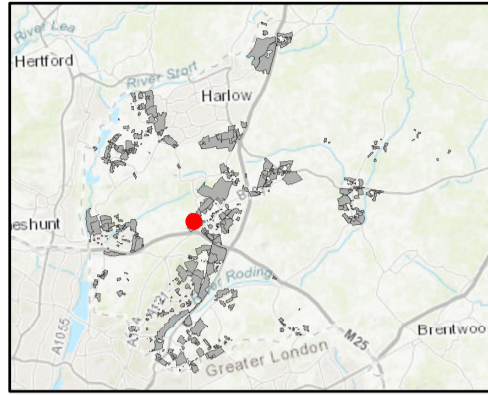
Source for baseline yield: Assumption based on 30 dph.

Site constraints: None

Site selection adjustment: None

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

Dwellings: 1,868



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | March 2018
 Drawing No | Issue
SR-0132Cii | Rev 2

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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	(--)	Effects of allocating site for the proposed use likely to be significant.
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	(-)	Site is adjacent to or contains Ancient Woodland but possible effects can be mitigated.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.
1.6 Impact on Local Wildlife Sites	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 would likely result in the loss of a heritage asset or result in a significant impact that cannot be mitigated.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.
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 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	(-)	Power lines may constrain part of the site but there is potential for mitigation.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.
6.5 Contamination constraints	0	No contamination 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-0407
Parish: Epping Upland
Size (ha): 3.16
Address: Land East of Epping Road, Epping Green

Primary use: Residential
Site notes:

Baseline yield: 95 dwellings

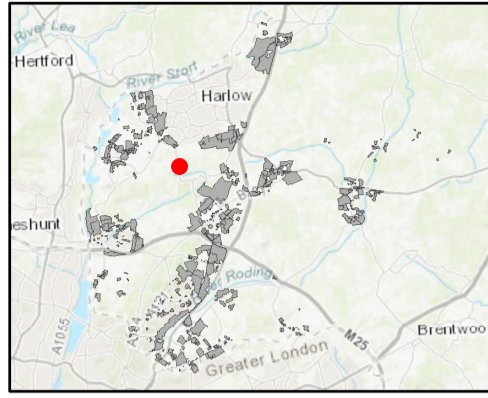
Source for baseline yield: Assumption based on 30 dph

Site constraints: Site capacity reduced to account for 0.08 ha area part of site subject to grant of planning permission for one dwelling.


Site selection adjustment: None

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

Dwellings: 92



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Date
March 2018
 Drawing No
SR-0407
 Issue
Rev 2

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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.	The site is within the buffer zones for Deciduous Woodland, BAP priority habitat with no main features and Wood Pasture and Parkland. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer for the Epping Long Green East and Epping Long Green West LWS. The site is unlikely to affect the features and species of either LWS.
1.7 Flood risk	(++) Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+) Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	(-) Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	0 Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-) Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	(-) Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+) Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(-) Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	(-) Site is more than 4000m from the nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+) Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0 Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0 Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network	Not applicable.	
4.1 Brownfield and Greenfield Land	(-) Majority of the site is greenfield land adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (Epping Green).
4.2 Impact on agricultural land	(--) Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	A negligible part of the site contains public open space. Development will not involve the loss of public open space.
5.1 Landscape sensitivity	(-) Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	
5.2 Settlement character sensitivity	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	0 Access to the site can be created within landholding adjacent to the highway.	Site access achievable from Epping Road.
6.5 Contamination constraints	(-) Potential contamination on site, which could be mitigated.	Potential contamination over parts of site (Infilled Ponds). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0 Area around the site expected to be uncongested at peak time.	