

**Report on Site Selection**



Epping Forest District Council

Drawing No. EFDC-S2-008-Rev2

Date: March 2018

Scale: 1:12,500 @A3

**Content**

Residential Sites for Stage 2 and Stage 6.2 Assessment in Fyfield

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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.



# Site Suitability Assessment

**Site Reference:** SR-0048  
**Parish:** Fyfield  
**Size (ha):** 4.09  
**Address:** Land North of Ongar Road, Fyfield, Ongar Essex

**Primary use:** Residential  
**Site notes:** Agricultural field

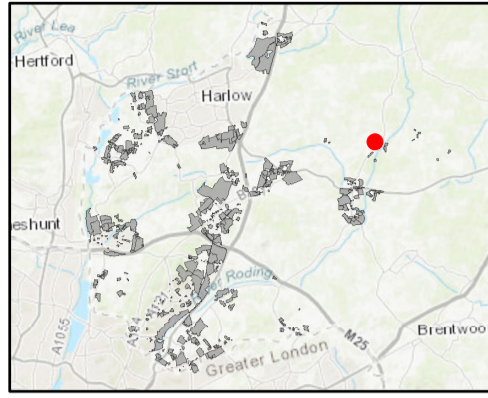
**Baseline yield:** 123 dwellings  
**Source for baseline yield:** Assumption based on 30 dph

**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:** 123



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue | March 2018**  
 Drawing No | Issue  
**SR-0048 | 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	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 Semi Improved Grassland habitat and in two 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.	The site is adjacent to The Moors LWS. The site is unlikely to affect the features and species of the LWS.
1.7 Flood risk	(++) Site within Flood Zone 1.	Majority of the site is in Flood Zone 1. Higher Flood Risk Zones 2 and 3a, covering 9%, are located on the northern 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 Grade I or Grade II* Listed Buildings due to distance.
1.8b Impact on archaeology	(-) Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	0 Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	0 Site is within Green Belt, but the level of harm caused by release of the land for development would be none.	
3.1 Distance to the nearest rail/tube station	(-) Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+) Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+) Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(-) Site is more than 4000m from the nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+) 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 (Fyfield).
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 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)	0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+) Suitable access to site already exists.	
6.5 Contamination constraints	0 No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	0 Area around the site expected to be uncongested at peak time.	

# Site Suitability Assessment

**Site Reference:** SR-0049  
**Parish:** Fyfield  
**Size (ha):** 2.65  
**Address:** Land south-east of Ongar Road, Fyfield, Essex

**Primary use:** Residential  
**Site notes:** Agricultural field

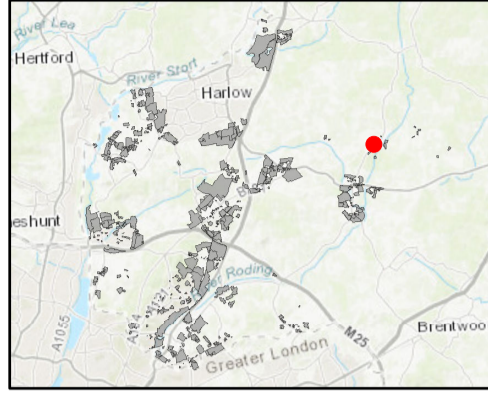
**Baseline yield:** 80 dwellings  
**Source for baseline yield:** Assumption based on 30 dph

**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:** 80



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
**SR-0049**  
 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 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.	Unlikely to impact on settings of Grade I or Grade II* Listed Buildings due to distance.
1.8b Impact on archaeology	(-) Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	0 Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	0 Site is within Green Belt, but the level of harm caused by release of the land for development would be none.	
3.1 Distance to the nearest rail/tube station	(-) Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+) 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	(-) 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.	100% greenfield site, adjacent to an existing settlement (Fyfield).
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 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)	0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+) Suitable access to site already exists.	
6.5 Contamination constraints	0 No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	0 Area around the site expected to be uncongested at peak time.	

# Site Suitability Assessment

**Site Reference:** SR-0050i  
**Parish:** Fyfield  
**Size (ha):** 3.43  
**Address:** Land to East of Fyfield, Fyfield

**Primary use:** Residential  
**Site notes:** Agricultural land/paddocks

**Baseline yield:** 231 dwellings

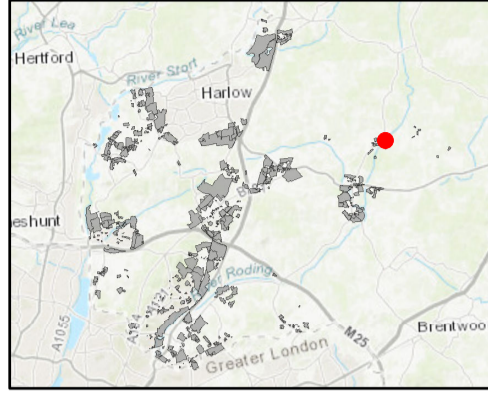
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** None

**Site selection adjustment:** Multi-parcel site, which has been split out. Capacity of 231 dwellings split proportionally based on sub-site area.

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

**Dwellings:** 101



Client  
**Epping Forest District Council**

Job Title  
**Epping Forest District Local Plan**

Drawing Status	Date
<b>Issue</b>	<b>March 2018</b>
Drawing No	Issue
<b>SR-0050i</b>	<b>Rev 2</b>

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

Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	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	0	Site is within Green Belt, but the level of harm caused by release of the land for development would be none.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to 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	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-0050ii  
**Parish:** Fyfield  
**Size (ha):** 4.37  
**Address:** Land to east of Fyfield, Fyfield

**Primary use:** Residential  
**Site notes:** Agricultural land/paddocks

**Baseline yield:** 231 dwellings

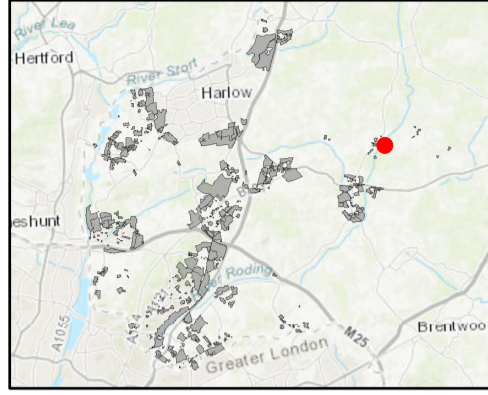
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** None

**Site selection adjustment:** Multi-parcel site, which has been split out. Capacity of 231 dwellings split proportionally based on sub-site area.

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

**Dwellings:** 129



Client  
**Epping Forest District Council**

Job Title  
**Epping Forest District Local Plan**

Drawing Status	Date
<b>Issue</b>	<b>March 2018</b>
Drawing No	Issue
<b>SR-0050ii</b>	<b>Rev 2</b>

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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 Wood Pasture and Parkland 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.	The site is within the 250m buffer of Fyfield Mill Meadow 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.	Within setting of Grade II* church to north-west. Possible mitigation through appropriate layout (reduction in density) and 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	0 Site is within Green Belt, but the level of harm caused by release of the land for development would be none.	
3.1 Distance to the nearest rail/tube station	(-) Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0 Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	0 Site is more than 1600m and less than 2400m from an employment site/location.	
3.4 Distance to local amenities	(-) Site is more than 4000m from the nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0 Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to 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 (Fyfield).
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. The proposals could be configured to avoid loss of 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 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 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)	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 Cannons 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-0128  
**Parish:** Fyfield  
**Size (ha):** 1.74  
**Address:** Herons Farm, Herons Lane, Fyfield, Essex, CM5 0RQ

**Primary use:** Residential  
**Site notes:** Farmhouse, outbuildings and commercial/agricultural buildings

**Baseline yield:** 10 dwellings

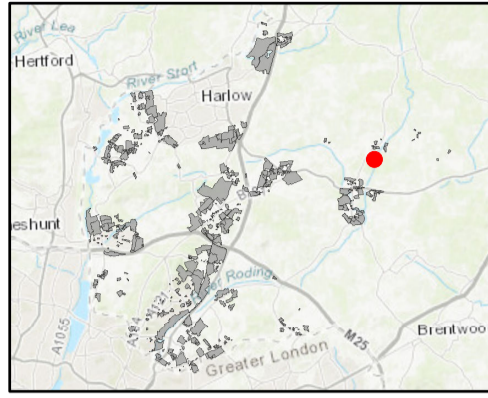
**Source for baseline yield:** Indicated in Call for Sites

**Site constraints:** Could retain existing Listed Buildings

**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
<b>Issue</b>	<b>March 2018</b>
Drawing No	Issue
<b>SR-0128</b>	<b>Rev 2</b>

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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 adjacent to a Traditional Orchard priority habitat and in the relevant buffer zone. The site may indirectly affect 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 a small portion of Cannon's Green Lanes LWS. The site may directly affect some of the features and species of this LWS however 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.	Site contains/adjacent to four GII LBs; Herons Farmhouse, two barns, and an outbuilding. Settings should be considered through appropriate layout and good design. Possible enhancement by removing modern agricultural buildings and sympathetic replacements
1.8b Impact on archaeology	(-) Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	0 Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-) Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	(-) Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(-) Site more than a 1000m from a bus stop.	
3.3 Distance to employment locations	(-) Site is 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.	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 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 semi-rural character of the area. Therefore, development is not likely to have an impact on the rural character of the area subject to sensitive design reflecting the adjacent Listed Buildings.
6.1 Topography constraints	0 No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0 Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0 Power lines do not pose 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 (Farmyard). 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-0131  
**Parish:** Fyfield  
**Size (ha):** 4.40  
**Address:** Herons Farm, Herons Lane, Fyfield, Essex, CM5 0RQ

**Primary use:** Residential  
**Site notes:** Agricultural field.

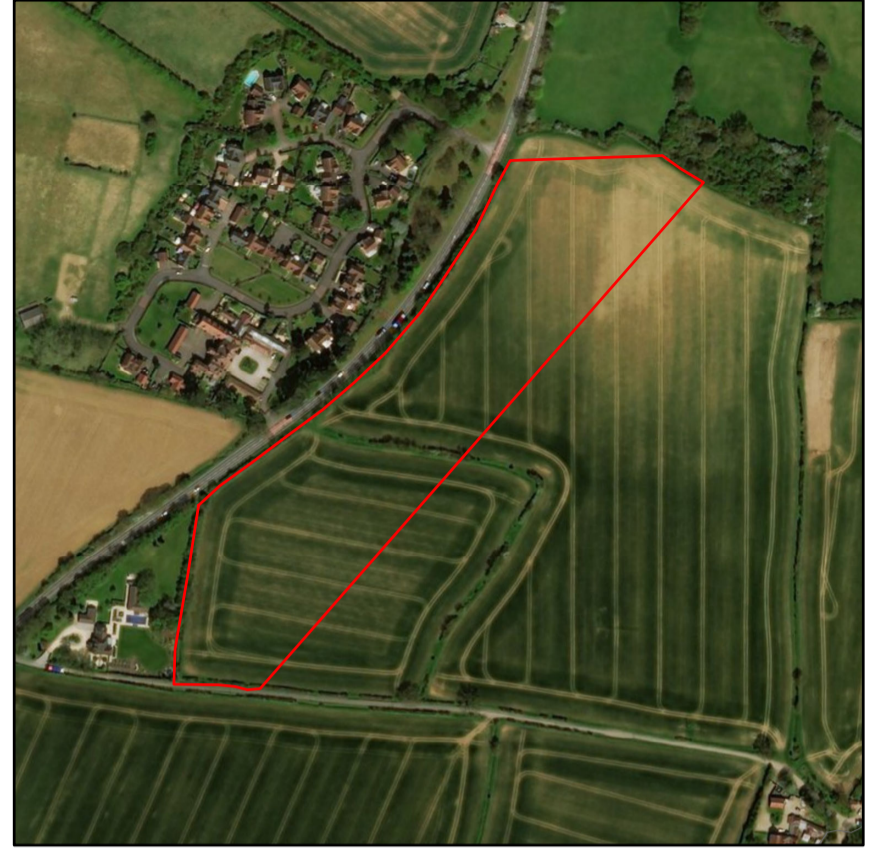
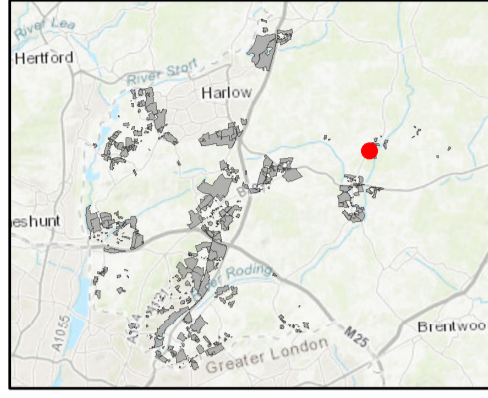
**Baseline yield:** 130 dwellings  
**Source for baseline yield:** Assumption based on 30 dph

**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:** 130



Client  
**Epping Forest District Council**

Job Title  
**Epping Forest District Local Plan**

Drawing Status	Date
<b>Issue</b>	<b>March 2018</b>
Drawing No	Issue
<b>SR-0131</b>	<b>Rev 2</b>

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

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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 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.	Unlikely to impact on settings of Scheduled Monument or Grade I Listed Building due to distance.
1.8b Impact on archaeology	(-) Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	0 Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	0 Site is within Green Belt, but the level of harm caused by release of the land for development would be none.	
3.1 Distance to the nearest rail/tube station	(-) Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0 Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	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	(-) 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.	100% greenfield site not within or adjacent to an existing settlement.
4.2 Impact on agricultural land	(--) Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	(--) Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.	
5.2 Settlement character sensitivity	(-) Development could detract from the existing settlement character.	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)	0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+) Suitable access to site already exists.	
6.5 Contamination constraints	0 No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	0 Area around the site expected to be uncongested at peak time.	

# Site Suitability Assessment

**Site Reference:** SR-0399  
**Parish:** Fyfield  
**Size (ha):** 2.75  
**Address:** Houchin Drive Playing Fields

**Primary use:** Residential  
**Site notes:**

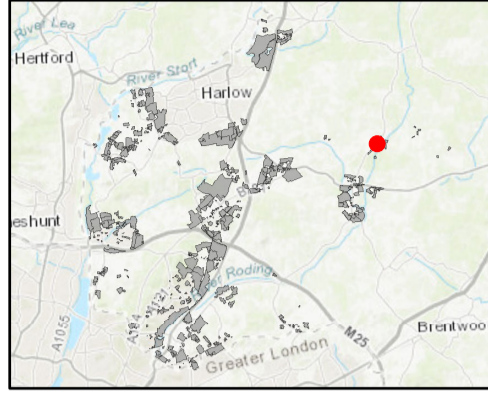
**Baseline yield:** 83 dwellings  
**Source for baseline yield:** Assumption based on 30 dph

**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:** 83



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
**SR-0399**  
 Issue  
**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	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 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.	The site is within the 250m buffer of Fyfield Mill Meadow 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 settings of Grade I or Grade II* Listed Buildings due to distance.
1.8b Impact on archaeology	(-) Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	0 Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	0 Site is within Green Belt, but the level of harm caused by release of the land for development would be none.	
3.1 Distance to the nearest rail/tube station	(-) Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+) Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+) Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(-) Site is more than 4000m from the nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+) 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 (Fyfield).
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 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 existing playing fields. 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 over part of site (Brickworks over east part of site). 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-0879  
**Parish:** Fyfield  
**Size (ha):** 0.30  
**Address:** Poultry Farm, Norwood End, Fyfield, Ongar, Essex

**Primary use:** Residential  
**Site notes:** Farm buildings in a field. Fenced off possibly for development.

**Baseline yield:** 9 dwellings

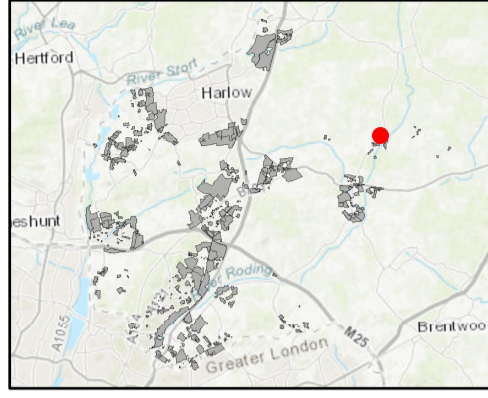
**Source for baseline yield:** Assumption based on 30 dph. The pre-application request is for help with the overall design of a scheme so does not propose a set number of dwellings.

**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



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue** | **March 2018**  
 Drawing No | Issue  
**SR-0879** | **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	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	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	0	Site is within Green Belt, but the level of harm caused by release of the land for development would be none.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	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.
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	(+)	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-0935  
**Parish:** Fyfield  
**Size (ha):** 0.81  
**Address:** Gypsy Mead, Ongar Road, Fyfield, Essex, CM5 0RB

**Primary use:** Residential  
**Site notes:** Car park, derelict restaurant, industrial building and vacant field

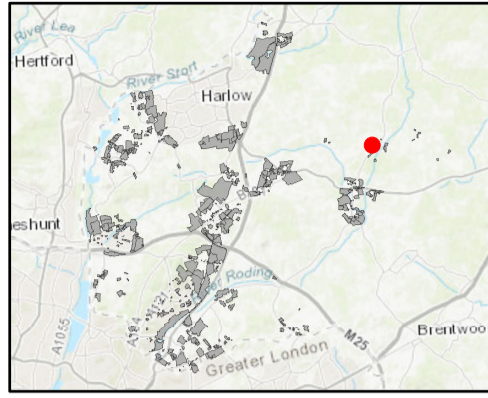
**Baseline yield:** 25 dwellings  
**Source for baseline yield:** Indicated in Call for Sites 2016-2017

**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.

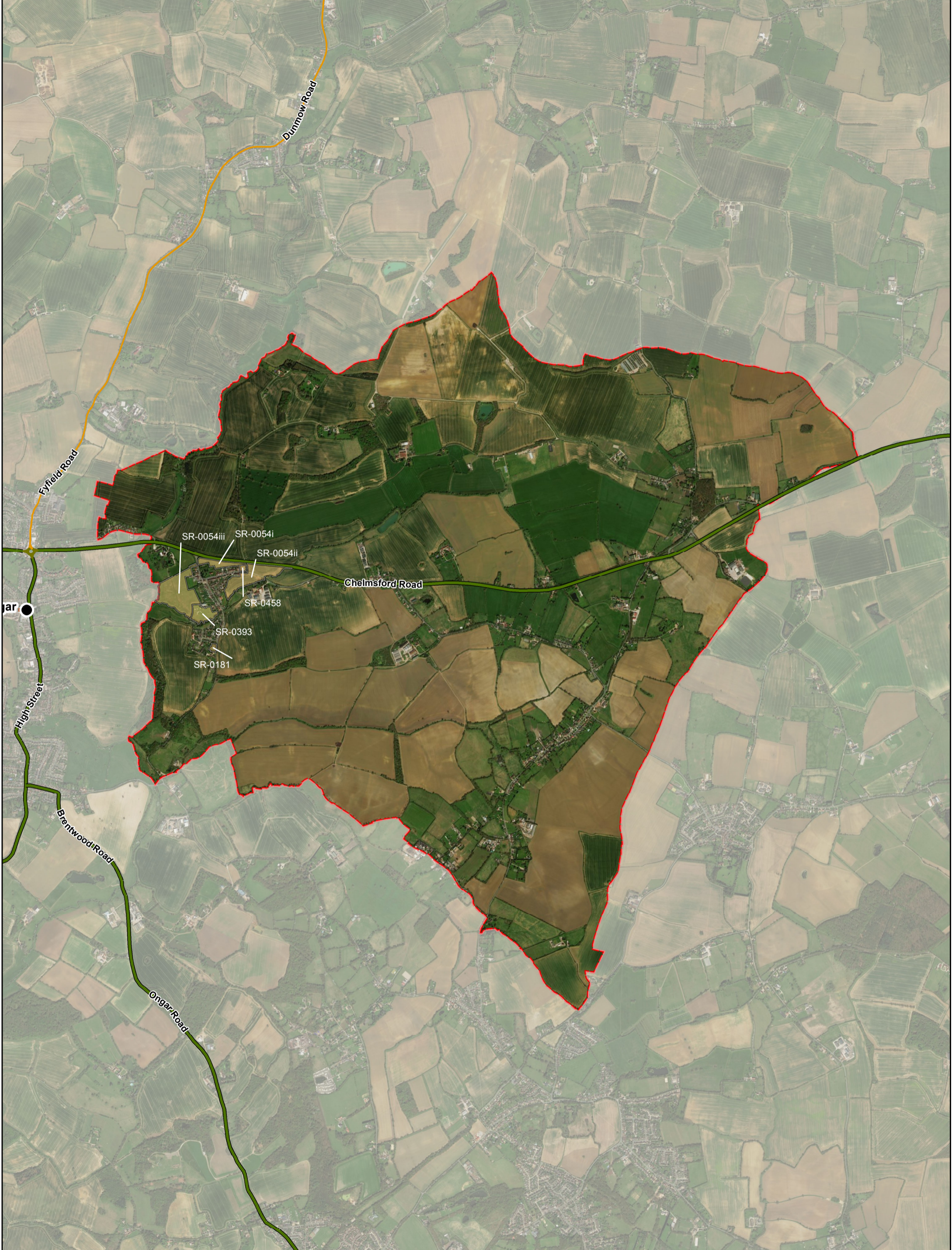
**Dwellings:** 25



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
**SR-0935**  
 Issue  
**Rev 1**

**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	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 partially within a Semi Improved Grassland buffer zone. The site may indirectly affect the BAP priority habitat, but mitigation could be implemented to address this.
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is partially within the Moors 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	0 Site is located within the setting of a heritage asset and effects can be mitigated.	Unlikely to impact on setting of Grade I Listed Building due to distance. Adjacent to Grade II Mill Hatch to south-east of site - impact on setting mitigated through good screening, appropriate density/layout, 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	0 Site is within Green Belt, but the level of harm caused by release of the land for development would be none.	
3.1 Distance to the nearest rail/tube station	(-) Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+) 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	(-) 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.	60% greenfield site, adjacent to an existing settlement (Fyfield).
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.	Site characteristics are such that a detailed assessment would likely find high vulnerability, at least in part of the site. Development would need to be strongly constrained in extent and form so as not likely to adversely affect the wider landscape.
5.2 Settlement character sensitivity	(+) Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.	Proposed development offers potential to bring a vacant site back in to use, subject to sensitive design to reflect adjacent heritage assets and Tree Protection Orders on site.
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 density of development which could be achieved.
6.4 Access to site	(+) Suitable access to site already exists.	Existing access from Ongar Road.
6.5 Contamination constraints	(-) Potential contamination on site, which could be mitigated.	Potential contamination (Garage / Works). Potential adverse impact could be mitigated.
6.6 Traffic impact	(-) Low level congestion expected at peak times within the vicinity of the site.	



**Report on Site Selection**

**ARUP**

Epping Forest District Council

Drawing No.  
EFDC-S2-0010-Rev2

Date: March 2018

Scale: 1:24,500 @A3

**Content**  
Residential Sites for Stage 2 and Stage 6.2 Assessment in High Ongar

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

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**Legend**

- 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.

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B352

# Site Suitability Assessment

**Site Reference:** SR-0054i  
**Parish:** High Ongar  
**Size (ha):** 1.37  
**Address:** Land Surrounding High Ongar, High Ongar, Essex

**Primary use:** Residential  
**Site notes:** Agricultural fields

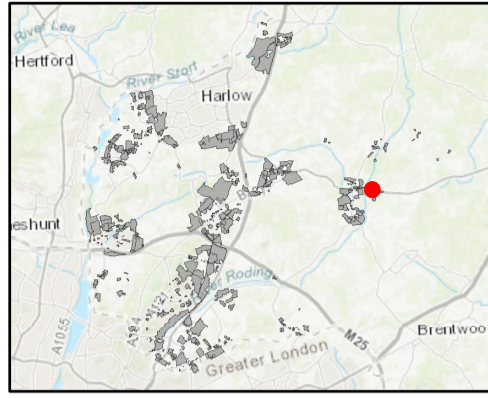
**Baseline yield:** 370 dwellings  
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** Flood risk reducing developable by circa 1/3

**Site selection adjustment:** Assumption based on 20 dph. This portion of split site not subject to flood constraint.

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

**Dwellings:** 41



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

Drawing No  
**SR-0054i**  
 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.
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 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 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	0	Development is unlikely to have an effect on settlement character.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	0	No contamination issues identified on site to date.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

# Site Suitability Assessment

**Site Reference:** SR-0054ii  
**Parish:** High Ongar  
**Size (ha):** 4.56  
**Address:** Land Surrounding High Ongar, High Ongar, Essex

**Primary use:** Residential  
**Site notes:** Agricultural fields

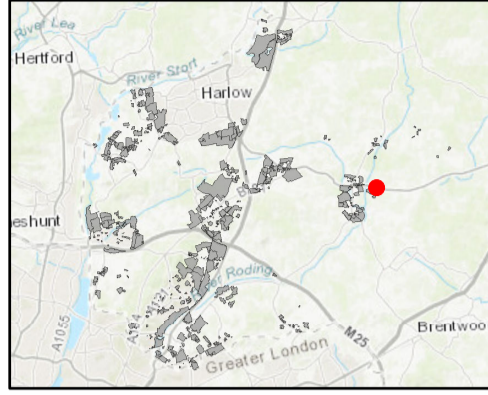
**Baseline yield:** 370 dwellings  
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** Flood risk reducing developable by circa 1/3

**Site selection adjustment:** Assumption based on 30 dph. Capacity reduced by 50% due to flood risk.

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

**Dwellings:** 68

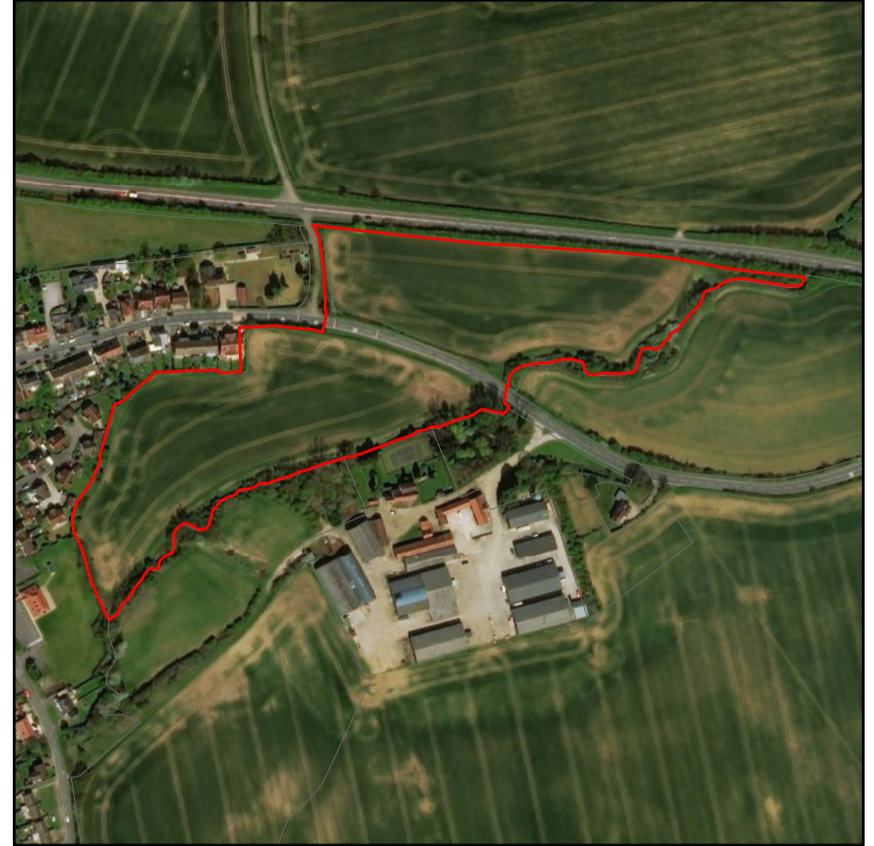


Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**

Drawing No  
**SR-0054ii**  
 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.
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. Some 50% of the site is in Flood Zone 2 of which 45% is in Flood Zone 3a. The location of the higher risk Flood Zones covers the eastern half of the site. The western portion of the site could be developed.
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 setting of High Ongar Conservation Area by altering historic pattern of development. Possible mitigation through high quality design/materials and appropriate 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 A414 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium. The northern part of the site falls within a high sensitivity Green Belt parcel, though if it was released it would have limited impact upon the setting of the historic Stony Park area of Chipping Ongar due to its physical detachment from the settlement.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is 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 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 (High Ongar).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space. 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 located between existing settlement and the river, and could impact views to / from Nash Hall and the village. This could be mitigated through lower density, design and layout.
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 Chelmsford Road and The Street.
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-0054iii  
**Parish:** High Ongar  
**Size (ha):** 6.61  
**Address:** Land Surrounding High Ongar, High Ongar, Essex

**Primary use:** Residential  
**Site notes:** Agricultural fields

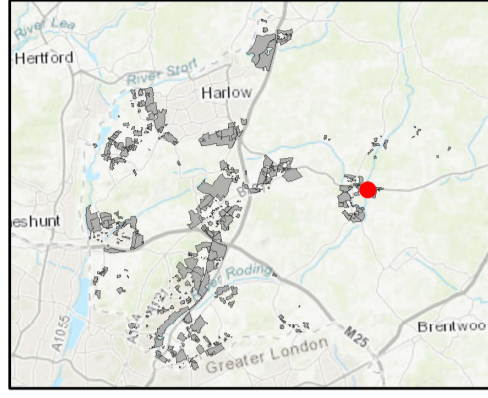
**Baseline yield:** 370 dwellings  
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** Flood risk reducing developable by circa 1/3

**Site selection adjustment:** Assumption based on 30 dph. Capacity reduced by 20% due to flood risk.

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

**Dwellings:** 158



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue | March 2018**  
 Drawing No | Issue  
**SR-0054iii | 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.
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	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	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 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	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-0181  
**Parish:** High Ongar  
**Size (ha):** 0.30  
**Address:** Mill Lane, High Ongar, CM5 9RQ

**Primary use:** Residential  
**Site notes:** Vacant scrub land

**Baseline yield:** 10 dwellings

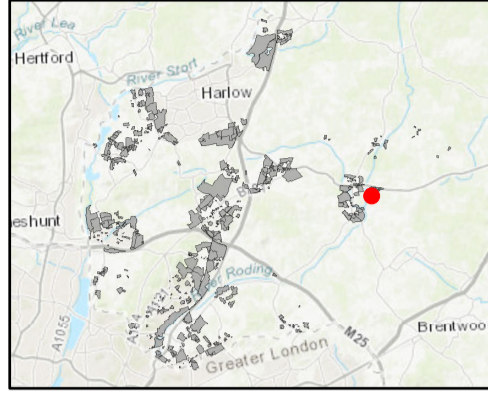
**Source for baseline yield:** Assumption based on 30 dph

**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  
**Issue**  
 Date  
**March 2018**  
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**SR-0181**  
 Issue  
**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	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 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	0	Site is within Green Belt, but the level of harm caused by release of the land for development would be none.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	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 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	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)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	0	Access to the site can be created within landholding adjacent to the highway.
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-0393  
**Parish:** High Ongar  
**Size (ha):** 1.85  
**Address:** Land north of Millfield, Ongar

**Primary use:** Residential  
**Site notes:**

**Baseline yield:** 56 dwellings

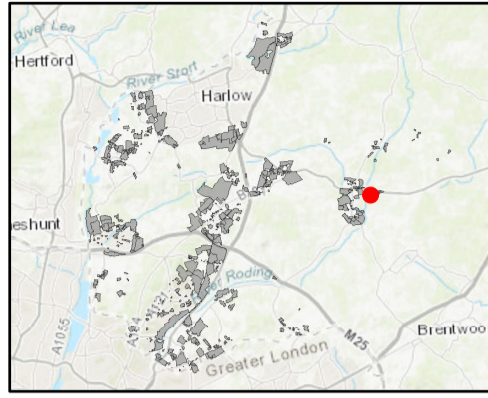
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** Reduction in site capacity by 1/2 due to flood risk

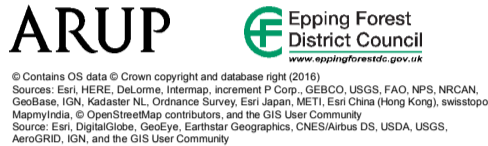
**Site selection adjustment:** None

**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-0393**  
 Issue  
**Rev 2**



Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(-)	Site within Flood Zone 3a where exception test required. Some 64% of the site is in Flood Zone 2 of which 60% is in Flood Zone 3a. The location of the higher risk Flood Zone covers the southern half of the site. The northern portion of the site could be developed.
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 Scheduled Monument, Conservation Area or Grade I Listed Building due to distance. Grade II Listed Buildings nos.46, 48 and 50 Clatterford End to east of site - setting should be considered.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	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 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.
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. The site is adjacent to an area of high sensitivity but is well screened by mature hedges. The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on the adjacent highly sensitive landscape cha
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character. Site comprises part of Roding River Valley. Development of the scale proposed has the potential to impact the settlement character.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade. Access is down lane adjacent to stream - stream may need to be culverted to achieve suitable access road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (Land raise / Sewage Treatment Works). 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-0458  
**Parish:** High Ongar  
**Size (ha):** 0.22  
**Address:** Southgate, The Street, High Ongar, Essex, CM5 9NH

**Primary use:** Residential  
**Site notes:** Domestic garden land.

**Baseline yield:** 7 dwellings

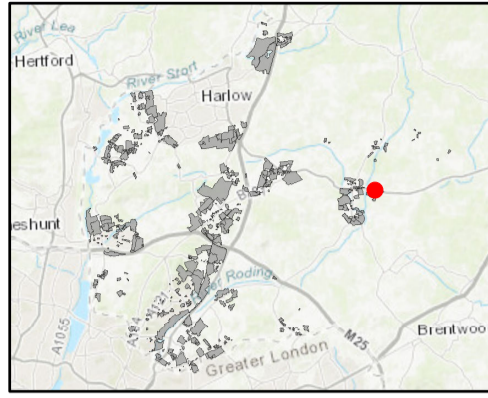
**Source for baseline yield:** Assumption based on 30 dph

**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.

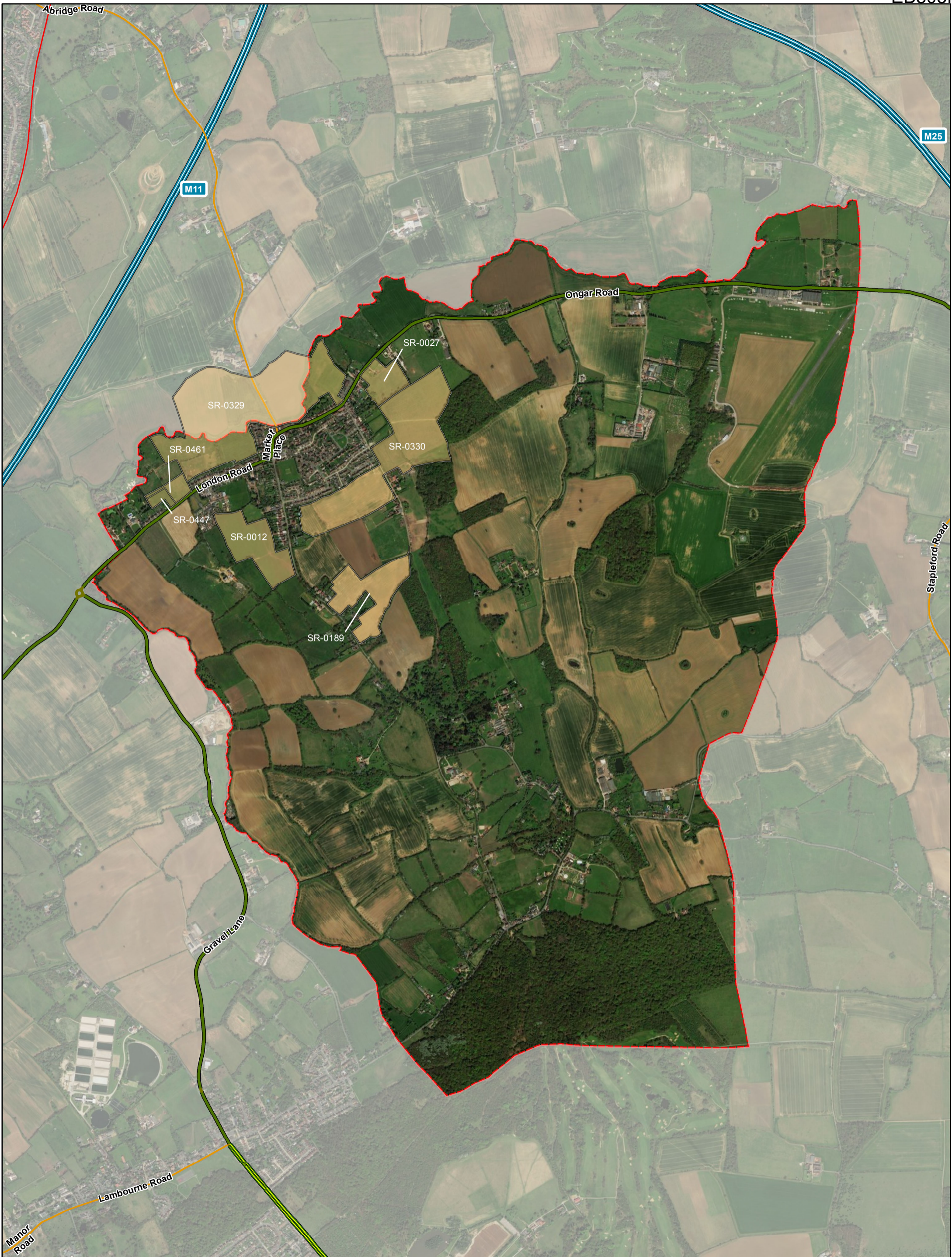
**Dwellings:** 7



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
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**Issue**  
 Date  
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 Drawing No  
**SR-0458**  
 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.	
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 Grade I Listed Building due to distance, scale of site, and position along road (following existing development pattern).
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 A414 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	(-) Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	Most of the site falls within a high sensitivity Green Belt parcel, though the proposed development would have limited impact upon the setting of the historic Stony Park area of Chipping Ongar due to its physical detachment from the settlement and small
3.1 Distance to the nearest rail/tube station	(-) Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+) Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+) Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+) Site is 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 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 (High Ongar).
4.2 Impact on agricultural land	(--) Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0 Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	
5.2 Settlement character sensitivity	(-) Development could detract from the existing settlement character.	Site is an existing garden, development of which could negatively impact the edge-of-settlement character. Impact could be mitigated through lower density, design and layout.
6.1 Topography constraints	(-) Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0 Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(-) Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	Access via existing house on site.
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.	B358



**Report on Site Selection**

**ARUP**

Epping Forest District Council

Drawing No.

EFDC-S2-0011-Rev2

Date: March 2018

Scale: 1:16,500 @A3

**Content**

Residential Sites for Stage 2 and Stage 6.2 Assessment in Lambourne

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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



# Site Suitability Assessment

**Site Reference:** SR-0012  
**Parish:** Lambourne  
**Size (ha):** 7.52  
**Address:** Land to the south of 62 Hoe Lane, Abridge, Romford, Essex, RM4 1AU  
**Primary use:** Residential  
**Site notes:** Agricultural/Grazing Fields

**Baseline yield:** 25 dwellings

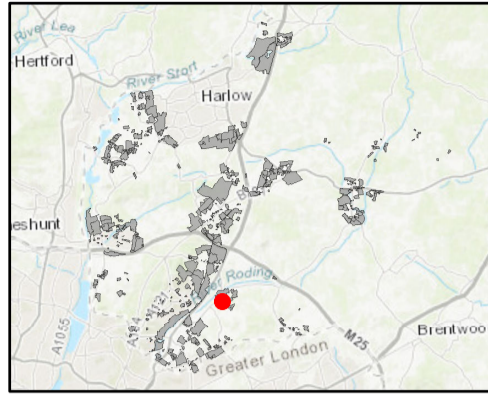
**Source for baseline yield:** Indicated in Call for Sites

**Site constraints:** High pressure gas pipeline runs through southern half of site. Promoted capacity would only need a small amount of site to ensure delivery

**Site selection adjustment:** None

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

**Dwellings:** 25



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue** | **March 2018**  
 Drawing No | Issue  
**SR-0012** | **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	(-) 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 east 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.	
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 Grade II* Listed Building due to distance.
1.8b Impact on archaeology	0 There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0 Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-) Site is within Green Belt, where the level of harm caused by release of the land for development would be 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	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	(-) 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 (Abridge).
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.	Site could comprise extension to Abridge. 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	(-) 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.	Southern half of site is in HSE middle zone (25% in the inner zone). Promoted capacity of 25 dwellings requires less than half site area. Mitigation possible through layout design. HSE guidance advise against development for inner zone.
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.	Access off Hoe 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.	B360

# Site Suitability Assessment

**Site Reference:** SR-0027  
**Parish:** Lambourne  
**Size (ha):** 3.50  
**Address:** Woodgrange Poultry Farm, 52 Ongar Road, Abridge, Essex, RM4 1UH  
**Primary use:** Residential  
**Site notes:** Dwelling house, paddocks and adjacent field

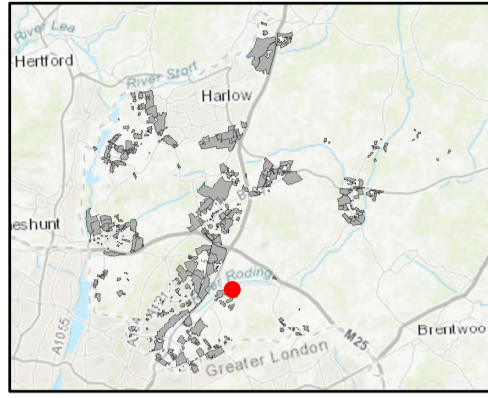
**Baseline yield:** 104 dwellings  
**Source for baseline yield:** Assumption based on 30 dph

**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:** 104



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue | March 2018**  
 Drawing No | Issue  
**SR-0027 | 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 Apes Grove 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 the buffer zones for Deciduous Woodland and Coastal Floodplain Grazing Marsh habitats. 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 Ape's Grove 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 settings of Scheduled Monument or 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	(-) 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	(-) Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+) Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+) Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+) Site is 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 more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+) Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network	Not applicable.	
4.1 Brownfield and Greenfield Land	(--) Majority of the site is greenfield land that is neither within nor adjacent to a settlement.	100% greenfield site not within or adjacent to an existing settlement.
4.2 Impact on agricultural land	(--) Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	(--) Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.	
5.2 Settlement character sensitivity	(-) Development could detract from the existing settlement character.	Site would comprise extension to Abridge. Proposed density is higher than neighbouring development, and site is of a scale that could negatively impact on the character of the settlement. Sensitive design and layout could mitigate impacts.
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 off Chipping Ongar Road.
6.5 Contamination constraints	(-) Potential contamination on site, which could be mitigated.	Potential contamination (Haulage Depot, Gravel Pit, Poultry Farm). Potential adverse impact that could be mitigated.
6.6 Traffic impact	(-) Low level congestion expected at peak times within the vicinity of the site.	B361

# Site Suitability Assessment

**Site Reference:** SR-0189  
**Parish:** Lambourne  
**Size (ha):** 8.12  
**Address:** Land at Hoe Lane/New Farm Drive, Abridge, Essex

**Primary use:** Residential  
**Site notes:** Agricultural field

**Baseline yield:** 244 dwellings

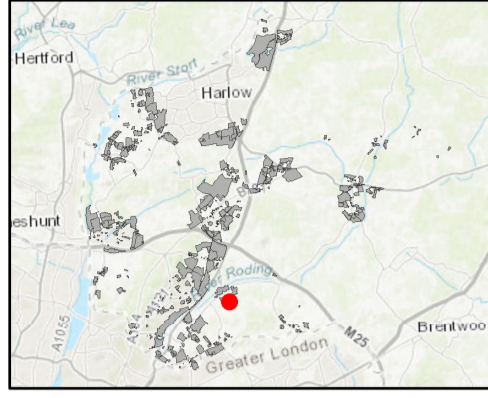
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** Circa 5% of the site is covered by SR-0505 (1 dwelling) and as such this is omitted from the yield 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:** 245



Client  
**Epping Forest District Council**

Job Title  
**Epping Forest District Local Plan**

Drawing Status	Date
<b>Issue</b>	<b>March 2018</b>
Drawing No	Issue
<b>SR-0189</b>	<b>Rev 2</b>

**ARUP** Epping Forest District Council  
[www.eppingforestdc.gov.uk](http://www.eppingforestdc.gov.uk)

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	(-)	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	(-)	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	(+)	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 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 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-0329  
**Parish:** Lambourne  
**Size (ha):** 31.64  
**Address:** Abridge, North Area

**Primary use:** Residential  
**Site notes:** Broad Area North of Abridge, comprising agricultural land.

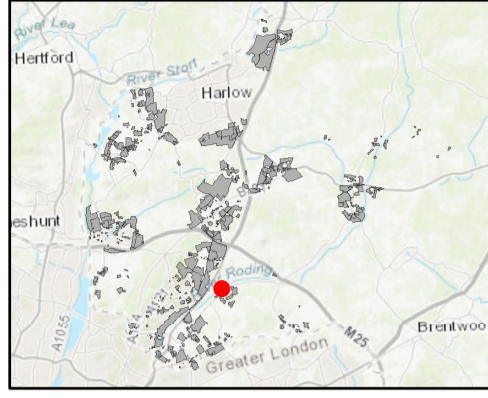
**Baseline yield:** 939 dwellings  
**Source for baseline yield:** Assumption based on 30 dph

**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:** 939



Client  
**Epping Forest District Council**

Job Title  
**Epping Forest District Local Plan**

Drawing Status	Date
<b>Issue</b>	<b>March 2018</b>
Drawing No	Issue
<b>SR-0329</b>	<b>Rev 2</b>

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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	(-)	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 3b and not likely to be suitable for development.
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 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	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	(+)	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	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	(--)	Moderate peak time congestion expected within the vicinity of the site.

# Site Suitability Assessment

**Site Reference:** SR-0330  
**Parish:** Lambourne  
**Size (ha):** 21.57  
**Address:** Land east and west of New Farm Drive, South Abridge

**Primary use:** Residential  
**Site notes:** Broad Area South and East of Abridge comprising agricultural fields

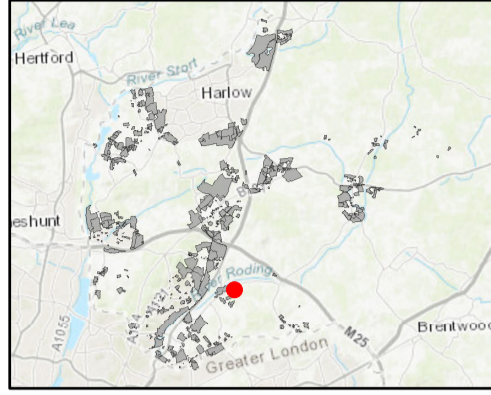
**Baseline yield:** 641 dwellings  
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** Gas pipeline runs through site, reducing potential capacity by 1/3

**Site selection adjustment:** None

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

**Dwellings:** 427



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue | March 2018**  
 Drawing No | Issue  
**SR-0330 | 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	0 Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0 Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	(-) Site is adjacent to or contains Ancient Woodland but possible effects can be mitigated.	The site is adjacent to Apes Grove Ancient Woodland. The site may directly affect a portion of the Ancient Woodland, but impacts may be mitigated against through considered masterplanning or compensation Woodland planting.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-) 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 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	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 areas of Deciduous Woodland and Wet 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.	The site is adjacent to Alder Wood LWS and Ape's Grove 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 settings of Scheduled Monument, Conservation Area or Grade II* Listed Building due to distance.
1.8b Impact on archaeology	0 There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0 Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-) Site is within Green Belt, where the level of harm caused by release of the land for development would be 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	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	(+) Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network	Not applicable.	
4.1 Brownfield and Greenfield Land	(-) Majority of the site is greenfield land adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (Abridge).
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 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 74% of the site in HSE middle zone and inner zone runs through middle of entire site. Due to size and location of inner zone mitigation will be difficult. Sensitivity level 3. HSE guidance advise against development for middle and inner zones.
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 off New Farm Drive.
6.5 Contamination constraints	(-) Potential contamination on site, which could be mitigated.	Potential contamination over small parts of site (Infilled Ponds and landfill within 250m). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0 Area around the site expected to be uncongested at peak time.	B364

# Site Suitability Assessment

**Site Reference:** SR-0447  
**Parish:** Lambourne  
**Size (ha):** 0.74  
**Address:** Land adjoining 110 London Road, Abridge and to rear of 110-118 London Road, Abridge  
**Primary use:** Residential  
**Site notes:** Open site adjoining and to the rear of dwellings on London Road.

**Baseline yield:** 61 dwellings

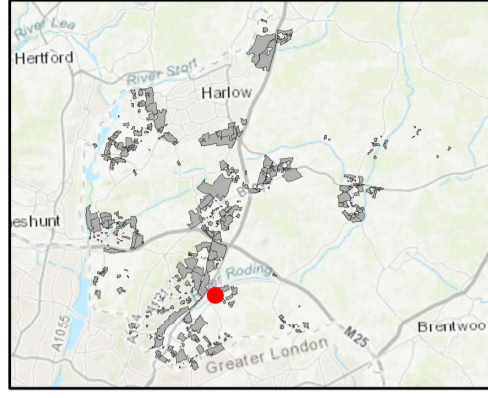
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** Circa 1/3 of the site covers the same area as SR-0461 (17 dwellings). This is omitted from the yield to avoid double counting.

**Site selection adjustment:** Capacity reinstated for site selection assessment (17 dwellings) 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:** 61



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
**SR-0447**  
 Issue  
**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	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 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.	
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	(-) 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	(+) 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 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 (Abridge).
4.2 Impact on agricultural land	(-) Development of the site would result in the loss of poorer quality agricultural land (grade 4-5).	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	(--) Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.	Key characteristics of the adjacent landscape sensitivity zone assessed as highly sensitive extend to the majority of the site. Development would likely adversely affect wider landscape character, unless confined to the area adjacent to the settlement.
5.2 Settlement character sensitivity	(-) Development could detract from the existing settlement character.	Site could constitute infill on London Road. However, the proposed density is significantly higher than surrounding development, and could impact 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.	Access off London Road.
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.	B365



# Site Suitability Assessment

**Site Reference:** SR-0461  
**Parish:** Lambourne  
**Size (ha):** 2.04  
**Address:** Part of land adjoining 110 London Road, Abridge and to rear of 110-118 London Road, Abridge  
**Primary use:** Residential  
**Site notes:** Open site to the rear of dwellings on London Road.

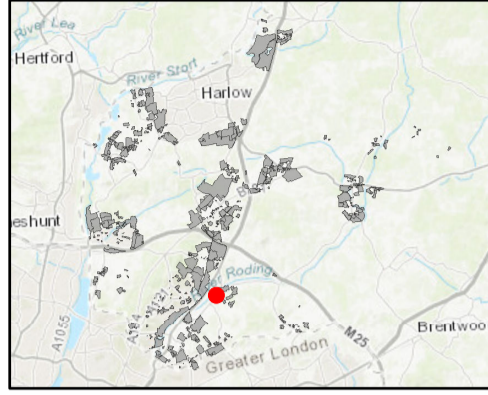
**Baseline yield:** 17 dwellings  
**Source for baseline yield:** Assumption based on 30 dph

**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.

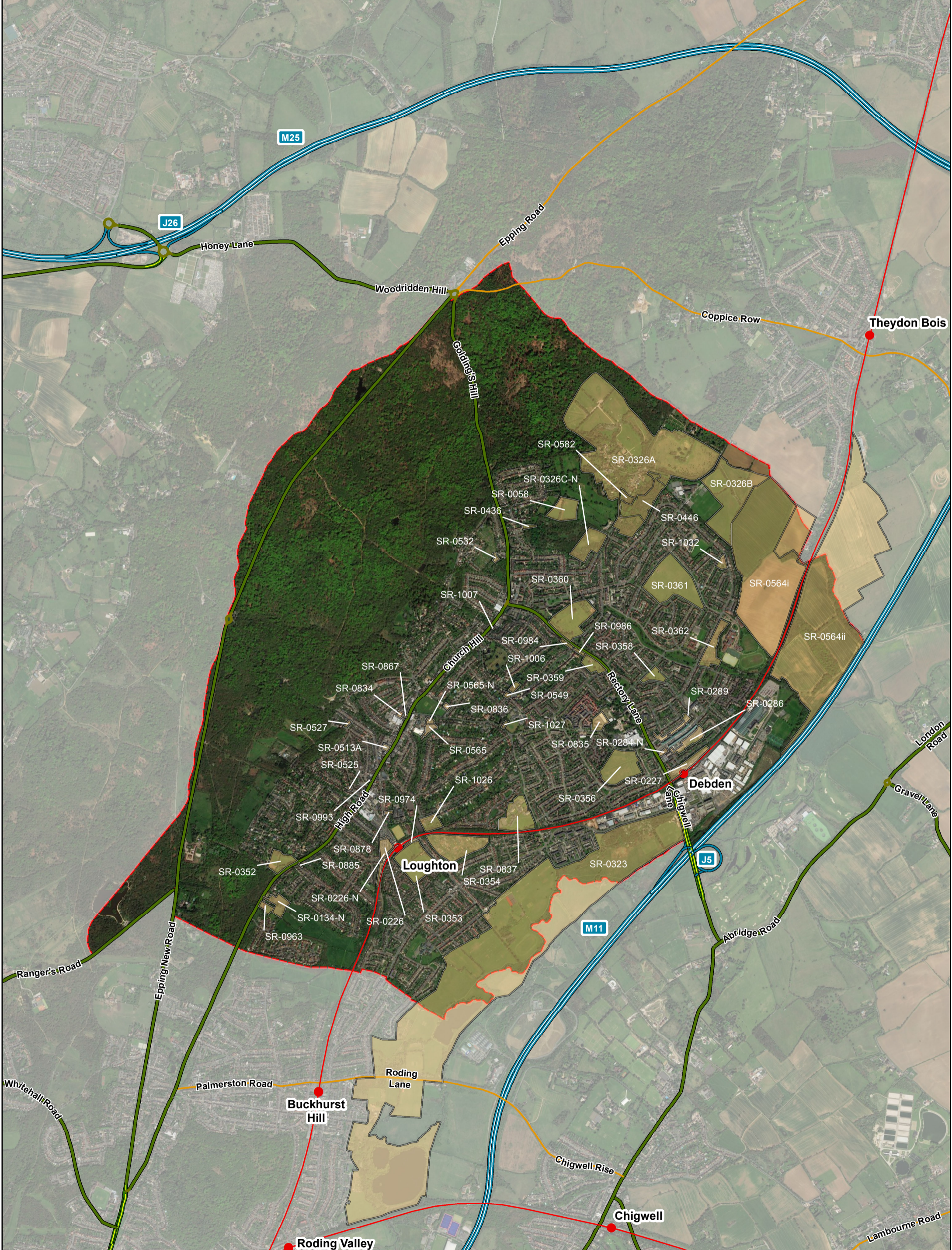
**Dwellings:** 17



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue | March 2018**  
 Drawing No | Issue  
**SR-0461 | 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 adjacent to a BAP priority habitat with no main features, and within the relevant 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.	
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 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	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 (Abridge).
4.2 Impact on agricultural land	(-) Development of the site would result in the loss of poorer quality agricultural land (grade 4-5).	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	(--) Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.	Key characteristics of the adjacent landscape sensitivity zone assessed as highly sensitive extend to the majority of the site. Development would likely adversely affect wider landscape character, unless confined to the area adjacent to the settlement.
5.2 Settlement character sensitivity	0 Development is unlikely to have an effect on settlement character.	Site would constitute infill on London Road. The proposed density accords with surrounding development, and is unlikely to 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.	Access off London 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.	B366



**Report on Site Selection**

**ARUP**

Epping Forest District Council

Drawing No. EFDC-S2-0025-Rev2
Date: March 2018
Scale: 1:22,500 @A3

**Content**  
Residential Sites for Stage 2 and 6.2 Assessment in Loughton

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

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**Legend**

- 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

B367

# Site Suitability Assessment

**Site Reference:** SR-0058  
**Parish:** Loughton  
**Size (ha):** 2.53  
**Address:** Land to North of Clay's Lane, Loughton, Essex, IG10 2RZ

**Primary use:** Residential  
**Site notes:** Agricultural field/stable paddocks

**Baseline yield:** 78 dwellings

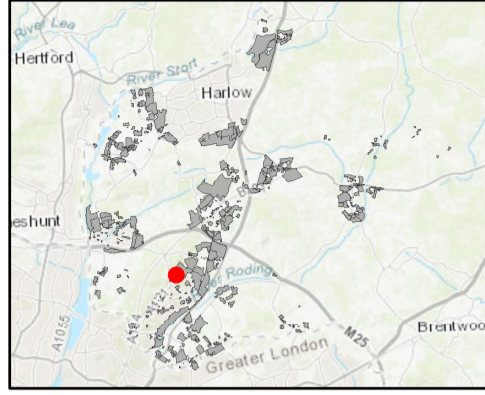
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** None

**Site selection adjustment:** None

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

**Dwellings:** 78



Client  
**Epping Forest District Council**

Job Title  
**Epping Forest District Local Plan**

Drawing Status	Date
<b>Issue</b>	<b>March 2018</b>
Drawing No	Issue
<b>SR-0058</b>	<b>Rev 2</b>

**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 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.
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	(--)	Site is likely to result in harm to Epping Forest Buffer Land which cannot be mitigated. 33% of site is within Epping Forest Buffer Land, which would significantly reduce the proposed yield. No mitigation is likely.
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 a Deciduous Woodland habitat. 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	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 (Loughton).
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	(-)	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 wider landscape character area. The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on adjacent landscape character area.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character. Site is identified as a potential regeneration area, located on the edge of the settlement, adjacent to Epping Forest. Development could detract from the character that the forest setting provides, however could be mitigated through design and layout.
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 (Made Ground). 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-0134-N  
**Parish:** Loughton  
**Size (ha):** 1.38  
**Address:** Beech Farm, High Road, Loughton, Essex IG10 4JJ

**Primary use:** Residential  
**Site notes:** Agricultural fields

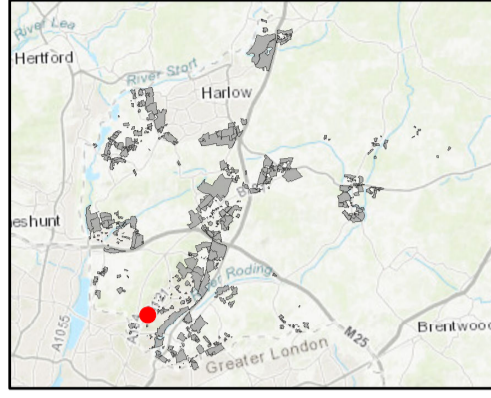
**Baseline yield:** 41 dwellings  
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** HSE Inner Zone affects the north-western and southern parts of the site (6%). Capacity adjusted proportionally to account for the constrained part of site to remove it from the developable area.


**Site selection adjustment:** None

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

**Dwellings:** 38



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
**SR-0134-N**  
 Issue  
**Rev 1**

**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 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	(-)	Site is adjacent to or contains Ancient Woodland but possible effects can be mitigated. The site is adjacent to the Epping-Ambresbury Banks Ancient Woodland. The site would likely indirectly affect a small area of the Ancient Woodland but it is likely that potential effects can be mitigated.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	(+)	Site may assist in extending Epping Forest Buffer Land. South-eastern corner of site is adjacent to Buffer Land. Submitted plans show that land to the south-east, under same ownership, is not proposed for development. Potential for improved connections to existing Buffer Land and extension of 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 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 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. The site is close to the A121 and therefore mitigation measures may 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	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. 95% greenfield site, adjacent to an existing settlement (Loughton).
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 the potential to influence the wider landscape character area. The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on the site's landscape context.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character. Site is identified as a potential regeneration area. Proposed density reflects the character of the area. Therefore, development is not likely to have an impact on the existing 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	(-)	Gas or oil pipelines may constrain part of the site but there is potential for mitigation. Approximately 20% of site is in HSE middle consultation zone and 6% is in inner zone. Potential for mitigation due to size of site, through site layout. HSE guidance is 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	(+)	Suitable access to site already exists. Existing access from High Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (Infilled Pond). 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-0226  
**Parish:** Loughton  
**Size (ha):** 1.00  
**Address:** Loughton London Underground car park, adjacent to station, off Old Station Road, IG10 4  
**Primary use:** Residential  
**Site notes:** Existing use as London Underground car park.

**Baseline yield:** 160 dwellings

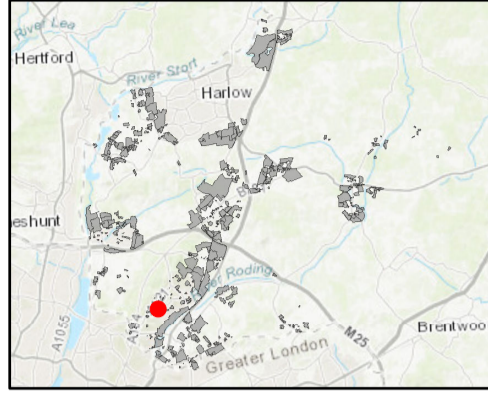
**Source for baseline yield:** Indicated in Call for Sites



**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:** 160



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue** | **March 2018**  
 Drawing No | Issue  
**SR-0226** | **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.
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	(+)	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	(+)	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	(-)	Low level congestion expected at peak times within the vicinity of the site.

# Site Suitability Assessment

**Site Reference:** SR-0226-N  
**Parish:** Loughton  
**Size (ha):** 1.62  
**Address:** Loughton London Underground Car Park, Station Road, Loughton, Essex, IG10 4NZ  
**Primary use:** Residential  
**Site notes:** Car park

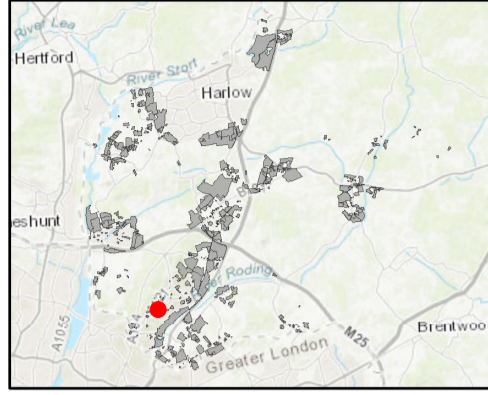
**Baseline yield:** 114 dwellings  
**Source for baseline yield:** Indicated in representation to Draft Local Plan consultation

**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:** 114



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
**SR-0226-N**  
 Issue  
**Rev 1**

**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. 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 (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.
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. Loughton Station GII LB and LLB signal box - settings should be considered. Demolition of signal box would be resisted. Mitigation through appropriate high quality design/materials and retention of LLB. Unlikely to impact on CA setting 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 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	(+)	Site is less than 1000km 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 (Loughton).
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 station arrival area, subject to appropriate design for the re-provision of parking close to station.
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, 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. Existing Access from Old Station Road. There is potential to provide further points of access from Meadow Road and Algers Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (Railway Goods and Coal Yard). Potential adverse impact could be mitigated.
6.6 Traffic impact	(--)	Moderate peak time congestion expected within the vicinity of the site. B371

# Site Suitability Assessment

**Site Reference:** SR-0227  
**Parish:** Loughton  
**Size (ha):** 1.66  
**Address:** Debden London Underground Car Park and land adjacent to station, off Chigwell Lane, IG10 3  
**Primary use:** Residential  
**Site notes:** Existing use as London underground car park and vehicle yard

**Baseline yield:** 244 dwellings

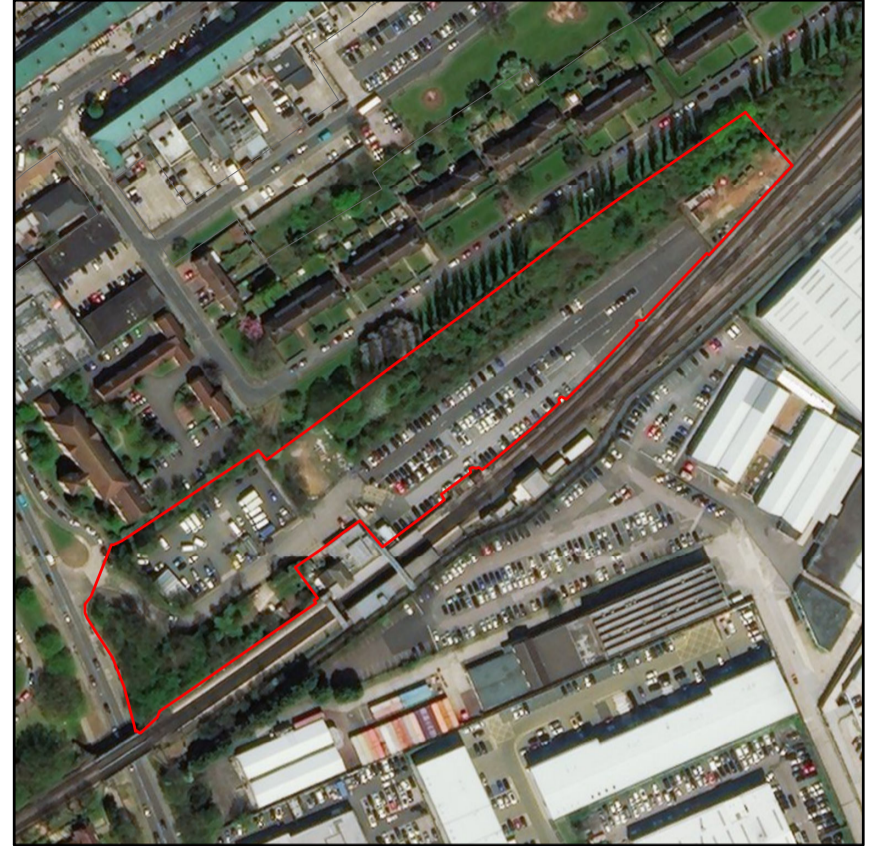
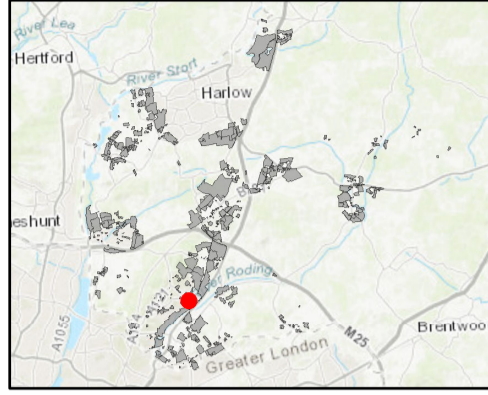
**Source for baseline yield:** Indicated in Call for Sites

**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:** 244



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue** | **March 2018**  
 Drawing No | Issue  
**SR-0227** | **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 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 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 the buffer zone for Deciduous Woodland. 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 for the Roding Valley Meadows 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.
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 A1168 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 previously developed land within or adjacent to a settlement. 100% brownfield site, within an existing settlement (Loughton).
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. Site is a car park and identified as a potential regeneration area. Redevelopment could enhance the character of the station arrival area, subject to appropriate design for the re-provision of parking close to station.
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 (Railway Station & Coal Yard). Potential adverse impact that could be mitigated.
6.6 Traffic impact	(--)	Moderate peak time congestion expected within the vicinity of the site. B372

# Site Suitability Assessment

**Site Reference:** SR-0284-N  
**Parish:** Loughton  
**Size (ha):** 0.20  
**Address:** Chigwell Lane Service Station, Loughton Broadway, Loughton, Essex, IG10 3SZ  
**Primary use:** Residential  
**Site notes:** Service station

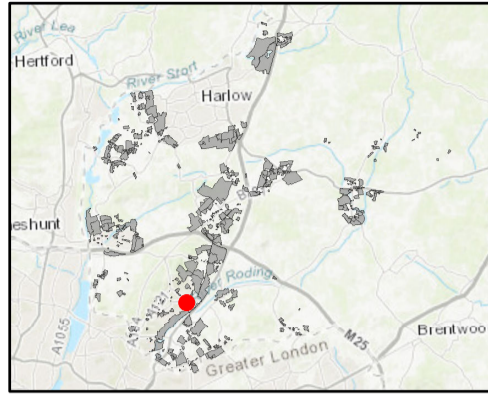
**Baseline yield:** 30 dwellings  
**Source for baseline yield:** Indicated in Call for Sites 2016-2017

**Site constraints:** No constraints identified.

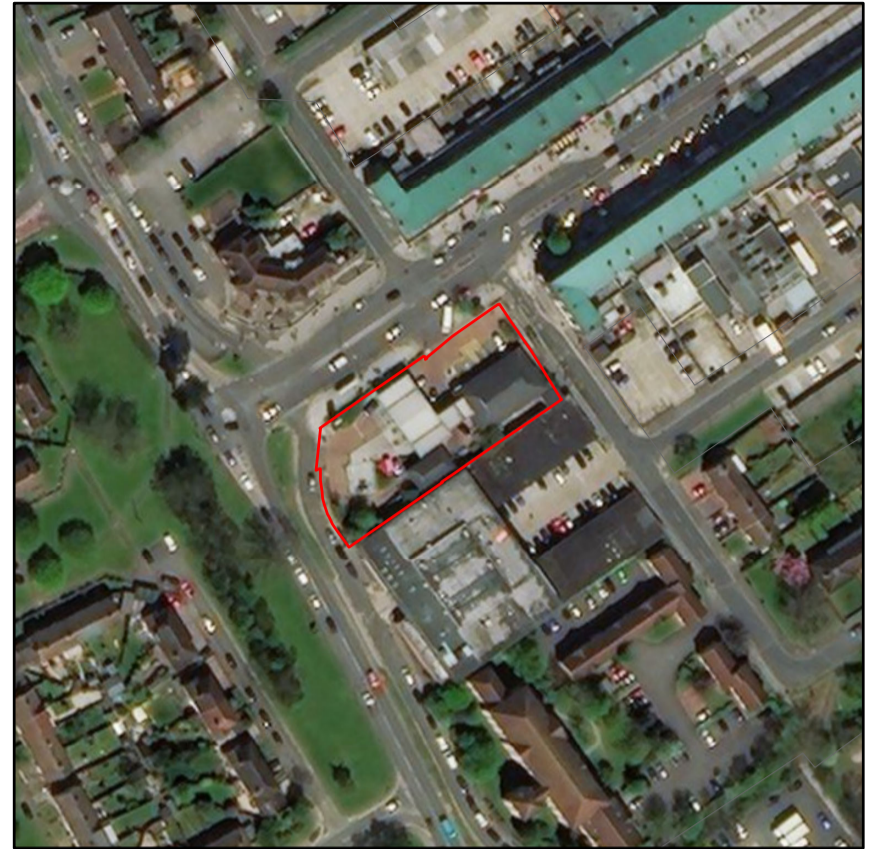
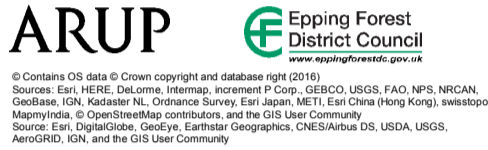
**Site selection adjustment:** None

**Community feedback:** Feedback was received on LOU-8 which is within or near to this site. Refer to Appendix B1.4 for further details.

**Dwellings:** 30



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue | March 2018**  
 Drawing No | Issue  
**SR-0284-N | Rev 1**



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	(-)	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	(+)	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	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact	(--)	Moderate peak time congestion expected within the vicinity of the site.

Residential development located between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure likely.

Parts of the site are very close to the A1168 and therefore mitigation measures are likely to be required.

100% brownfield site, within an existing settlement (Loughton).

The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.

Site is identified as a potential regeneration area in the Development Brief. Low density housing development proposed above retail which improves the mixed-use character of the area.

Potential contamination (Repair and Refuelling Garage). Potential adverse impact could be mitigated.



# Site Suitability Assessment

**Site Reference:** SR-0286  
**Parish:** Loughton  
**Size (ha):** 1.38  
**Address:** Burton Road, Loughton Broadway

**Primary use:** Residential  
**Site notes:** Urban site comprising three plots along Burton Road identified in Loughton Broadway Development Brief as opportunity Sites 5, 6 and 7. Adjacent land (car park and green area) - current uses as garages/retail service area/car parking.

**Baseline yield:** 53 dwellings (Dev Brief) + 27 Dwellings (remaining land)

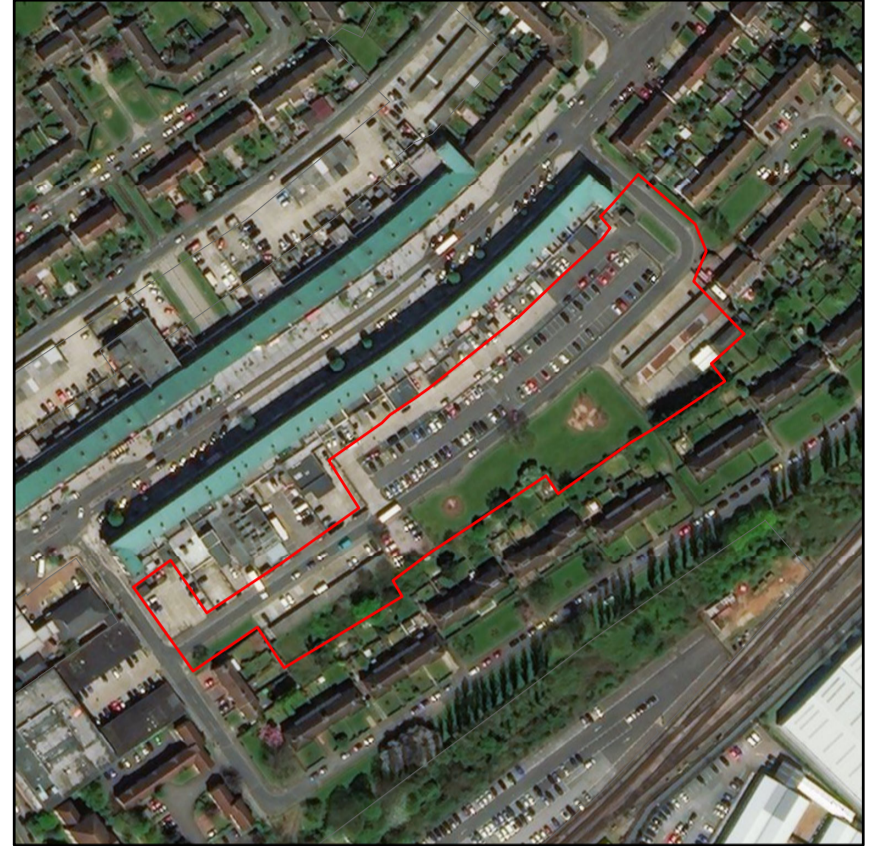
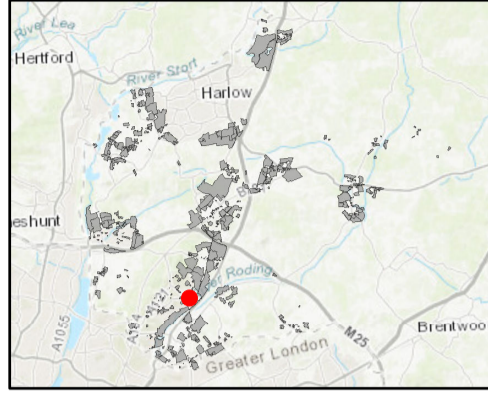
**Source for baseline yield:** Development Brief for three plots (opportunity sites 5, 6, and 7). Additional land at 40 dph, plus some retail/commercial floorspace at ground floor

**Site constraints:** Planning permission (EPF/1007/15) was granted for 51 affordable homes. EFDC has asked that the 27 dwellings on 'remaining land' are maintained in the assessment.


**Site selection adjustment:** None

**Community feedback:** Feedback was received on LOU-9 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  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
**SR-0286**  
 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	(-)	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	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	0	Area around the site expected to be uncongested at peak time.

# Site Suitability Assessment

**Site Reference:** SR-0289  
**Parish:** Loughton  
**Size (ha):** 0.86  
**Address:** Vere Road, Loughton Broadway

**Primary use:** Residential  
**Site notes:** Car parking and garages to the rear of Loughton Broadway

**Baseline yield:** 41 dwellings

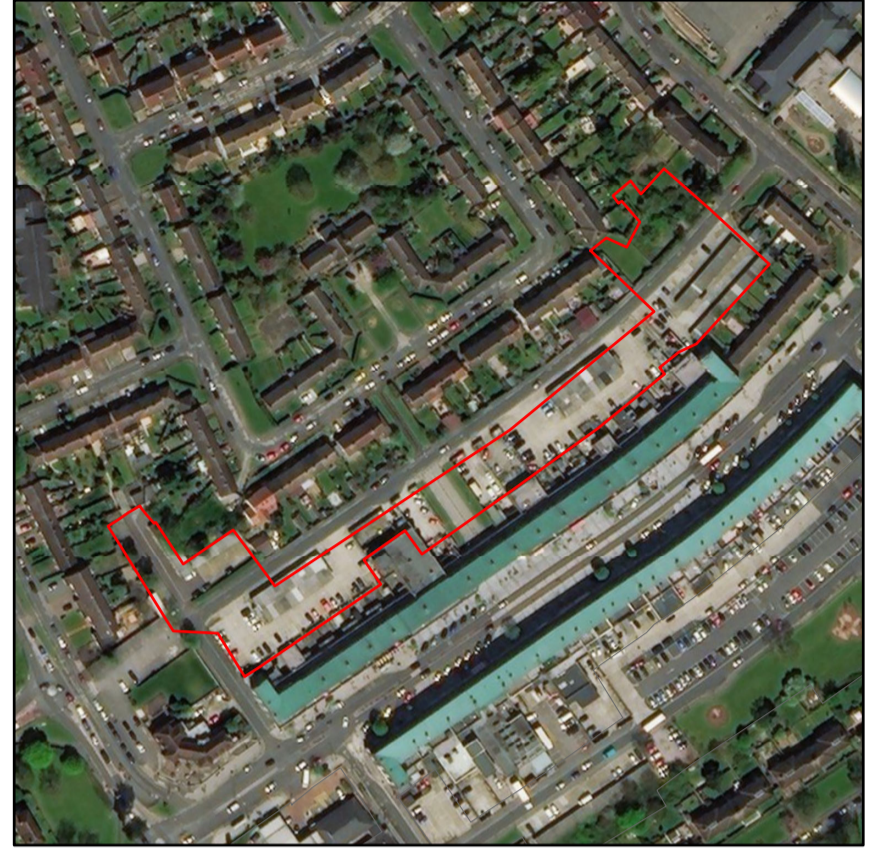
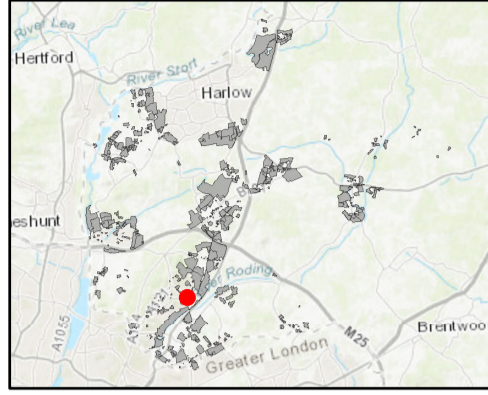
**Source for baseline yield:** Development Brief

**Site constraints:** None

**Site selection adjustment:** None

**Community feedback:** Feedback was received on LOU-6 which is within or near to this site. Refer to Appendix B1.4 for further details.

**Dwellings:** 41



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue | March 2018**  
 Drawing No | Issue  
**SR-0289 | 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 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. Unlikely to impact on setting of Schedule Monument due to distance (very edge of 1km buffer).
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. Site is likely to be far enough away from M11 to not have a significant impact.
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 (Loughton).
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.
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 identified as a potential regeneration area in Development Brief. It comprises surface car park, garages and open space. Re-development could enhance the character of the area.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination over part of site (Brickworks). 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-0323  
**Parish:** Loughton  
**Size (ha):** 139.61  
**Address:** Loughton, south-east area

**Primary use:** Residential  
**Site notes:** Broad area east of Loughton between settlement and M11. Includes a stream running through the site, woodland and playing fields to the rear of existing dwellings.

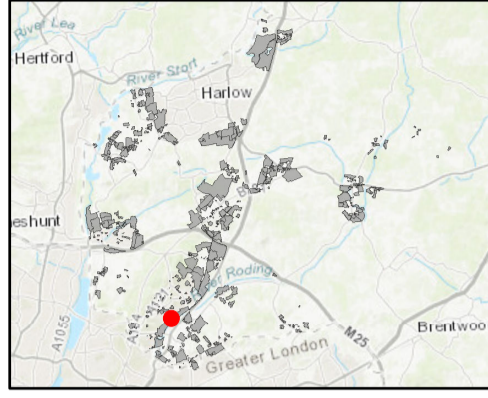
**Baseline yield:** 4,182 dwellings  
**Source for baseline yield:** Assumption based on 30 dph

**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:** 4,182



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue | March 2018**  
 Drawing No | Issue  
**SR-0323 | 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. Residential development located just over 500m from Epping Forest Special Area of Conservation. Recreational pressure likely and given scale of site bespoke mitigation may be required.
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 unlikely to be possible to mitigate the effects of the proposed development. The site directly affects the Roding Valley Meadows SSSI and is likely to pose a risk to the features of the SSSI. Consultation with Natural England is required. Furthermore, the effects on the features of the SSSI are unlikely to be possible to mitigate.
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 28 Ancient trees directly affected by the site. The trees are dispersed within 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	(--)	Features and species in the site unlikely to be retained and effects cannot be mitigated. A number of BAP species have been recorded at periphery of site, which also includes four BAP priority habitats. The site is likely to directly affect the habitats and species, and this 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. A small part of the overall site encompasses part of the Roding Valley Meadows LWS. The site may directly affect some of the features and species of the LWS. The features and species may not be retained in their entirety, but effects can be mitigated.
1.7 Flood risk	(--)	Site within Flood Zone 3b and not likely to be suitable for development. Approximately 90% of the site is in Flood Zone 2 of which more than 71% is in Flood Zones 3a and 3b. Due to the location of the flood zones the site is not likely to be suitable for development.
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. Only northern tip of the site is located within the buffer zone and therefore majority of site is away from main roads so is not likely to have a significant impact.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high. In the Stage 1 assessment, the site was assessed as contributing strongly to maintaining the gap between Buckhurst Hill and Chigwell. 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	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, adjoining existing settlements (Loughton and Buckhurst Hill).
4.2 Impact on agricultural land	(-)	Development of the site would result in the loss of poorer quality agricultural land (grade 4-5).
4.3 Capacity to improve access to open space	(-)	Development may involve the loss of public open space but there are opportunities for on-site off-setting or mitigation. Public open space is located in 35% of the site area. Development may involve the loss of some public open space, but there may be opportunities for some on-site re-provision or re-orientation of development.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change. Site shares characteristics of the wider landscape character area. The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on adjacent landscape character area.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character. The River Roding basin and historic water meadows contribute to historic character of the area, which development could negatively effect. Some unconstrained parts of the site adjacent to the settlement area could be developed in a sensitive manner.
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. Area affected NG pipeline is less than 1%. 30+ dwellings is classified as level 3 sensitivity. HSE guidance may be advise against development for small area. Pipeline runs through middle of the site, mitigation is possible due to the overall site size.
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. There is limited direct access to the site at Chigwell Lane, Oakwood Hill, Marlescroft Way, Highwood Lane, Roding Lane, The Windsor's, Lower Queens Road and Cascade Road.
6.5 Contamination constraints	0	No contamination issues identified on site to date. No potential contamination identified.
6.6 Traffic impact	(--)	Moderate peak time congestion expected within the vicinity of the site. B376

# Site Suitability Assessment

**Site Reference:** SR-0326A  
**Parish:** Loughton  
**Size (ha):** 51.90  
**Address:** Loughton North Area, Including Debden Green, Debden House Camping Site

**Primary use:** Residential  
**Site notes:** Broad Area North and north-east of Loughton, comprising Epping Forest.

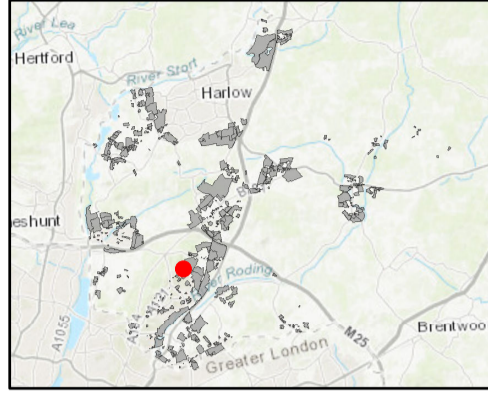
**Baseline yield:** 3,548 dwellings  
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** TPOs reduce capacity by circa 20%. Circa 5% of the site is covered by SR-0436 (4 dwellings) and as such is discounted from the yield.

**Site selection adjustment:** Multi-parcel site, which has been split out. Capacity is based on revised yield of 1996 for entire site, minus 20 dwellings on site SR-0326C, and split proportionally based on site size.

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

**Dwellings:** 964



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
**SR-0326A**  
 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. Site abuts Epping Forest Special Area of Conservation. Risk of urbanisation (e.g. from fly tipping, fires, invasive species etc.) and runoff.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development. Due to the development type (all planning applications, except householder), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	(-)	Site is adjacent to or contains Ancient Woodland but possible effects can be mitigated. The site is partly in the Epping-Ambresbury and Gaunts/Redoak Ancient Woodland. The site may directly affect a small area of the Ancient Woodland but impacts may be mitigated against through considered masterplanning.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	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 largely in the south 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	(--)	Site is likely to result in harm to Epping Forest Buffer Land which cannot be mitigated. Site directly abuts Buffer Land to north-east and south-west, which are a constraint on site layout. Even accounting for revised yield, the proposed scale of development is likely to impact upon Buffer Land and no potential mitigation is identified.
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 multiple BAP priority habitats with no main features, a small area of a Wood Pasture and Parkland habitat and a Deciduous Woodland habitat. The site is likely to directly impact the habitats, and effects 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. A small part of the site encompasses Home Mead LNR LWS. The site may directly affect the LWS, but effects can be mitigated. Site is also within 250m of Birch Hall Pastures LWS, Theydon Bois Deer Park West and East LWS however is unlikely to affect these.
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. Several LBs within site so potential harm to their settings. Possible mitigation through high quality design/materials and appropriate layout - away from LBs.
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. The site is mostly located within a high sensitivity Green Belt parcel, which is important for preventing coalescence between Loughton and Theydon Bois. If the site was released it would 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	(-)	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 adjacent to a settlement. Split site (50% greenfield and brownfield). Site is adjacent to an existing settlement (Loughton).
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. Development can be located in parts of the site not covered by limited areas of Epping Forest and woodland. Site adjacent to existing public open space which could be made more accessible.
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 wider landscape character area. The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on adjacent landscape character area.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character. Debden Green has a strong historic character, and the development could have detrimental impact on the village, woodland areas and links to Epping Forest.
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 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 Debden Road, Debden Lane and Debden Green.
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	(--)	Moderate peak time congestion expected within the vicinity of the site.

# Site Suitability Assessment

**Site Reference:** SR-0326B  
**Parish:** Loughton  
**Size (ha):** 54.39  
**Address:** Loughton north area, Including Debden Green, Debden House Camping Site  
**Primary use:** Residential  
**Site notes:** Broad Area north and north-east of Loughton, comprising Epping Forest.

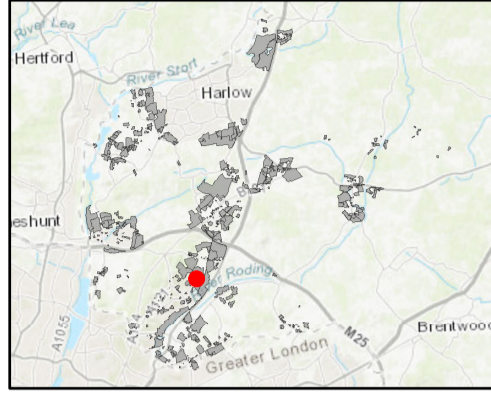
**Baseline yield:** 3,548 dwellings  
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** TPOs reduce capacity by circa 20%. Circa 5% of the site is covered by SR-0436 (4 dwellings) and as such is discounted from the yield.

**Site selection adjustment:** Multi-parcel site, which has been split out. Capacity is based on revised yield of 1,996 for entire site, minus 20 dwellings on site SR-0326C, and split proportionally based on site size.

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

**Dwellings:** 1,011



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
**SR-0326B**  
 Issue  
**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 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	(-)	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	(-)	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 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 high or very high.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	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 medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	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-0326C-N  
**Parish:** Loughton  
**Size (ha):** 3.11  
**Address:** South of Clays Lane, West of Englands Lane, North of Coles Green, IG10 2NS  
**Primary use:** Residential  
**Site notes:** Vacant field

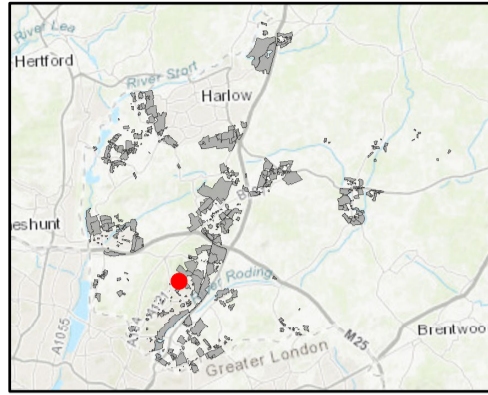
**Baseline yield:** 30 dwellings  
**Source for baseline yield:** Indicated in Call for Sites 2016-2017

**Site constraints:** No constraints identified.

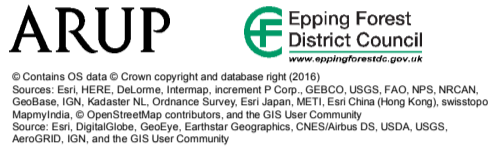
**Site selection adjustment:** None

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

**Dwellings:** 30



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
**SR-0326C-N**  
 Issue  
**Rev 1**



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	(-)	The effects of the site on Epping Forest Buffer Land can be mitigated.
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	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 medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	(--)	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	(-)	Low level congestion expected at peak times within the vicinity of the site.

# Site Suitability Assessment

**Site Reference:** SR-0352  
**Parish:** Loughton  
**Size (ha):** 1.87  
**Address:** Land South of Oakland School, High Road/Warren Hill, Loughton

**Primary use:** Residential  
**Site notes:** Vacant land to the south of Oakland School

**Baseline yield:** 75 dwellings

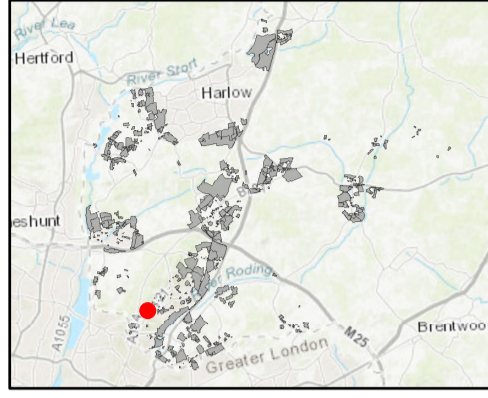
**Source for baseline yield:** Assumption based on 40 dph

**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:** 75



Client  
**Epping Forest District Council**

Job Title  
**Epping Forest District Local Plan**

Drawing Status	Date
<b>Issue</b>	<b>March 2018</b>
Drawing No	Issue
<b>SR-0352</b>	<b>Rev 2</b>

**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. 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	(-)	Site is adjacent to or contains Ancient Woodland but possible effects can be mitigated. The site is adjacent to the Epping-Ambresbury Banks Ancient Woodland. The site may directly affect a portion of the Ancient Woodland, but impacts may be mitigated against through considered masterplanning or compensation Woodland planting.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land. Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is wholly within Deciduous Woodland 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.
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 Grade II* Listed Building but impact on Humprey Repton designed landscape around The Warren needs further assessment.
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	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 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 within a settlement. 100% greenfield site, within an existing settlement (Loughton).
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. Although managed public open space is located with the site, opportunities for re-configuration may enable the proposals to be delivered without loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change. Proposals have the potential to influence the wider landscape character area. The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on adjacent landscape character area.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character. Site is identified as a potential regeneration area. 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)	(-)	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	0	Access to the site can be created within landholding adjacent to the highway. Access could be achieved off of High Road and Warren Hill.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination over small parts 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. B380

# Site Suitability Assessment

**Site Reference:** SR-0353  
**Parish:** Loughton  
**Size (ha):** 4.84  
**Address:** Roding Gardens Sports Pitches

**Primary use:** Residential  
**Site notes:** Private sports pitches

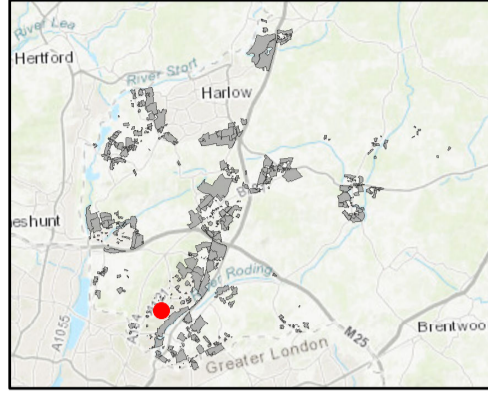
**Baseline yield:** 194 dwellings  
**Source for baseline yield:** Assumption based on 40 dph

**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:** 194



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue** | **March 2018**  
 Drawing No | Issue  
**SR-0353** | **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.
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	(+)	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	(+)	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.
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	0	No contamination issues identified on site to date.
6.6 Traffic impact	(-)	Moderate peak time congestion expected within the vicinity of the site.



# Site Suitability Assessment

**Site Reference:** SR-0354  
**Parish:** Loughton  
**Size (ha):** 5.22  
**Address:** Allotments north of Standards Hill, Loughton

**Primary use:** Residential  
**Site notes:** Allotment Gardens

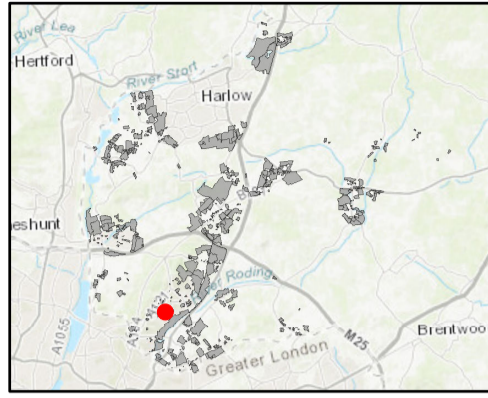
**Baseline yield:** 209 dwellings  
**Source for baseline yield:** Assumption based on 40 dph

**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:** 209



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue** | **March 2018**  
 Drawing No | Issue  
**SR-0354** | **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.
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	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.
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.
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	(-)	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	(--)	Moderate peak time congestion expected within the vicinity of the site.

# Site Suitability Assessment

**Site Reference:** SR-0356  
**Parish:** Loughton  
**Size (ha):** 4.78  
**Address:** Borders Lane Playing Fields, Opposite Epping College

**Primary use:** Residential  
**Site notes:** Amenity open space next to Epping College

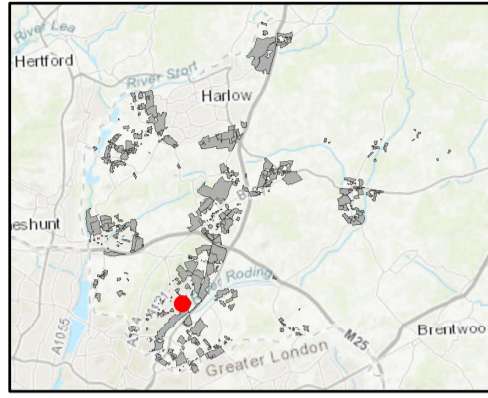
**Baseline yield:** 191 dwellings  
**Source for baseline yield:** Assumption based on 40 dph

**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:** 191



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
**SR-0356**  
 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	(-)	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	(+)	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 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	(--)	Development may involve the loss of public open space with no opportunities for on-site off-setting or mitigation.
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	(-)	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-0358  
**Parish:** Loughton  
**Size (ha):** 1.04  
**Address:** Sandford Ave/Westall Road Amenity Open Space

**Primary use:** Residential  
**Site notes:** Open amenity space

**Baseline yield:** 42 dwellings

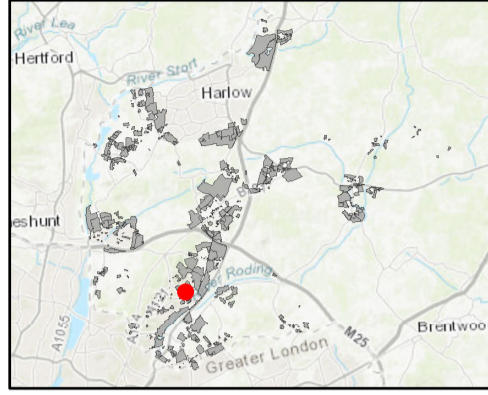
**Source for baseline yield:** Assumption based on 40 dph

**Site constraints:** None

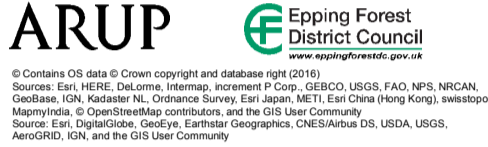
**Site selection adjustment:** None

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

**Dwellings:** 42



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue | March 2018**  
 Drawing No | Issue  
**SR-0358 | 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	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 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	(--)	Development may involve the loss of public open space with no opportunities for on-site off-setting or mitigation.
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	(--)	Moderate peak time congestion expected within the vicinity of the site.

# Site Suitability Assessment

**Site Reference:** SR-0359  
**Parish:** Loughton  
**Size (ha):** 1.22  
**Address:** Newmans Lane/Rectory Lane Amenity Open Space

**Primary use:** Residential  
**Site notes:** Open amenity space

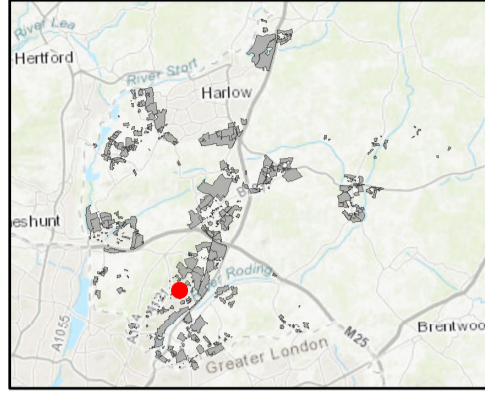
**Baseline yield:** 49 dwellings  
**Source for baseline yield:** Assumption based on 40 dph

**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:** 49



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
**SR-0359**  
 Issue  
**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.
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 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	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	(--)	Development may involve the loss of public open space with no opportunities for on-site off-setting or mitigation.
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	(-)	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-0360  
**Parish:** Loughton  
**Size (ha):** 4.97  
**Address:** Hillyfields Open Space, Loughton

**Primary use:** Residential  
**Site notes:** Open amenity space

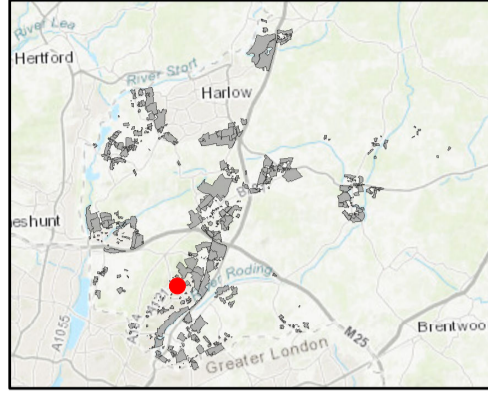
**Baseline yield:** 199 dwellings  
**Source for baseline yield:** Assumption based on 40 dph

**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:** 199



Client  
**Epping Forest District Council**

Job Title  
**Epping Forest District Local Plan**

Drawing Status	Date
<b>Issue</b>	<b>March 2018</b>
Drawing No	Issue
<b>SR-0360</b>	<b>Rev 2</b>

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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 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 12 Ancient trees directly affected by the site. The trees are dispersed throughout the site. Impacts trees may be mitigated due to the low density and by considered masterplanning or translocation.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is adjacent to 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. Unlikely to impact on setting of 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	(-)	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 A1168 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	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 within a settlement. 100% greenfield site, within an existing settlement (Loughton).
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 almost entirely located in the site area. This would result in loss of public open space (covers 83% of the site, predominantly managed public open space), 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. Site is identified as a potential regeneration area. However, parts of the site is an existing open space. Therefore, redevelopment has the potential to adversely affect the character of the area.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (Nursery / 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-0361  
**Parish:** Loughton  
**Size (ha):** 8.03  
**Address:** Colebrook Lane/Jessel Drive Amenity Open Space

**Primary use:** Residential  
**Site notes:** Open amenity space

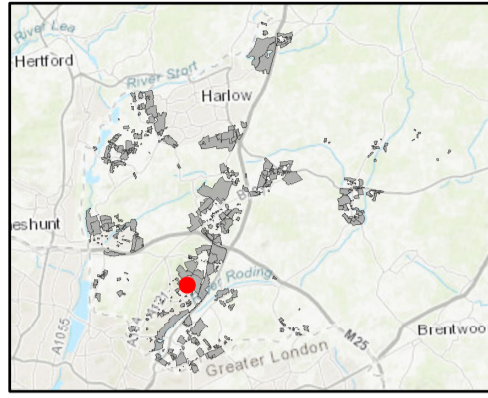
**Baseline yield:** 321 dwellings  
**Source for baseline yield:** Assumption based on 40 dph

**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:** 321



Client  
**Epping Forest District Council**

Job Title  
**Epping Forest District Local Plan**

Drawing Status	Date
<b>Issue</b>	<b>March 2018</b>
Drawing No	Issue
<b>SR-0361</b>	<b>Rev 2</b>

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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	(+)	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	(+)	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 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	(--)	Development may involve the loss of public open space with no opportunities for on-site off-setting or mitigation.
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	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-0362  
**Parish:** Loughton  
**Size (ha):** 2.45  
**Address:** Willingale Road Allotments

**Primary use:** Residential  
**Site notes:** Allotments and vacant scrub land

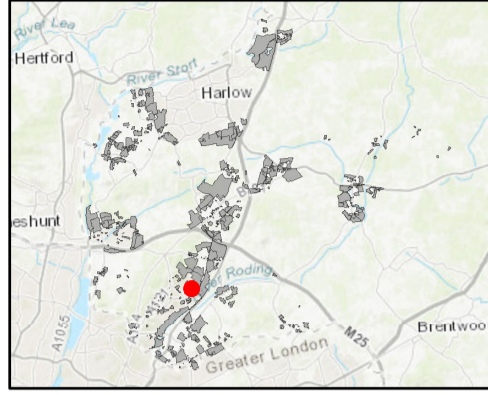
**Baseline yield:** 98 dwellings  
**Source for baseline yield:** Assumption based on 40 dph

**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:** 98



Client  
**Epping Forest District Council**

Job Title  
**Epping Forest District Local Plan**

Drawing Status	Date
<b>Issue</b>	<b>March 2018</b>
Drawing No	Issue
<b>SR-0362</b>	<b>Rev 2</b>

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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	(-)	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	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 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	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	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	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-0436  
**Parish:** Loughton  
**Size (ha):** 0.25  
**Address:** 9 Goldings Rise, Loughton, IG10 2QP

**Primary use:** Residential  
**Site notes:** In part domestic garden and in part landlocked open space.

**Baseline yield:** 8 dwellings

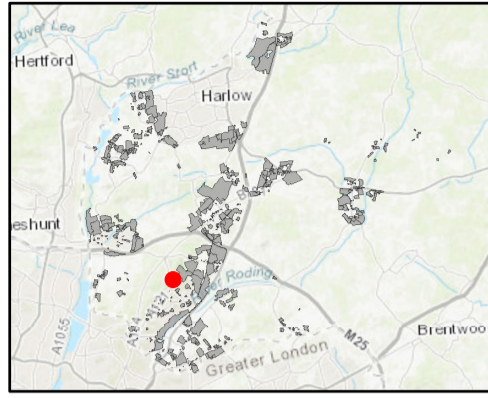
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** Awkward shape of site and uniform street scene which would not lend itself to higher density housing.


**Site selection adjustment:** None

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

**Dwellings:** 4



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
**SR-0436**  
 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 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	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	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	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 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-0446  
**Parish:** Loughton  
**Size (ha):** 3.80  
**Address:** Debden Hall, England's Lane/Debden Lane, Debden, Loughton, Essex, IG10  
**Primary use:** Residential  
**Site notes:** Undeveloped site completely covered by trees and vegetation.

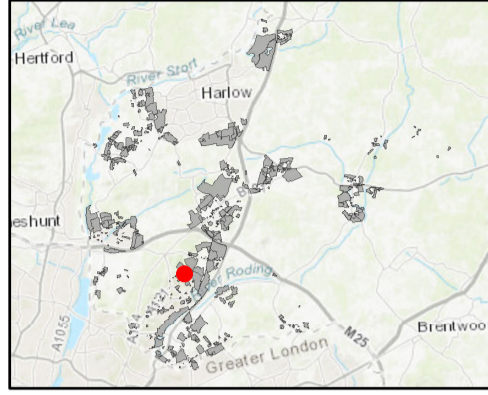
**Baseline yield:** 114 dwellings  
**Source for baseline yield:** Indicated in promoter material.

**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:** 114



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue | March 2018**  
 Drawing No | Issue  
**SR-0446 | 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. Site partially 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.
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 north 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. Site separated from Buffer Land to the west by a road, but forms part of rural, wooded setting and part of the connection to the wider countryside. Proposed mitigation includes sympathetic boundary treatments and additional public open space.
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 Deciduous Woodland habitat. The site is likely to directly impact the habitat, and effects 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 is adjacent to the Home Mead LNR LWS. The site may indirectly 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. Setting of Listed Building to be considered, possible mitigation by locating development away from Listed Building and high quality design/materials. Historic site of Debden Hall so possible archaeological implications.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to 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 (Loughton).
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. Preliminary layouts propose the addition of new public open spaces.
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. Debden Green has a strong historic character, and the development could have detrimental impact on the village, woodland areas and links to Epping Forest. Parts of site to the south adjacent to the settlement area may be more suitable for development.
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. Albeit that the tree cover is not all subject to legal protection, the extent of the site affected makes it unlikely that effective development is feasible.
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 England's Lane, however a ornate gated entrance that does not currently meet the road and would require improvements.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination on very small part of site. Minimal adverse impact with opportunity to enhance.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

# Site Suitability Assessment

**Site Reference:** SR-0513A  
**Parish:** Loughton  
**Size (ha):** 0.22  
**Address:** Centric Parade, High Road, Loughton

**Primary use:** Residential  
**Site notes:** Retail ground floor and flats on three floors above.

**Baseline yield:** 8 dwellings

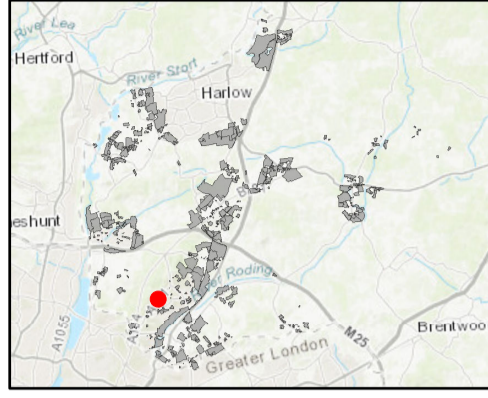
**Source for baseline yield:** Assumption based on 40 dph due to the more urban location

**Site constraints:** The dwellings already accommodate ground floor retail uses and flats above. It is not considered this could be intensified.

**Site selection adjustment:** The SLAA considered the site unlikely to deliver a net increase, however the baseline capacity of 8 dwellings was reinstated for the purposes of site selection.

**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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**Issue** | **March 2018**  
 Drawing No | Issue  
**SR-0513A** | **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	(-)	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	(-)	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	(+)	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-0525  
**Parish:** Loughton  
**Size (ha):** 0.08  
**Address:** 2 Connaught Avenue, Loughton, IG10 4DP

**Primary use:** Residential  
**Site notes:** One dwelling and two garages. Corner plot forming a triangle with concrete area forward of the dwelling.

**Baseline yield:** 12 dwellings

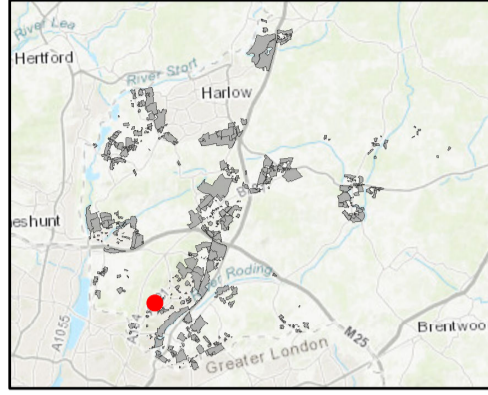
**Source for baseline yield:** Indicated in Pre-Application Form (equivalent to 150 dph)

**Site constraints:** This scheme proposes underground parking, as such it is considered a well designed flattened scheme which fitted in with the street scene could be acceptable on this 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:** 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	(-)	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	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 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	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		Site below site size threshold where it would be expected to significantly affect congestion.

# Site Suitability Assessment

**Site Reference:** SR-0527  
**Parish:** Loughton  
**Size (ha):** 0.14  
**Address:** Royal Oak public house, Forest Road, Loughton, IG10 1EG

**Primary use:** Residential  
**Site notes:** A vacant public house.

**Baseline yield:** 14 dwellings

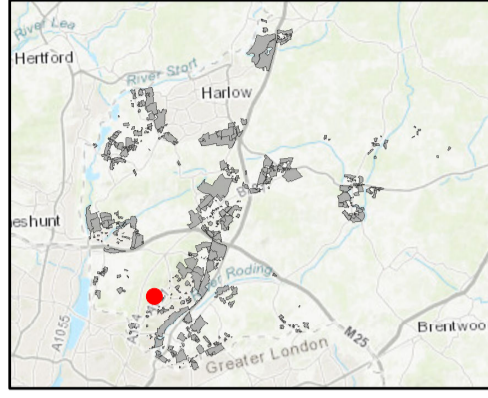
**Source for baseline yield:** Indicated in Pre-Application Form (equivalent to 100 dph)

**Site constraints:** Five Tree Preservation Order trees are located across the south of the site restricting development fronting Smart's Lane. As such capacity is reduced.

**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



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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 located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(+)	Site is 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	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	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)	(-)	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-0532  
**Parish:** Loughton  
**Size (ha):** 0.21  
**Address:** Trevalyn House, Goldings Hill, Loughton, IG10 2SP

**Primary use:** Residential  
**Site notes:** A grouping of three dwellings with private track access.

**Baseline yield:** 8 dwellings

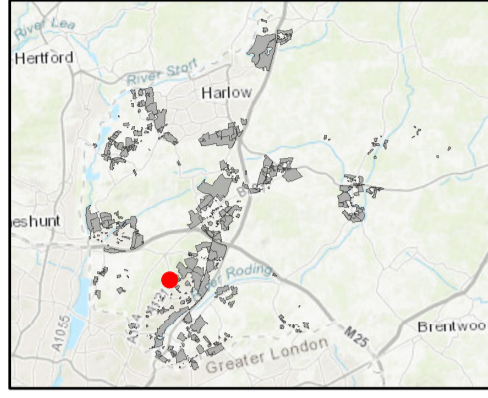
**Source for baseline yield:** Indicated in Pre-Application Form (equivalent to 38 dph)

**Site constraints:** There are currently 3 dwellings on site, redevelopment of the whole site could accommodate 8 dwellings, a net increase of 5


**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	(--)	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 located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(+)	Site is 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	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 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	(-)	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-0549  
**Parish:** Loughton  
**Size (ha):** 0.19  
**Address:** Limber, 49 Church Lane

**Primary use:** Residential  
**Site notes:** Large vacant house and garage.

**Baseline yield:** 6 dwellings (dwelling already on site but would be redeveloped)

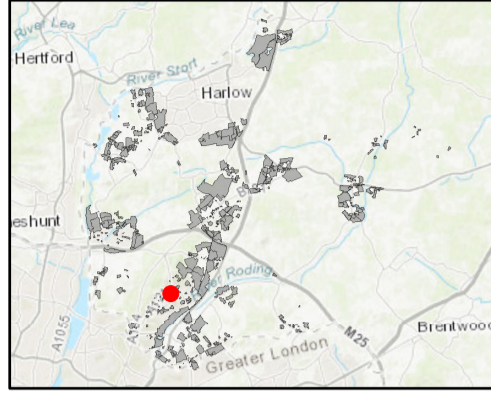
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** 50% of the site is covered by a locally listed building. However, it is considered conversion along with sensitive extensions could accommodate six flats.

**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



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**Epping Forest District Council**

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Drawing Status | Date  
**Issue** | **March 2018**

Drawing No | Issue  
**SR-0549** | **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 located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(+)	Site is 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	(+)	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)	(-)	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-0564i  
**Parish:** Loughton  
**Size (ha):** 37.86  
**Address:** Willingale Road Debden

**Primary use:** Residential  
**Site notes:** Open fields, some with expansive tree coverage, leading down to the motorway.

**Baseline yield:** 2,579 dwelling and 343,800 sqm employment (for combined site)

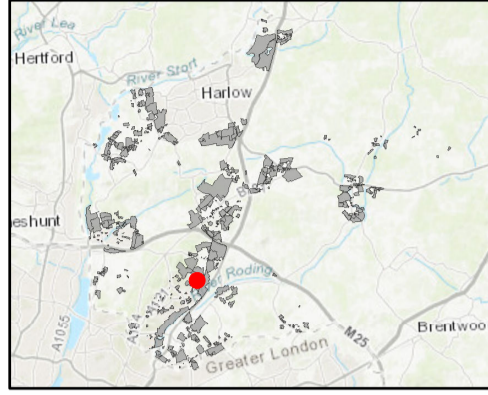
**Source for baseline yield:** Of the parcels submitted, this site (west of rail line) is identified for housing. Assumption for housing based on 30dph and plot ratio of 0.4 for employment

**Site constraints:** No constraints identified.

**Site selection adjustment:** The site was split (SR-0564i and SR-0546ii) and the capacity was recalculated based on the proposed land use and basis for each part derived from the SLAA assuming 30 dph for housing only.

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

**Dwellings:** 1,135



Client  
**Epping Forest District Council**

Job Title  
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Drawing Status	Date
<b>Issue</b>	<b>March 2018</b>
Drawing No	Issue
<b>SR-0564i</b>	<b>Rev 2</b>

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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 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 (over 100 rural dwellings and >1Ha non-resi), 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. Site is partly within the Ancient Woodland. The site may directly affect a portion of the Ancient Woodland, but impacts may be mitigated against through considered masterplanning or compensation woodland planting.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is partially within the buffer zones for Deciduous Woodland and BAP priority habitat with no main features. The site may indirectly affect the BAP priority 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. A small part of the site encompasses a portion of Long Shaw LWS. The site may directly affect some of the LWS, but effects can be mitigated. Site is within 250m of Broadfield Shaw Grassland LWS and Broadfield Shaw LWS but is unlikely to affect these LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1. Some 98% of the site is in Flood Zone 1. Higher Flood Risk Zones totalling 2% is located on the western boundary of the site and 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. Partial development of the site possible. Roman Villa Scheduled Monument within site so significant archaeological implications. Possible mitigation of development located away from Scheduled Monument.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	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 (Loughton).
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	(-)	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 located on the edge of the settlement area and provides opportunity for intensification. The proposed development is likely to affect Ancient Woodland and Scheduled Monument which are located within the site.
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	(--)	There is no means of access to the site and no likely prospect of achieving access. Access cannot be provided to the site.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential for contamination (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-0564ii  
**Parish:** Loughton  
**Size (ha):** 63.91  
**Address:** Willingale Road, Debden

**Primary use:** Residential  
**Site notes:** Open fields, some with expansive tree coverage, leading down to the motorway.

**Baseline yield:** 2,579 dwelling and 343,800 sqm employment (for combined site)

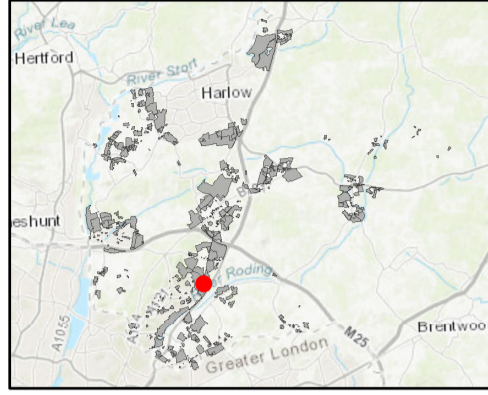
**Source for baseline yield:** Of the parcels submitted, this site (east of rail line) is split 50:50 housing and employment. Assumption for housing based on 30dph and plot ratio of 0.4 for employment

**Site constraints:** Ancient Woodland and insufficient access restrict expansion to south of the site north of the motorway (employment) and housing on northern most site. Remaining areas covered by SR-0325 and SR-0326; yield is reduced to zero to avoid double counting.

**Site selection adjustment:** The site was split (SR-0564i and SR-0546ii) and the capacity was recalculated based on the proposed land use and basis for each part derived from the SLAA assuming 50:50 housing employment, at 30 dph and 0.4 ratio.

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

**Dwellings:** 958



Client  
**Epping Forest District Council**

Job Title  
**Epping Forest District Local Plan**

Drawing Status	Date
<b>Issue</b>	<b>March 2018</b>
Drawing No	Issue
<b>SR-0564ii</b>	<b>Rev 2</b>

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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 (over 100 rural dwellings and >1Ha non-resi), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	(--)	Site is adjacent to or contains Ancient Woodland. The proposals would likely result in direct loss or harm to Ancient Woodland or cannot be mitigated. The site is partly in the Broadfield Shaw Ancient Woodland and buffer land. The site may directly affect a portion of the buffer land. The site is likely to cause direct loss which cannot be mitigated within the site.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	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 18 Ancient trees directly affected by the site. The trees are dispersed, and may be affected by development. 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 multiple areas of one, and the majority of an additional BAP priority habitat. It has records of three priority species within it. The site is likely to directly impact the habitats and species, and this 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 the majority of the Long Shaw LWS and the whole of the Broadfield Shaw Grassland LWS and Broadfield Shaw LWS. The site may directly affect some of the features and species of the LWS, but effects can be mitigated.
1.7 Flood risk	(++)	Site within Flood Zone 1. Some 90% of the site is within Flood Zone 1, with Flood Zone 2, 3a and 3b in the southern portion of the site. The development could be configured to avoid these areas.
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. Further assessment required due to proximity to Roman Villa Scheduled Monument - potential archaeological implications. Possible mitigation by developing part 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. Part of the site is 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. The majority of the site is within high/very high sensitivity Green Belt parcels which are important for preventing the coalescence of Loughton and Theydon Bois. 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	(-)	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	(-)	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 existing settlements (Loughton and Theydon Bois).
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 in the development site, however ancient trees do constrain some of the site. Site adjacent to existing public open space which could provide opportunities for improved access to woodland and natural public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change. The 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 adjacent landscape character area.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character. Existing Ancient Woodland contributes to the area's historic character, which development would likely impact. Unconstrained parts of the site adjacent to Langston Road Industrial Estate could be developed to not impact the historic character.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade. Would require extension to Langston Road through third party land.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential for contamination (Farm / Airfield / 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-0565  
**Parish:** Loughton  
**Size (ha):** 0.72  
**Address:** Loughton Library adjacent car park

**Primary use:** Residential  
**Site notes:** Library and leisure centre with substantial parking provision.

**Baseline yield:** 21 dwellings

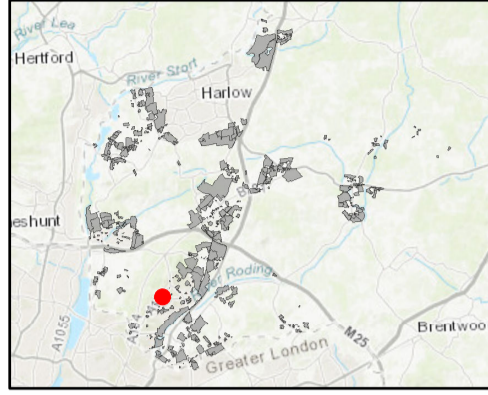
**Source for baseline yield:** Assumption based on 30 dph

**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:** 21



Client  
**Epping Forest District Council**

Job Title  
**Epping Forest District Local Plan**

Drawing Status	Date
<b>Issue</b>	<b>March 2018</b>

Drawing No	Issue
<b>SR-0565</b>	<b>Rev 2</b>

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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	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	(+)	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 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-0565-N  
**Parish:** Loughton  
**Size (ha):** 0.26  
**Address:** Loughton Library, Central Library, Traps Hill, Loughton, IG10 1HD

**Primary use:** Residential  
**Site notes:** Library building

**Baseline yield:** 8 dwellings

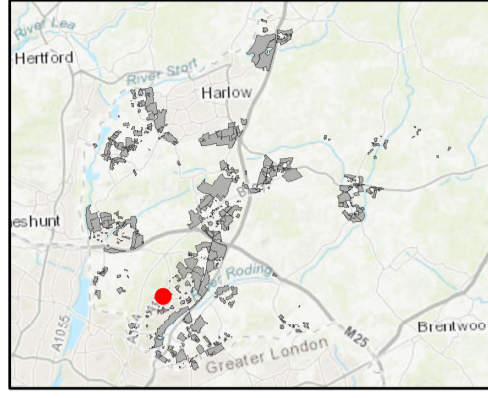
**Source for baseline yield:** Assumption based on 30 dph

**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:** 8



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
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 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.
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	(+)	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	(-)	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-0582  
**Parish:** Loughton  
**Size (ha):** 0.60  
**Address:** England's Lane, Loughton

**Primary use:** Residential  
**Site notes:** Wooded area

**Baseline yield:** 16 dwellings

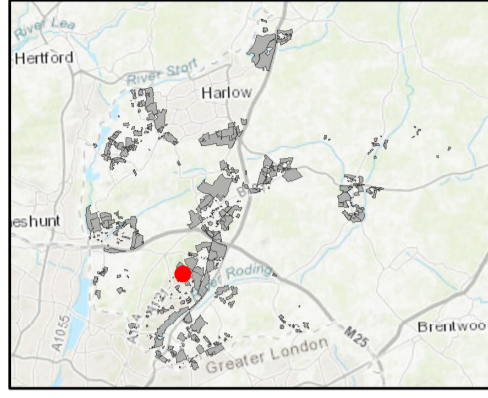
**Source for baseline yield:** Indicated in Call for Sites (equivalent to 27 dph)

**Site constraints:** Site is 100% covered by SR-0326. As such the yield is omitted for this site to avoid double counting.

**Site selection adjustment:** Capacity reinstated from overlapping site.

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

**Dwellings:** 16



Client  
**Epping Forest District Council**

Job Title  
**Epping Forest District Local Plan**

Drawing Status	Date
<b>Issue</b>	<b>March 2018</b>
Drawing No	Issue
<b>SR-0582</b>	<b>Rev 2</b>

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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	(-)	The effects of the site on Epping Forest Buffer Land can be mitigated.
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 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.
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)	(--)	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	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		Site below site size threshold where it would be expected to significantly affect congestion.

# Site Suitability Assessment

**Site Reference:** SR-0834  
**Parish:** Loughton  
**Size (ha):** 0.18  
**Address:** Car Park, west of High Road, Loughton, Essex

**Primary use:** Residential  
**Site notes:** Former post office depot and associated car parking (now vacant)

**Baseline yield:** 28 dwellings

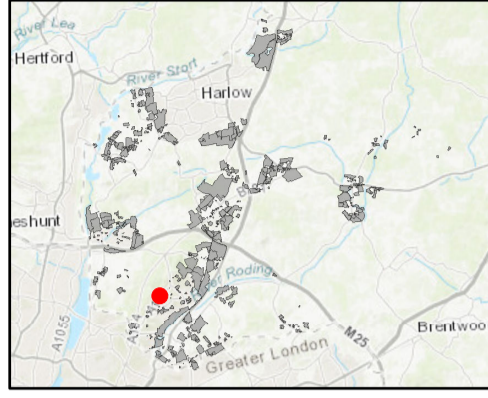
**Source for baseline yield:** Indicated in Settlement Capacity Analysis (equivalent to 153 dph)

**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:** 28



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue | March 2018**  
 Drawing No | Issue  
**SR-0834 | 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	(-)	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	(+)	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 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-0835  
**Parish:** Loughton  
**Size (ha):** 1.02  
**Address:** Old Epping Forest College Site, Borders Lane, Loughton, Essex

**Primary use:** Residential  
**Site notes:** Vacant school plot (Old Epping Forest College Site) - vacant land and buildings

**Baseline yield:** 153 dwellings

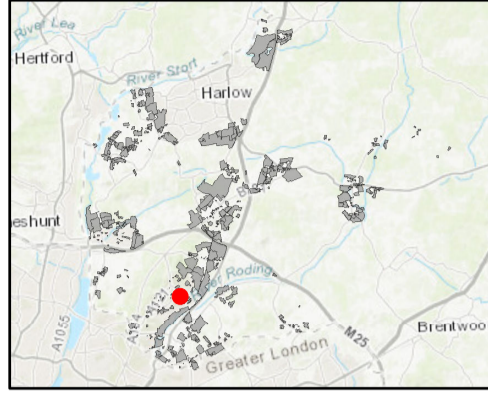
**Source for baseline yield:** Indicated in Settlement Capacity Analysis (equivalent to 153 dph)

**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:** 153



Client  
**Epping Forest District Council**

Job Title  
**Epping Forest District Local Plan**

Drawing Status	Date
<b>Issue</b>	<b>March 2018</b>

Drawing No	Issue
<b>SR-0835</b>	<b>Rev 2</b>

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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	(-)	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	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	0	No contamination issues identified on site to date.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.

# Site Suitability Assessment

**Site Reference:** SR-0836  
**Parish:** Loughton  
**Size (ha):** 0.16  
**Address:** Yard at Eleven Acre Rise, Traps Hill, Loughton, Epping

**Primary use:** Residential  
**Site notes:** Vacant paved area used for parking by adjacent bowls club (previous tennis club site)

**Baseline yield:** 25 dwellings

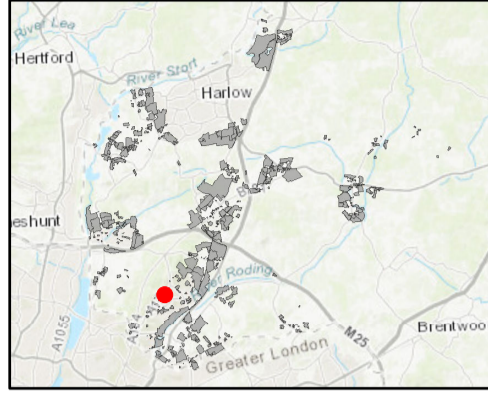
**Source for baseline yield:** Indicated in Settlement Capacity Analysis (equivalent to 154 dph)

**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



Client  
**Epping Forest District Council**

Job Title  
**Epping Forest District Local Plan**

Drawing Status	Date
<b>Issue</b>	<b>March 2018</b>

Drawing No	Issue
<b>SR-0836</b>	<b>Rev 2</b>

**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 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	(+)	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 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	(-)	Low level congestion expected at peak times within the vicinity of the site.

# Site Suitability Assessment

**Site Reference:** SR-0837  
**Parish:** Loughton  
**Size (ha):** 4.05  
**Address:** Alderton School, Alderton Hall Lane, Loughton, Essex

**Primary use:** Residential  
**Site notes:** Alderton Infant and Junior School, children's centre and nursery with associated playing fields

**Baseline yield:** 358 dwellings

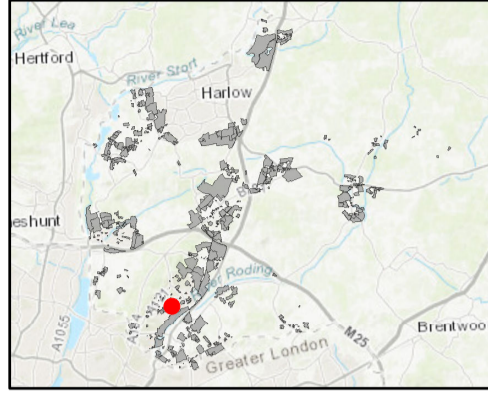
**Source for baseline yield:** Indicated in Settlement Capacity Analysis (equivalent to 88 dph)

**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:** 358



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

Drawing No  
**SR-0837**  
 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	(-)	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	(+)	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	(+)	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	(--)	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-0867  
**Parish:** Loughton  
**Size (ha):** 0.04  
**Address:** Lucas McMullen, 258 High Road, Loughton, Essex, IG10 1RB

**Primary use:** Residential  
**Site notes:** Retail (restaurant and Subway) at ground floor, offices at first floor

**Baseline yield:** 9 dwellings

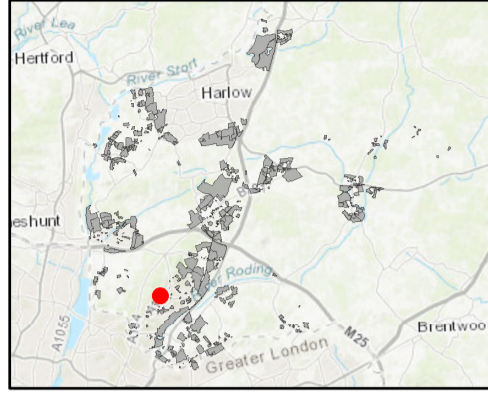
**Source for baseline yield:** Indicated in Planning Application Form (equivalent to 210 dph)

**Site constraints:** The site has 2 refusals for the proposed scheme on site because the application failed to demonstrate that the appropriate refuse facilities could be provided. If this could be overcome then there are no further constraints to the yield of the 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:** 9



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue** | **March 2018**  
 Drawing No | Issue  
**SR-0867** | **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	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, and it is unlikely that the risk could be mitigated.
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 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-0878  
**Parish:** Loughton  
**Size (ha):** 0.14  
**Address:** 46 - 48 Station Road, Loughton, Essex, IG10 4NX

**Primary use:** Residential  
**Site notes:** Residential dwellings and gardens

**Baseline yield:** 12 dwellings

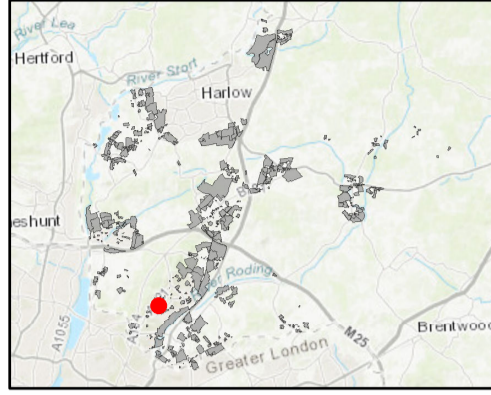
**Source for baseline yield:** Indicated in Request for Pre-Application Planning Advice form (equivalent to 86 dph)

**Site constraints:** Application refused for one dwelling to the rear of 48 station road due to obtrusive development by virtue of its height, size, appearance, position and detracting of the outlook of 50 Station Road. This promoted scheme seeks to address these constraints

**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  
**Issue**

Date  
**March 2018**

Drawing No  
**SR-0878**

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	(-)	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	(+)	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 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	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-0885  
**Parish:** Loughton  
**Size (ha):** 0.04  
**Address:** 1 Spring Grove, Loughton, Essex, IG10 4QA

**Primary use:** Residential  
**Site notes:** One residential dwelling, garden and garage

**Baseline yield:** 8 dwellings

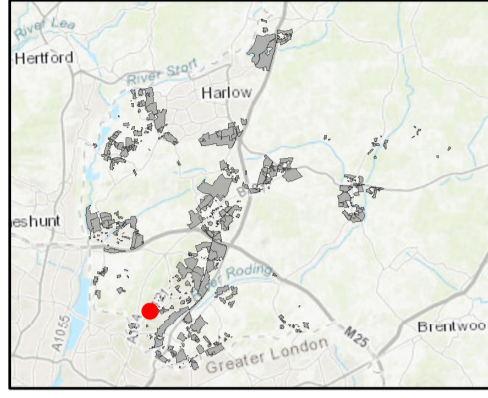
**Source for baseline yield:** Indicated in Request for Pre-Application Planning Advice form (equivalent to 200 dph)

**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:** 8



Client  
**Epping Forest District Council**

Job Title  
**Epping Forest District Local Plan**

Drawing Status	Date
<b>Issue</b>	<b>March 2018</b>
Drawing No	Issue
<b>SR-0885</b>	<b>Rev 2</b>

**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 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	(-)	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	(+)	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		Site below site size threshold where it would be expected to significantly affect congestion.

# Site Suitability Assessment

**Site Reference:** SR-0963  
**Parish:** Loughton  
**Size (ha):** 0.49  
**Address:** North Haven, High Road, Loughton, Essex, IG10 4JJ

**Primary use:** Residential  
**Site notes:** Residential dwelling and outbuildings

**Baseline yield:** 6 dwellings

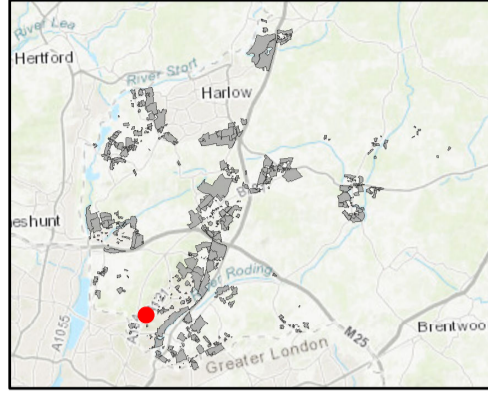
**Source for baseline yield:** Indicated in Call for Sites 2016-2017

**Site constraints:** Some 1% of site area along southwestern boundary falls within Epping Forest or the buffer lands. Given small extent of site subject to the constraint, it is not considered to affect on-site capacity so no adjustment to site capacity has been made.

**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
<b>Issue</b>	<b>March 2018</b>
Drawing No	Issue
<b>SR-0963</b>	<b>Rev 1</b>

**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 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	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	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 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	(+)	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	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-0974  
**Parish:** Loughton  
**Size (ha):** 0.19  
**Address:** Former Electricity Substation, Roding Road, Loughton, Essex, IG10 3ED  
**Primary use:** Residential  
**Site notes:** Former electricity sub station

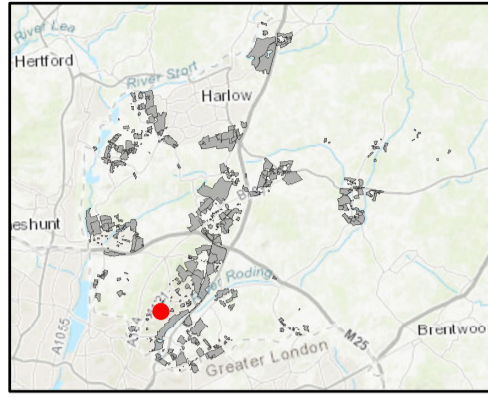
**Baseline yield:** 12 dwellings  
**Source for baseline yield:** Indicated in Call for Sites 2016-2017

**Site constraints:** Flood Risk Zone 3b affects the eastern boundary of site (2%), and not accounted for in the capacity provided in the Call for Sites submission form. Therefore, site capacity adjusted proportionally to account for flood constrained 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**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
**SR-0974**  
 Issue  
**Rev 1**

**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.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(-)	Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(+)	Site is 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	(+)	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 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	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-0984  
**Parish:** Loughton  
**Size (ha):** 0.26  
**Address:** 63 Wellfields, Loughton, Essex, IG10 1PA

**Primary use:** Residential  
**Site notes:** GP surgery and car park

**Baseline yield:** 8 dwellings

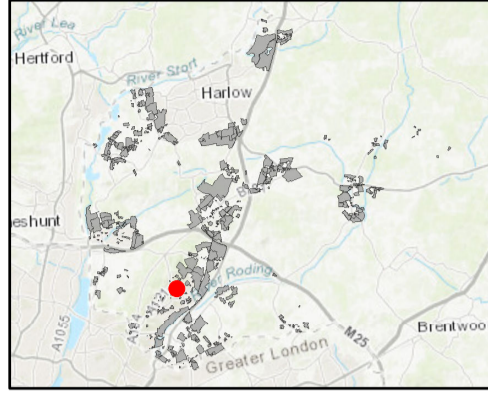
**Source for baseline yield:** Assumption based on 30 dph

**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:** 8



Client  
**Epping Forest District Council**

Job Title  
**Epping Forest District Local Plan**

Drawing Status	Date
<b>Issue</b>	<b>March 2018</b>

Drawing No	Issue
<b>SR-0984</b>	<b>Rev 1</b>

**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 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.
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	(-)	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 very close to the A1168 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	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 within a settlement. 90% greenfield site, within an existing settlement (Loughton).
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. Site offers potential for infill development, however development of corner site would require sensitive design to mitigate impact on low density surrounding development.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists. Existing access from Wellfields. There is potential to provide further points of access from Rectory 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-0986  
**Parish:** Loughton  
**Size (ha):** 0.23  
**Address:** 70 Wellfields, Loughton, IG10 1NY

**Primary use:** Residential  
**Site notes:** Ground floor commercial uses with residential uses on upper floors

**Baseline yield:** 7 dwellings

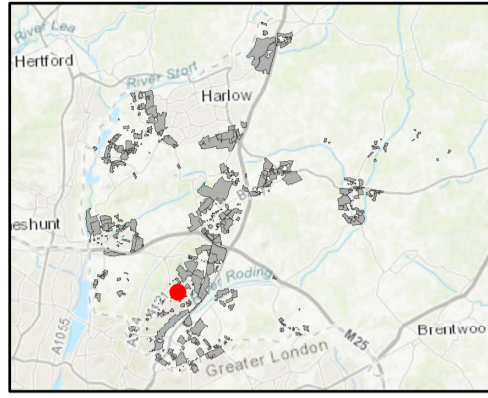
**Source for baseline yield:** Assumption based on 30 dph

**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:** 7



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue | March 2018**  
 Drawing No | Issue  
**SR-0986 | 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.
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	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 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	(+)	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 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-0993  
**Parish:** Loughton  
**Size (ha):** 0.02  
**Address:** 126 High Road, Loughton, Essex, IG10 4BE

**Primary use:** Residential  
**Site notes:** Nightclub premises

**Baseline yield:** 8 dwellings

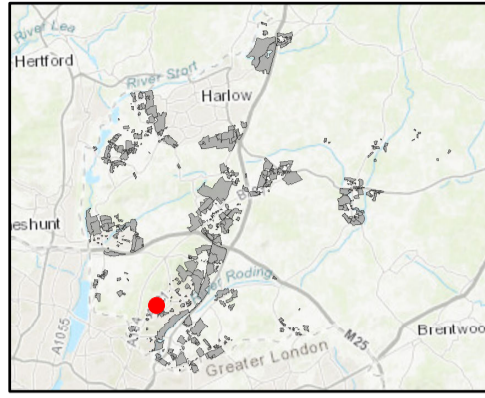
**Source for baseline yield:** Indicated in planning application

**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  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
**SR-0993**  
 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 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 (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.
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. Unlikely to impact on setting of Conservation Area due to distance from site. However, building identified as being of local interest during planning application process so its retention and conversion is encouraged.
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 very 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	(+)	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	(+)	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 (Loughton).
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 is likely to substantially harm the existing settlement character. Proposed demolition and redevelopment of period building is likely to have a significant detrimental impact on the townscape of the High Street and it is not likely to be mitigated.
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 High Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (Repair and Refuelling Garage / Dyers and 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.

# Site Suitability Assessment

**Site Reference:** SR-1006  
**Parish:** Loughton  
**Size (ha):** 0.34  
**Address:** Fairmead, 48 Church Lane, Loughton, Essex, IG10 1PD

**Primary use:** Residential  
**Site notes:** Single detached dwelling

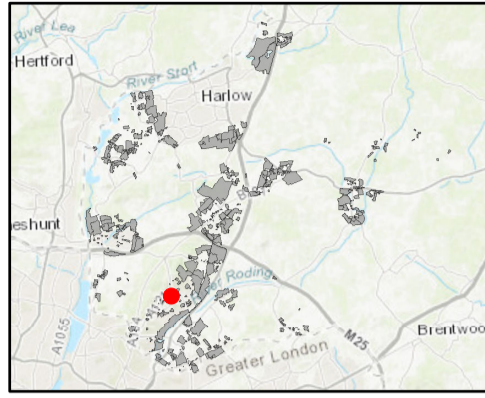
**Baseline yield:** 14 dwellings  
**Source for baseline yield:** Indicated in pre-application request

**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:** 14



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
**SR-1006**  
 Issue  
**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	(-)	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	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 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	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	0	No contamination issues identified on site to date.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.



# Site Suitability Assessment

**Site Reference:** SR-1007  
**Parish:** Loughton  
**Size (ha):** 0.02  
**Address:** 111 Church Hill, Loughton, Essex, IG10 1QR

**Primary use:** Residential  
**Site notes:** Single detached dwelling

**Baseline yield:** 8 dwellings

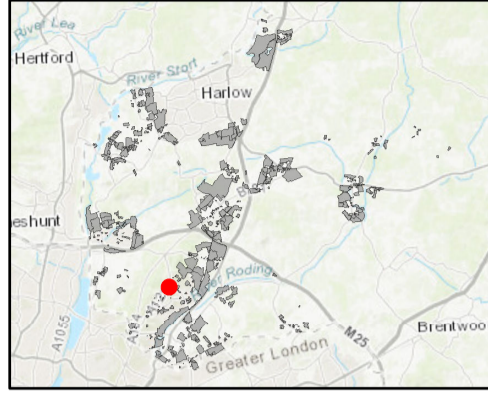
**Source for baseline yield:** Indicated in pre-application request

**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:** 8



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
**SR-1007**  
 Issue  
**Rev 1**

**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 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	(+)	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	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 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-1026  
**Parish:** Loughton  
**Size (ha):** 1.28  
**Address:** 13 Alderton Hill, Loughton, Essex, IG10 3JD

**Primary use:** Residential  
**Site notes:** Five residential dwellings

**Baseline yield:** 38 dwellings

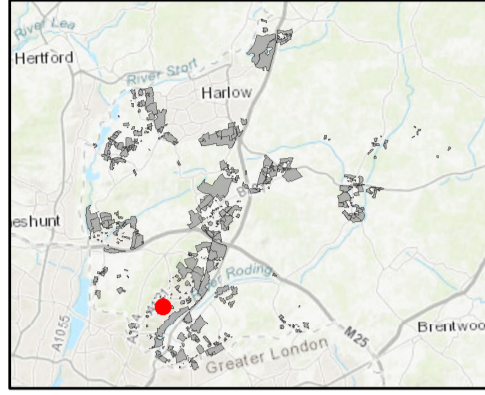
**Source for baseline yield:** Assumption based on 30 dph

**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



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue** | **March 2018**  
 Drawing No | Issue  
**SR-1026** | **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	(-)	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	(+)	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 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	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	(-)	Low level congestion expected at peak times within the vicinity of the site.

# Site Suitability Assessment

**Site Reference:** SR-1027  
**Parish:** Loughton  
**Size (ha):** 0.14  
**Address:** 60 Traps Hill, Loughton, Essex, IG10 1TD

**Primary use:** Residential  
**Site notes:** Single detached dwelling

**Baseline yield:** 8 dwellings

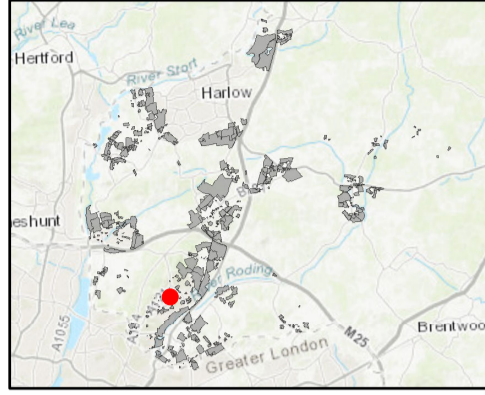
**Source for baseline yield:** Indicated in pre-application request

**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:** 8



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue | March 2018**  
 Drawing No | Issue  
**SR-1027 | 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	(-)	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	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	(+)	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 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-1032  
**Parish:** Loughton  
**Size (ha):** 0.50  
**Address:** St Thomas More RC Church And Presbytery, 106 Willingale Road, Loughton, Essex, IG10 2DA  
**Primary use:** Residential  
**Site notes:** Church and car park

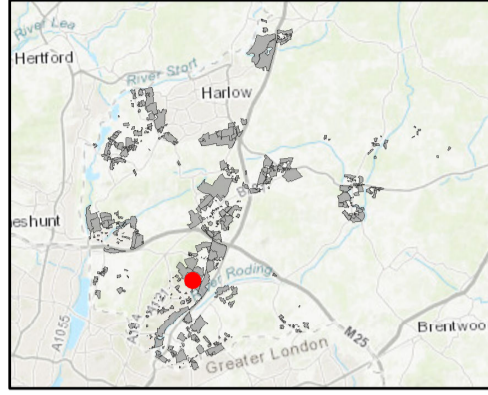
**Baseline yield:** 14 dwellings  
**Source for baseline yield:** Indicated in pre-application request

**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:** 14

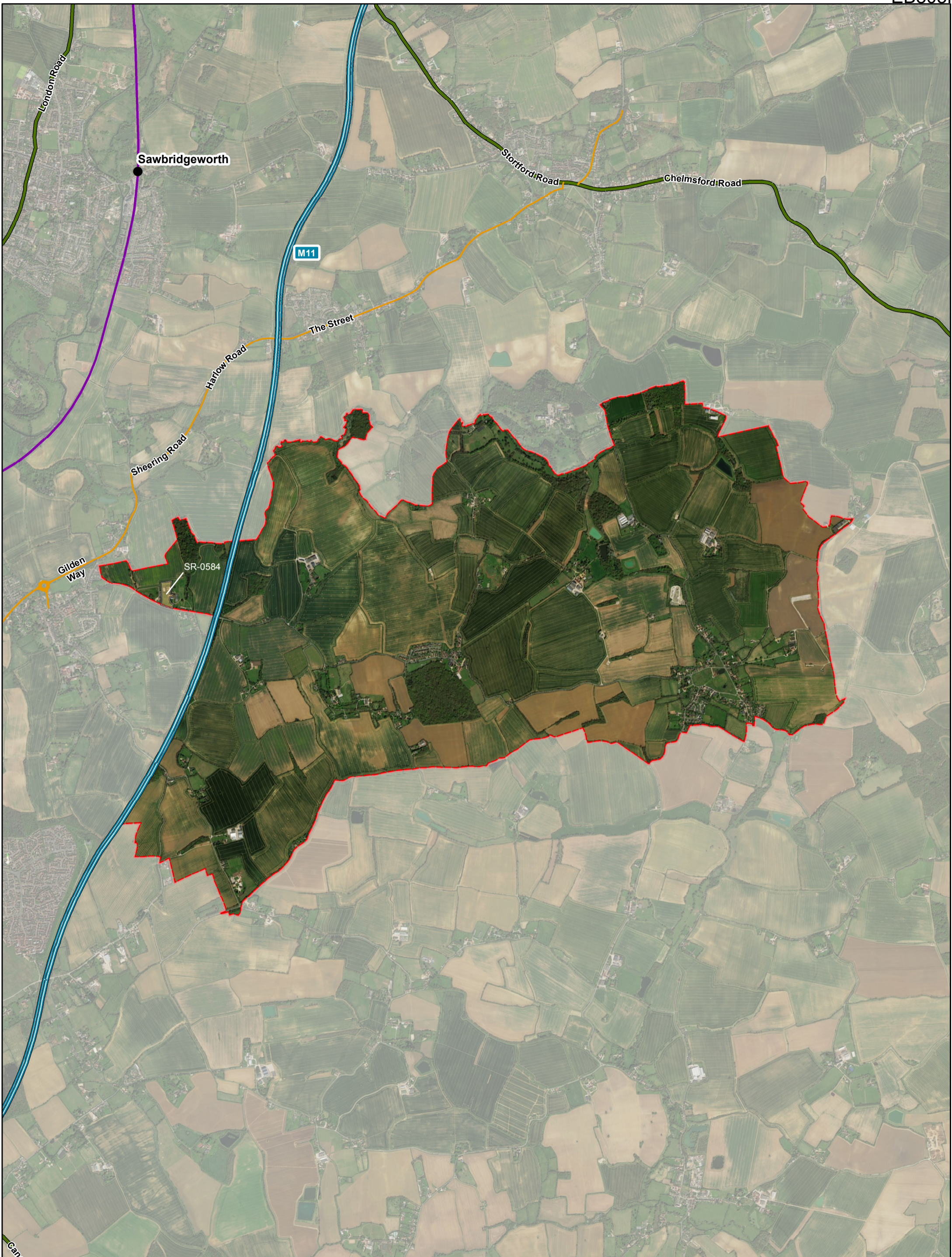


Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
**SR-1032**  
 Issue  
**Rev 1**

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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 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.
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 Scheduled Monument due to distance and built-up surroundings of 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	(+)	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. Split site (50% greenfield and brownfield), within an existing settlement (Loughton).
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. Redevelopment of derelict church sites provides an opportunity for infill development in existing residential area that could positively contribute to 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 Willingale Road and Collard Avenue.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (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.



**Report on Site Selection**

**ARUP**

Epping Forest District Council

Drawing No. EFDC-S2-0015-Rev2

Date: March 2018

Scale: 1:26,000 @A3

**Content**

Residential Sites for Stage 2 and Stage 6.2 Assessment in Matching

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

B418

# Site Suitability Assessment

**Site Reference:** SR-0584  
**Parish:** Matching  
**Size (ha):** 1.56  
**Address:** Morgans Farm, Moorhall Road, Matching, Old Harlow, CM17 0LP

**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

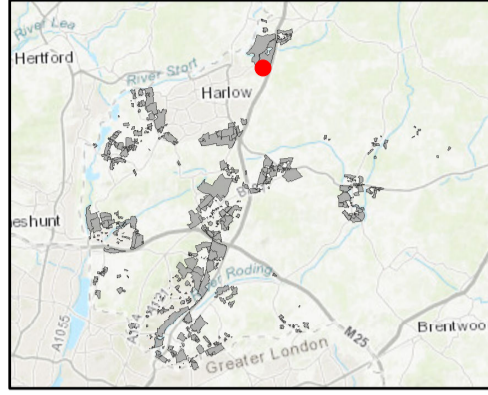
**Source for baseline yield:** 60 dwellings included in the Call for Sites (equivalent to 35 dph). The 60-80 bed care home is classed as 'other uses' and is not assessed in the SLAA.

**Site constraints:** None

**Site selection adjustment:** None

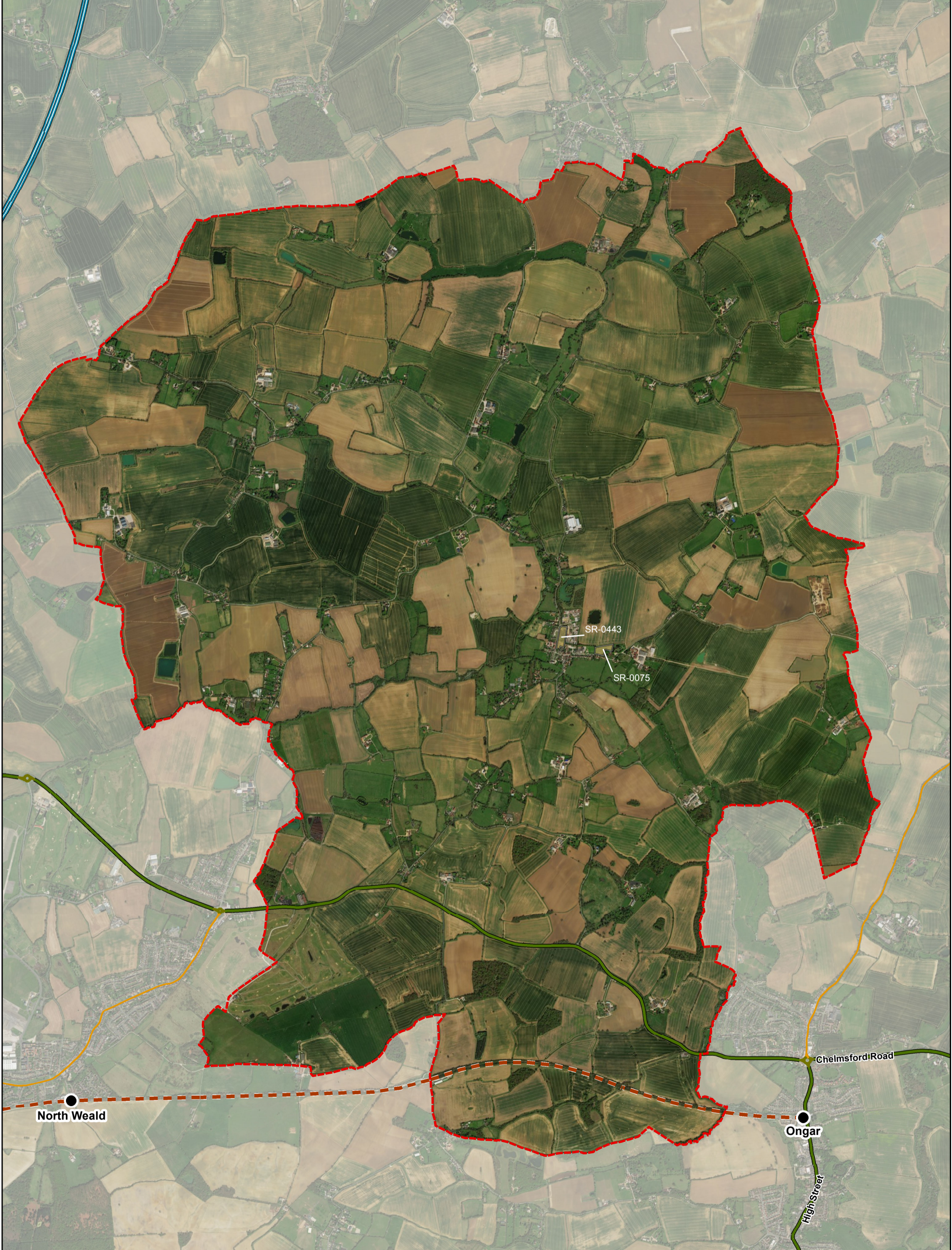
**Community feedback:** The Council did not consult on a growth location which covers or is near to this site.

**Dwellings:** 60



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue** | **March 2018**  
 Drawing No | Issue  
**SR-0584** | **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	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	(--)	Features and species in the site unlikely to be retained and effects cannot be mitigated.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	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	(-)	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 that is neither within nor adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	(--)	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	(-)	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.



**Report on Site Selection**

**ARUP**



Drawing No.  
EFDC-S2-0011-Rev2

Date: March 2018

Scale: 1:25,000 @A3

**Content**

Residential Sites for Stage 2 and Stage 6.2 Assessment in Moreton, Bobbingworth and the Lavers

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

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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.

# Site Suitability Assessment

**Site Reference:** SR-0075  
**Parish:** Moreton, Bobbingworth and the Lavers  
**Size (ha):** 0.75  
**Address:** Land to the north of Church Road, Ongar

**Primary use:** Residential  
**Site notes:** Vacant field

**Baseline yield:** 22 dwellings

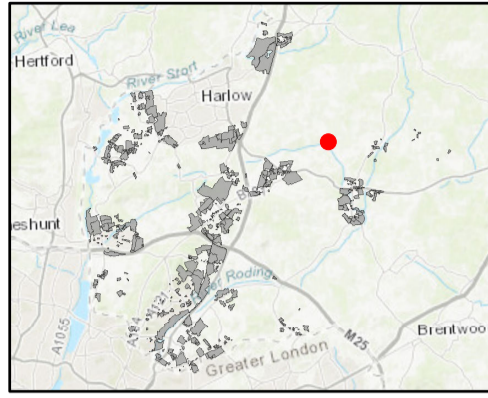
**Source for baseline yield:** Assumption based on 50:50 housing to employment at 30 dph and 0.4 plot ratio for employment

**Site constraints:** Circa 5% of the site has potential contamination which may not be suitable for housing development (landfill). As such developable site area reduced to 95%.

**Site selection adjustment:** For the purposes of assessment, it is assumed that the contamination constraint may be overcome, and the full capacity has been reinstated.

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

**Dwellings:** 22



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
**SR-0075**  
 Issue  
**Rev 2**  
**ARUP** Epping Forest District Council  
 www.eppingforestdc.gov.uk

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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 wholly within the buffer zone for a Coastal Floodplain Grazing Marsh habitat. 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 located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.	Unlikely to impact on setting of Conservation Area but adjacent to Grade II* listed church. Possible mitigation by locating development away from church to west half of site, appropriate layout and 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	0 Site is within Green Belt, but the level of harm caused by release of the land for development would be none.	
3.1 Distance to the nearest rail/tube station	(-) Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+) 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	(-) Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(-) Site is more than 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network	Not applicable.	
4.1 Brownfield and Greenfield Land	(--) Majority of the site is greenfield land that is neither within nor adjacent to a settlement.	100% greenfield site 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.	No public open space is located in the site area. Development will not involve the loss of public open space.
5.1 Landscape sensitivity	(-) Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	
5.2 Settlement character sensitivity	(-) Development could detract from the existing settlement character.	Site located within historic part of village, adjacent to a Grade II* church, and Grade II Rectory. Development would likely negatively impact on the historic character of the village. This could be mitigated through lower density, design and layout.
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 severe contamination on site, where assurances would have to be sought from the developer that remediation would not harm site viability.	Domestic landfill on north-west of site. Subject to investigation, may be possible to mitigate - install grout cut-off wall to stop leachate or landfill gases entering the rest of the site - need for further detailed work regarding groundwater drainage.
6.6 Traffic impact	Site below site size threshold where it would be expected to significantly affect congestion.	B421



# Site Suitability Assessment

**Site Reference:** SR-0443  
**Parish:** Moreton, Bobbingworth and the Lavers  
**Size (ha):** 0.86  
**Address:** Harlow Road, Moreton, Bobbingworth and the Lavers, Ongar, Essex  
**Primary use:** Residential  
**Site notes:** Scrub land and disused allotments.

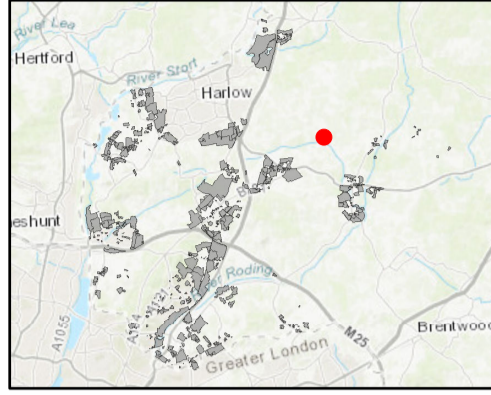
**Baseline yield:** 26 dwellings  
**Source for baseline yield:** Assumption based on 30 dph

**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.

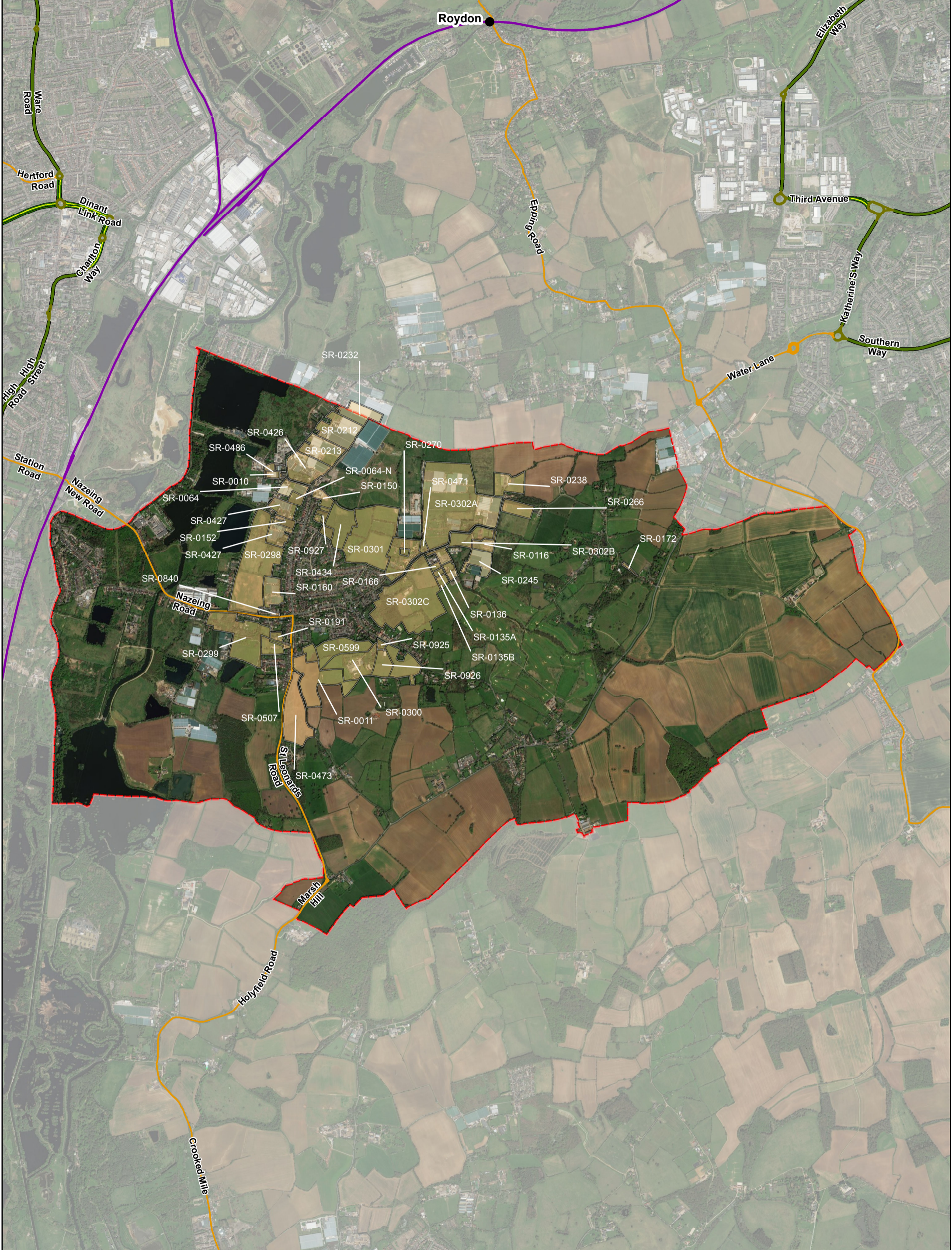
**Dwellings:** 26



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue | March 2018**  
 Drawing No | Issue  
**SR-0443 | 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	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	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	0	Site is within Green Belt, but the level of harm caused by release of the land for development would be none.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	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	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(-)	Site is more than 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(+)	Majority of the site is greenfield land 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 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	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.



**Report on Site Selection**

**ARUP**

Epping Forest District Council

Drawing No.  
EFDC-S2-0017-Rev2

Date: March 2018

Scale: 1:25,000 @A3

**Content**  
Residential Sites for Stage 2 and Stage 6.2 Assessment in Nazeing

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

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**Legend**

- 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  
  
B423

# Site Suitability Assessment

**Site Reference:** SR-0010  
**Parish:** Nazeing  
**Size (ha):** 0.56  
**Address:** Leaside Nursery, Sedge Green, Nazeing, Essex

**Primary use:** Residential  
**Site notes:** Existing Glasshouse

**Baseline yield:** 17 dwellings

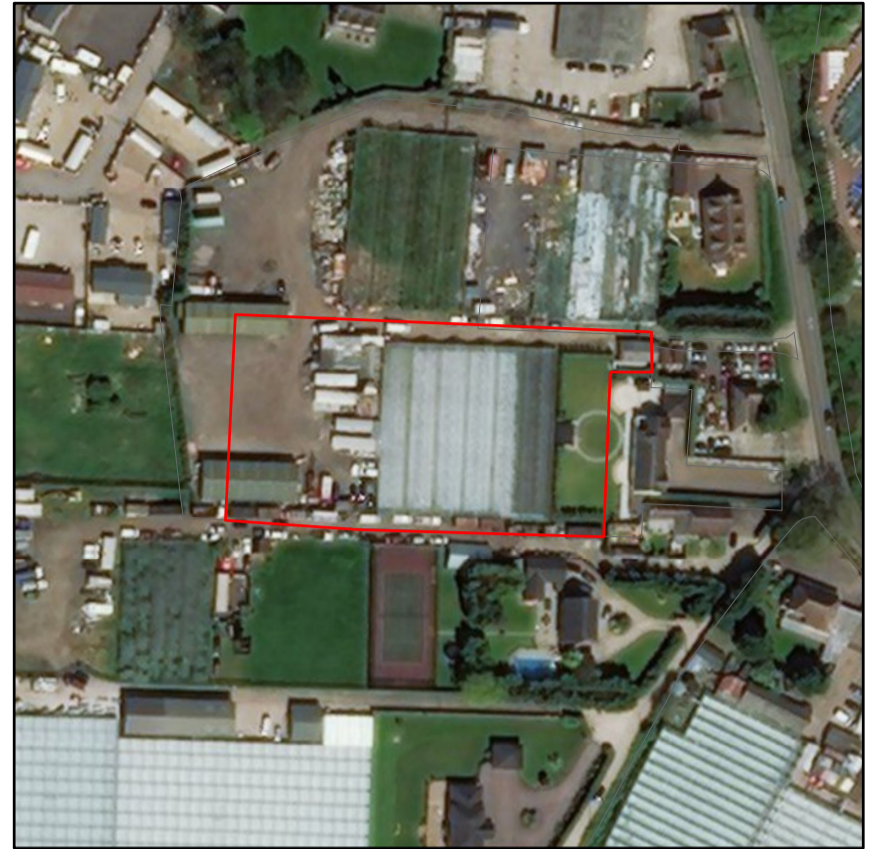
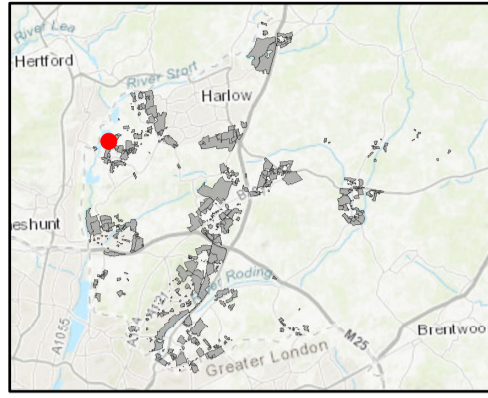
**Source for baseline yield:** Assumption based on 30 dph

**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:** 17



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue | March 2018**  
 Drawing No | Issue  
**SR-0010 | 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 wholly within Coastal Floodplain Grazing Marsh and Wet Woodland 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.	The site is within the 250m buffer of Lee Valley Central 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 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 more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+) Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network	Not applicable.	
4.1 Brownfield and Greenfield Land	(--) Majority of the site is greenfield land that is neither within nor adjacent to a settlement.	100% greenfield site, 600m from an existing settlement (Lower Nazeing).
4.2 Impact on agricultural land	(--) Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0 Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	
5.2 Settlement character sensitivity	0 Development is unlikely to have an effect on settlement character.	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	(-) Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	Existing access lane off Sedge Green. Would need upgrade and widening but could be achieved.
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.	West side of site unsuitable for development. East side of site could possibly be redeveloped if the applicant is able to carry out a detailed investigation and demonstrate that all risks could be mitigated for the lifetime of the proposed development.
6.6 Traffic impact	Site below site size threshold where it would be expected to significantly affect congestion.	

# Site Suitability Assessment

**Site Reference:** SR-0011  
**Parish:** Nazeing  
**Size (ha):** 8.30  
**Address:** St. Leonards Road, Nazeing, Essex (Known as 'Perry Hill')

**Primary use:** Residential  
**Site notes:** Agricultural/Grazing Fields

**Baseline yield:** 249 dwellings

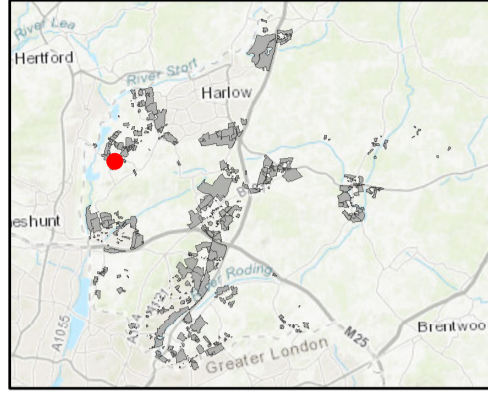
**Source for baseline yield:** Assumption based on 30 dph, reduced to exclude area subject to planning permission EPF/0937/16 for 60 dwellings, covering 2.23ha of site.

**Site constraints:** Capacity reduced to exclude area subject to planning permission EPF/0937/16 for 60 dwellings, covering 2.23ha of site.

**Site selection adjustment:** None

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

**Dwellings:** 182



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue | March 2018**  
 Drawing No | Issue  
**SR-0011 | 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	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1. Majority of the site is in Flood Zone 1. Higher Flood Risk Zones 2, 3a and 3b covering 1% is located on the western 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 settling of Conservation Area due to distance but impact on landscape should be considered.
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 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	(+)	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 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 (Lower Nazeing).
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 predominantly rural 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 St Leonards Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination on very small part of site (former Gun Emplacement). 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-0064  
**Parish:** Nazeing  
**Size (ha):** 2.91  
**Address:** Sedge Green Nursery, Sedge Green, and Chalkfield Nursery, Pecks Hill, Nazeing, Essex, EN9 2NX  
**Primary use:** Residential  
**Site notes:** Nursery (Glasshouses) with residential dwelling.

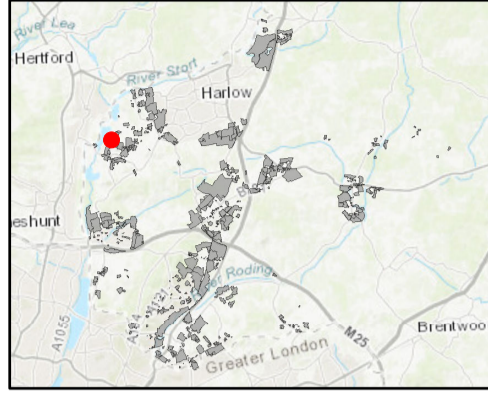
**Baseline yield:** 100 dwellings  
**Source for baseline yield:** Indicated in Call for Sites (equivalent to 35 dph)

**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:** 100



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue | March 2018**  
 Drawing No | Issue  
**SR-0064 | 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	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	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	(-)	Site is more than 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	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	0	Area around the site expected to be uncongested at peak time.

# Site Suitability Assessment

**Site Reference:** SR-0064-N  
**Parish:** Nazeing  
**Size (ha):** 0.92  
**Address:** Chalkfield Nursery, Pecks Hill, Nazeing, Essex, EN9 2NX

**Primary use:** Residential  
**Site notes:** Site of demolished glasshouse / nursery

**Baseline yield:** 28 dwellings

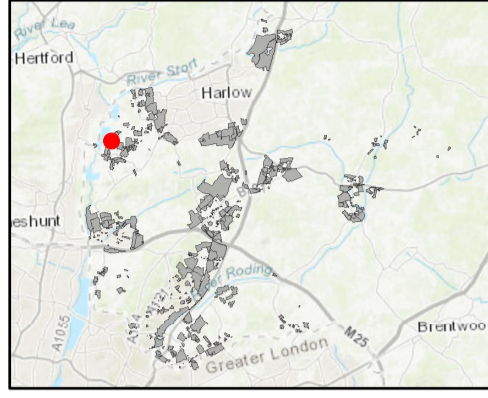
**Source for baseline yield:** Assumption based on 30 dph

**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:** 28



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue | March 2018**  
 Drawing No | Issue  
**SR-0064-N | 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.
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	(-)	Site is more than 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	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	(-)	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-0116  
**Parish:** Nazeing  
**Size (ha):** 1.51  
**Address:** Land to the rear of Oakley Hall, Nazeing

**Primary use:** Residential  
**Site notes:** Former Nursery site, open storage

**Baseline yield:** 45 dwellings

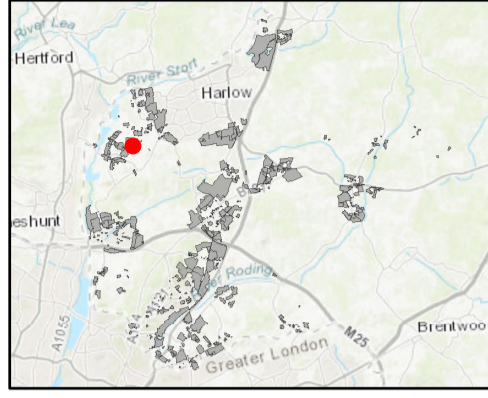
**Source for baseline yield:** Assumption based on 30 dph

**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:** 45



Client  
**Epping Forest District Council**

Job Title  
**Epping Forest District Local Plan**

Drawing Status	Date
<b>Issue</b>	<b>March 2018</b>
Drawing No	Issue
<b>SR-0116</b>	<b>Rev 2</b>

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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 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 located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.	Adjacent to Nazeing and South Roydon Conservation Area. Development here should consider impact on historic landscape and settlement patterns. Possible mitigation through appropriate layout 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	0 Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-) Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	The site lies mostly within a Green Belt parcel of very high sensitivity but is partially developed and existing planted buffers to the north would limit harm to the wider Green Belt to the north (which maintains the gap between Nazeing and Roydon).
3.1 Distance to the nearest rail/tube station	(-) Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(-) Site more than a 1000m from a bus stop.	
3.3 Distance to employment locations	0 Site is more than 1600m and less than 2400m 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.	90% greenfield site, 1,200m from an existing settlement (Lower Nazeing).
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	(-) Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	
5.2 Settlement character sensitivity	0 Development is unlikely to have an effect on settlement character.	Site is identified as a potential opportunity area. Low density development is proposed which reflects the housing character of the area. Therefore, development is not likely to have an impact on the character of the area.
6.1 Topography constraints	0 No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0 Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+) Suitable access to site already exists.	Existing access off Hoe Lane.
6.5 Contamination constraints	(-) Potential contamination on site, which could be mitigated.	Potential contamination (Horticultural Nursery). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0 Area around the site expected to be uncongested at peak time.	

# Site Suitability Assessment

**Site Reference:** SR-0135A  
**Parish:** Nazeing  
**Size (ha):** 0.40  
**Address:** Stoneyfield, Hoe Lane, Nazeing

**Primary use:** Residential  
**Site notes:** Existing dwelling house, garages and gardens

**Baseline yield:** 12 dwellings

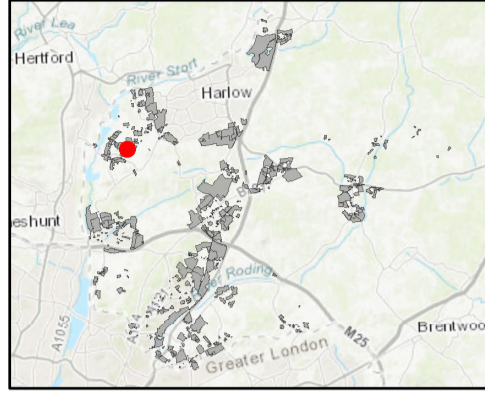
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** None

**Site selection adjustment:** None

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

**Dwellings:** 12



Client  
**Epping Forest District Council**

Job Title  
**Epping Forest District Local Plan**

Drawing Status	Date
<b>Issue</b>	<b>March 2018</b>
Drawing No	Issue
<b>SR-0135A</b>	<b>Rev 2</b>

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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 wholly within Deciduous Woodland and Traditional Orchard 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 located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.	Adjacent to Nazeing and South Roydon Conservation Area. Possible mitigation through appropriate layout and high quality design/materials. Historic landscape and settlement pattern should be considered.
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 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 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.	90% greenfield site, 800m from an existing settlement (Lower Nazeing).
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	(-) Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	
5.2 Settlement character sensitivity	0 Development is unlikely to have an effect on settlement character.	Site is identified as a potential opportunity area. Low density development is proposed which reflects the character of the area, subject to sensitive design reflecting the adjacent 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)	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 Winston Farm Lane.
6.5 Contamination constraints	(-) Potential contamination on site, which could be mitigated.	Potential contamination (Horticultural Nursery). Potential adverse impact that could be mitigated.
6.6 Traffic impact	Site below site size threshold where it would be expected to significantly affect congestion.	



# Site Suitability Assessment

**Site Reference:** SR-0135B  
**Parish:** Nazeing  
**Size (ha):** 0.72  
**Address:** Ridge House, Hoe Lane, Nazeing, Essex, EN9 2RJ

**Primary use:** Residential  
**Site notes:** Existing dwelling house, garages and gardens

**Baseline yield:** 21 dwellings

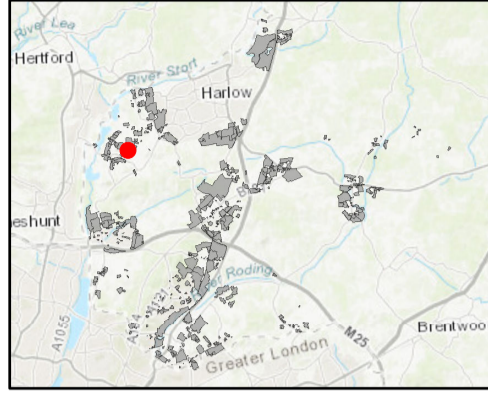
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** None

**Site selection adjustment:** None

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

**Dwellings:** 21



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue | March 2018**  
 Drawing No | Issue  
**SR-0135B | 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 wholly within Deciduous Woodland and Traditional Orchard 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 located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.	Adjacent to Nazeing and South Roydon Conservation Area. Possible mitigation through appropriate layout and high quality design/materials. Historic landscape and settlement pattern and setting of Gil* LBs to south-west should be considered.
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 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 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.	90% greenfield site, 800m from an existing settlement (Lower Nazeing).
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	(-) Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	
5.2 Settlement character sensitivity	0 Development is unlikely to have an effect on settlement character.	Site is identified as a potential opportunity area. Low density development is proposed which reflects the character of the area, subject to sensitive design reflecting the adjacent 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.	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.	Existing access off Winston Farm Lane.
6.5 Contamination constraints	(-) Potential contamination on site, which could be mitigated.	Potential contamination (Horticultural Nursery). Potential adverse impact that could be mitigated.
6.6 Traffic impact	Site below site size threshold where it would be expected to significantly affect congestion.	B430

# Site Suitability Assessment

**Site Reference:** SR-0136  
**Parish:** Nazeing  
**Size (ha):** 1.05  
**Address:** Burleigh Nursery, Hoe Lane, Nazeing, Essex, EN9 2RJ

**Primary use:** Residential  
**Site notes:** Existing dwelling house, garages and gardens and Nursery

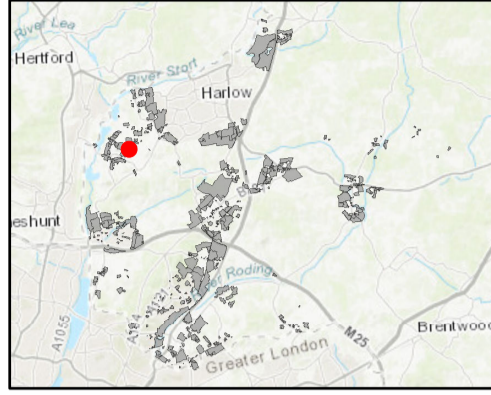
**Baseline yield:** 32 dwellings  
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** None

**Site selection adjustment:** None

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

**Dwellings:** 32



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
**SR-0136**  
 Issue  
**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	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(-)	Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	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	(-)	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)	(-)	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-0150  
**Parish:** Nazeing  
**Size (ha):** 1.43  
**Address:** The Fencing Centre, Pecks Hill, Nazeing, EN9 2NY

**Primary use:** Residential  
**Site notes:** Fencing centre (open storage and glasshouse/warehouse storage)

**Baseline yield:** 43 dwellings

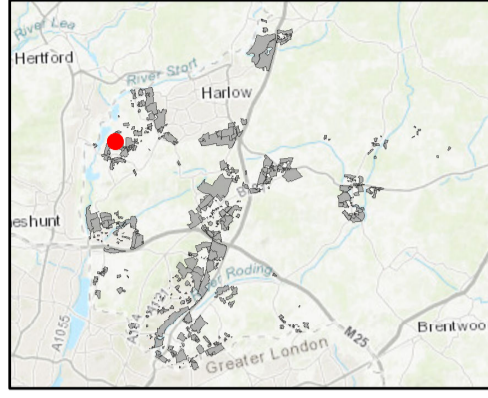
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** None

**Site selection adjustment:** None

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

**Dwellings:** 43



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue | March 2018**  
 Drawing No | Issue  
**SR-0150 | 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.	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 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	(-) Site is more than 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.	70% brownfield 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.	
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 relevant site character context is partially urban but in part countryside, which is moderately sensitive to the impacts of development. The form and extent of development would have to be sensitive to the location to avoid potential adverse impacts.
5.2 Settlement character sensitivity	(+) Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.	Site is a fencing centre and is identified as a potential opportunity area. Redevelopment could enhance the character of the area.
6.1 Topography constraints	(-) Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0 Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+) Suitable access to site already exists.	Existing access off Sedge Green.
6.5 Contamination constraints	(-) Potential contamination on site, which could be mitigated.	Potential contamination (Horticultural Nursery / Builders Yard). 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-0152  
**Parish:** Nazeing  
**Size (ha):** 1.11  
**Address:** Lakeside Nursery, Pecks Hill, Nazeing, EN9 2NW

**Primary use:** Residential  
**Site notes:** Open storage yard near nurseries

**Baseline yield:** 7 dwellings

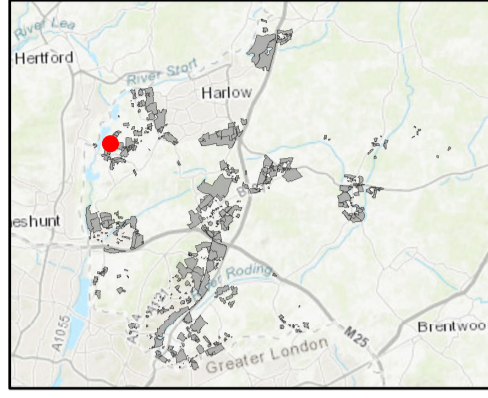
**Source for baseline yield:** Assumption based on 30 dph

**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:** 7



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
**SR-0152**  
 Issue  
**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	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	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	(-)	Site is more than 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	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-0160  
**Parish:** Nazeing  
**Size (ha):** 3.04  
**Address:** Fernbank Nursery, Nazeing Road, Nazeing, Essex

**Primary use:** Residential  
**Site notes:** Nursery

**Baseline yield:** 73 - 122 dwellings

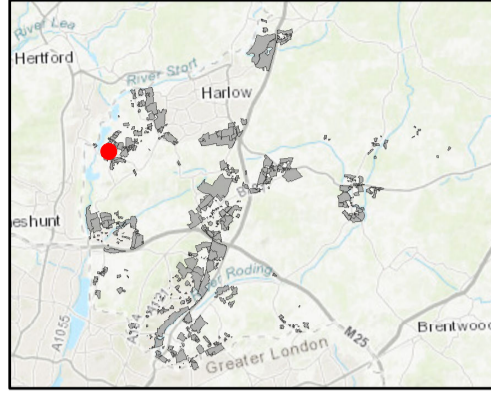
**Source for baseline yield:** Indicated in Call for Sites

**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:** 73



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
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**SR-0160**  
 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 adjacent to a Coastal Floodplain Grazing Marsh habitat and is within four 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.	The site is within the 250m buffer for the Lee Valley Central 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 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 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 more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+) Site is less than 1000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network	Not applicable.	
4.1 Brownfield and Greenfield Land	(-) Majority of the site is greenfield land adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (Lower Nazeing).
4.2 Impact on agricultural land	(--) Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0 Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	
5.2 Settlement character sensitivity	0 Development is unlikely to have an effect on settlement character.	Site is identified as a potential opportunity area. It is located on the edge of the existing settlement. However, low density development is proposed which reflects 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 by Nazeingbury Parade.
6.5 Contamination constraints	(-) Potential contamination on site, which could be mitigated.	Potential contamination (Horticultural Nursery, Infilled Gravel Pit and within 250m of landfill site). 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-0166  
**Parish:** Nazeing  
**Size (ha):** 0.42  
**Address:** Spinney Nursery, Hoe Lane, Nazeing, Essex, EN9 2RJ

**Primary use:** Residential  
**Site notes:** Existing dwelling house, garages and gardens

**Baseline yield:** 13 dwellings

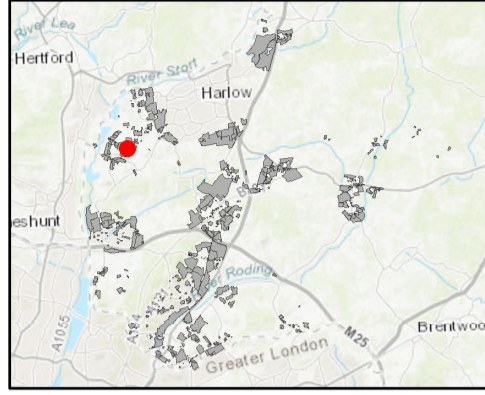
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** None

**Site selection adjustment:** None

**Community feedback:** Feedback was received on NAZ-1 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-0166 | Rev 2**  
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(-)	Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	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	(-)	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	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-0172  
**Parish:** Nazeing  
**Size (ha):** 0.27  
**Address:** Vine Cottage, Betts Lane, Nazeing, EN9 2DA

**Primary use:** Residential  
**Site notes:** Small field and two cottages.

**Baseline yield:** 10 dwellings comprising 4 market homes and 6 affordable homes

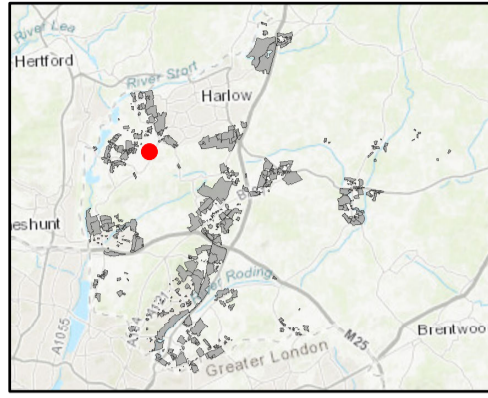
**Source for baseline yield:** Indicated in Call for Sites

**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:** 10



Client  
**Epping Forest District Council**

Job Title  
**Epping Forest District Local Plan**

Drawing Status	Date
<b>Issue</b>	<b>March 2018</b>
Drawing No	Issue
<b>SR-0172</b>	<b>Rev 2</b>

**ARUP** Epping Forest District Council  
[www.eppingforestdc.gov.uk](http://www.eppingforestdc.gov.uk)

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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	(--)	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 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 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 is within 400m of a bus stop.
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 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	(-)	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	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-0191  
**Parish:** Nazeing  
**Size (ha):** 0.68  
**Address:** Royd, St Leonards Road, Nazeing

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

**Baseline yield:** 6 to 8 dwellings

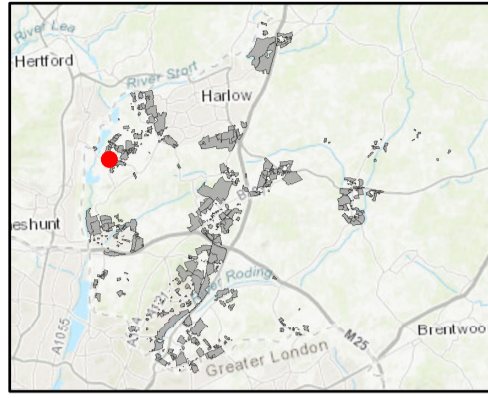
**Source for baseline yield:** Indicated in Call for Sites

**Site constraints:** Flood risk would mean only 4/5 of site is developable. Also circa 90% of the site is covered by SR-0507, with only the access left this means the site has a zero yield when avoiding double counting.

**Site selection adjustment:** Capacity partially reinstated for site selection assessment, however 20% reduction remains to account for flood risk.

**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-0191** | **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	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(+)	Site within Flood Zone 2 and exception test not required.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	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 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 more than 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	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.
6.5 Contamination constraints	(-)	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-0212  
**Parish:** Nazeing  
**Size (ha):** 6.00  
**Address:** Lea Bank Nursery, Sedge Green, Roydon, Essex, CM19 5JS

**Primary use:** Residential  
**Site notes:** Glasshouses

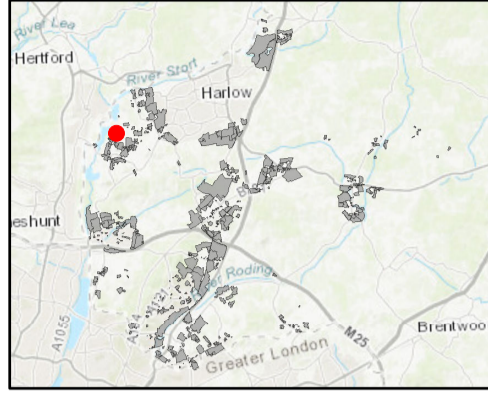
**Baseline yield:** 180 dwellings  
**Source for baseline yield:** Assumption based on 30 dph

**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:** 180



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
**SR-0212**  
 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.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	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 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	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	0	Area around the site expected to be uncongested at peak time.

# Site Suitability Assessment

**Site Reference:** SR-0213  
**Parish:** Nazeing  
**Size (ha):** 4.85  
**Address:** Bettina Nursery and Ashley Nursery, Sedge Green, Roydon, CM19 5JS  
**Primary use:** Residential  
**Site notes:** Existing nurseries/glasshouses

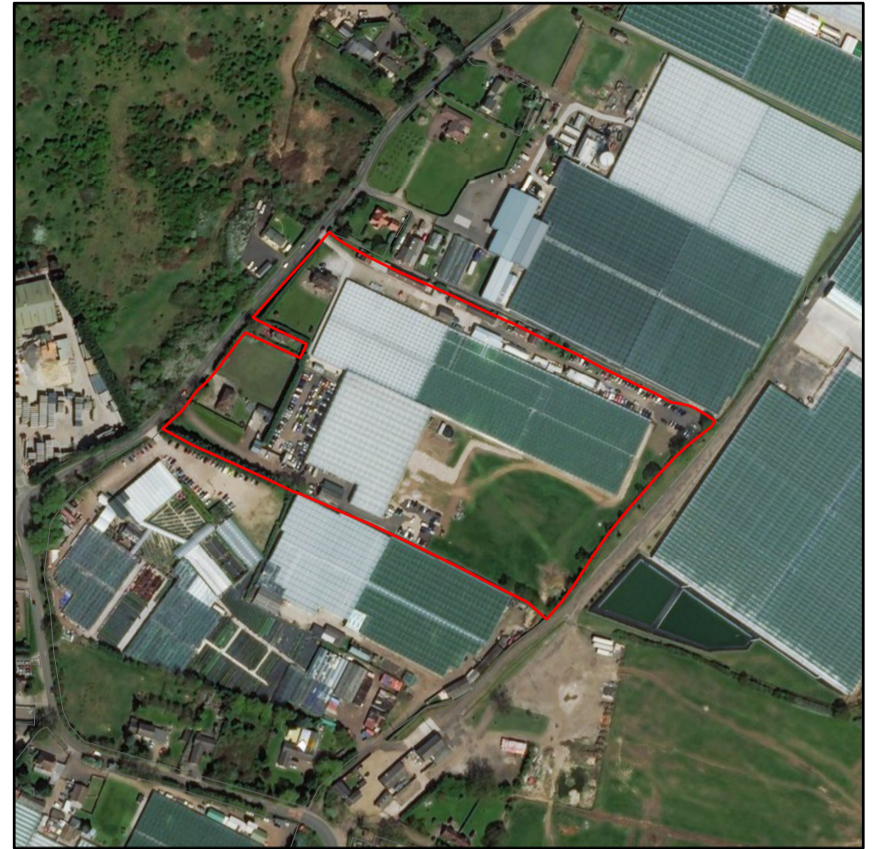
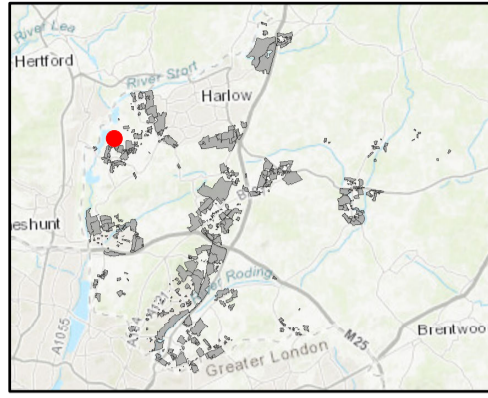
**Baseline yield:** 146 dwellings  
**Source for baseline yield:** Assumption based on 30 dph

**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:** 146



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
**SR-0213**  
 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.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	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 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	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	0	Area around the site expected to be uncongested at peak time.

# Site Suitability Assessment

**Site Reference:** SR-0232  
**Parish:** Nazeing  
**Size (ha):** 3.36  
**Address:** Low Hill Nursery, Sedge Green, Roydon, Essex, CM19 5JR

**Primary use:** Residential  
**Site notes:**

**Baseline yield:** 101 dwellings

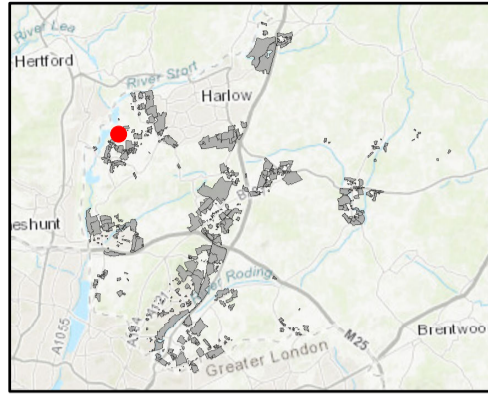
**Source for baseline yield:** Assumption based on 30 dph

**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:** 101



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
**SR-0232**  
 Issue  
**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.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	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 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	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	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-0238  
**Parish:** Nazeing  
**Size (ha):** 3.37  
**Address:** Stoneshot Farm, Hoe Lane, Nazeing, Essex, EN9 2RN

**Primary use:** Residential  
**Site notes:**

**Baseline yield:** 24 dwellings comprising 12 market homes and 12 affordable

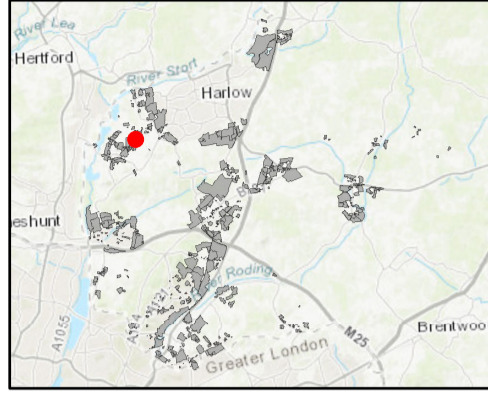
**Source for baseline yield:** Indicated in Call for Sites

**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:** 24



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
**SR-0238**  
 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.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	(-)	Site is 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	(-)	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	(-)	Development could detract from the existing settlement character.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	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-0245  
**Parish:** Nazeing  
**Size (ha):** 2.84  
**Address:** Coronation Nursery, Hoe Lane, Nazeing, Essex

**Primary use:** Residential  
**Site notes:**

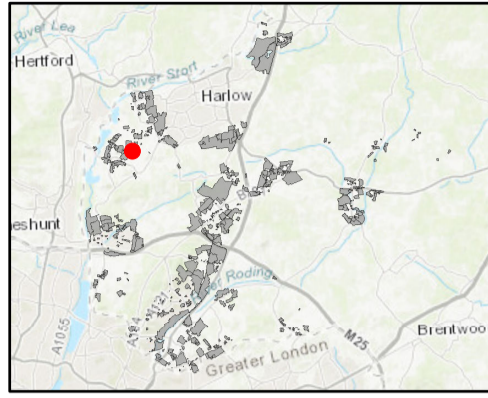
**Baseline yield:** 86 dwellings  
**Source for baseline yield:** Assumption based on 30 dph

**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:** 86



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue | March 2018**  
 Drawing No | Issue  
**SR-0245 | 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	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	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 very low, low or medium.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m 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	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	0	Area around the site expected to be uncongested at peak time.

# Site Suitability Assessment

**Site Reference:** SR-0266  
**Parish:** Nazeing  
**Size (ha):** 2.34  
**Address:** Oldfield Spring, Hoe Lane, Nazeing, EN9 2RW

**Primary use:** Residential  
**Site notes:**

**Baseline yield:** 73 dwellings

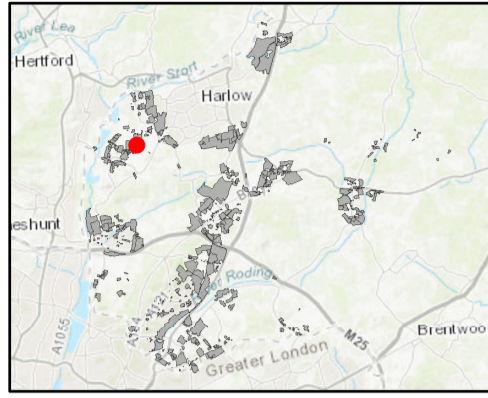
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** TPOs would reduce capacity by c.1/3


**Site selection adjustment:** None

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

**Dwellings:** 49



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
**SR-0266**  
 Issue  
**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	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 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 located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.	Within Nazeing and South Roydon Conservation Area. Development here should consider impact on historic landscape and settlement pattern. As site is currently open landscape, any development here could harm the significance of the 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 very low, low or medium.	
3.1 Distance to the nearest rail/tube station	(-) Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(-) Site more than a 1000m from a bus stop.	
3.3 Distance to employment locations	0 Site is more than 1600m and less than 2400m 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.	100% greenfield site, 1,500m from an existing settlement (Lower Nazeing).
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.	The key characteristics of the adjacent assessed landscape sensitivity zone extend to this 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 is likely to substantially harm the existing settlement character.	Site is far away from main settlement and within Conservation Area. Development may contribute to urban sprawl and therefore it could significantly alter 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)	(-) 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 extent of the 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.	Existing access off Hoe 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-0270  
**Parish:** Nazeing  
**Size (ha):** 0.37  
**Address:** Halston Nursery, Hoe Lane, Nazeing, Essex, EN9 2RJ

**Primary use:** Residential  
**Site notes:**

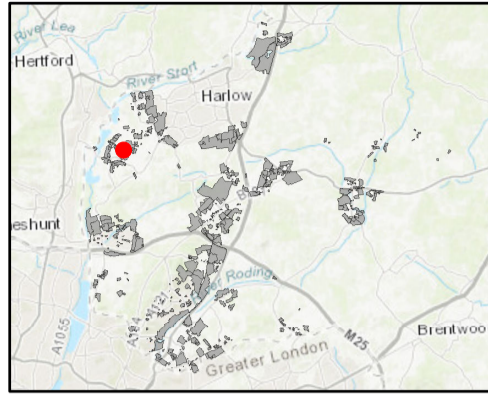
**Baseline yield:** 11 dwellings  
**Source for baseline yield:** Assumption based on 30 dph

**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:** 11



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
**SR-0270**  
 Issue  
**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	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(-)	Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	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	(-)	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	(-)	Development could detract from the existing settlement character.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.

# Site Suitability Assessment

**Site Reference:** SR-0298  
**Parish:** Nazeing  
**Size (ha):** 16.84  
**Address:** Lower Nazeing, West Area

**Primary use:** Residential  
**Site notes:** Broad Area West of Nazeing

**Baseline yield:** 497 dwellings

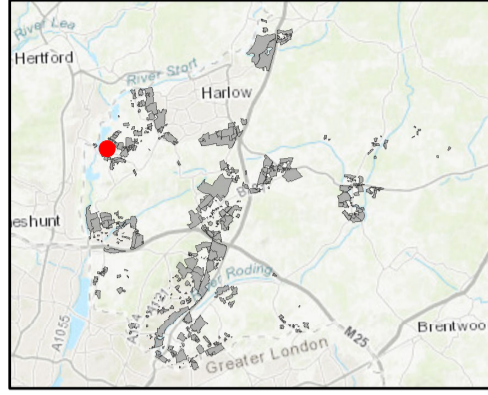
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** Flood risk would reduce capacity by circa 1/4. Also circa 80% of the site has potential landfill contamination, further reducing site capacity.

**Site selection adjustment:** None

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

**Dwellings:** 99



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
**SR-0298**  
 Issue  
**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 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 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 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	(+)	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	(--)	Development may involve the loss of public open space with no opportunities for on-site off-setting or mitigation.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	0	Access to the site can be created within landholding adjacent to the highway.
6.5 Contamination constraints	(--)	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	(-)	Low level congestion expected at peak times within the vicinity of the site.



# Site Suitability Assessment

**Site Reference:** SR-0299  
**Parish:** Nazeing  
**Size (ha):** 12.07  
**Address:** Lower Nazeing, South-west Area

**Primary use:** Residential  
**Site notes:** Broad Area south-west of Nazeing

**Baseline yield:** 356 dwellings

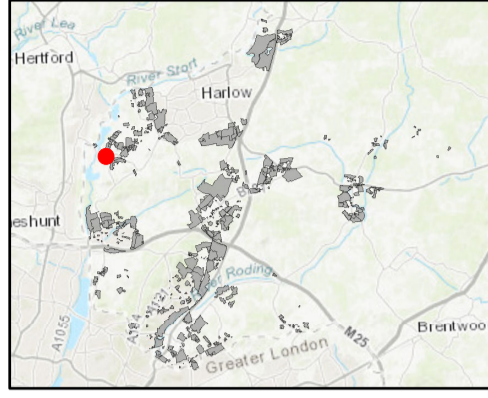
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** Flood risk would reduce capacity by circa 3/4. Also circa 15% of the site is covered by SR-0507 (55 dwellings) as such this is omitted from the yield.

**Site selection adjustment:** Capacity partially reinstated for site selection assessment to account for overlapping site (55 dwellings).

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

**Dwellings:** 90



Client  
**Epping Forest District Council**

Job Title  
**Epping Forest District Local Plan**

Drawing Status	Date
<b>Issue</b>	<b>March 2018</b>
Drawing No	Issue
<b>SR-0299</b>	<b>Rev 2</b>

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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 on Lea Valley Special Protection Area.
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 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 9 Ancient trees directly affected by the site. The trees are concentrated at the east of the site. Impacts to the Ancient trees may be mitigated due to the low density and by considered masterplanning or translocation.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated. The site encompasses two Deciduous Woodland habitats, and a portion of BAP priority habitat with no main features habitat. It is within four buffer zones. The site is likely to directly affect the habitats, but mitigation may be able 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 Lee Valley Central LWS. The site is unlikely to affect the features and species of the LWS.
1.7 Flood risk	(-)	Site within Flood Zone 3a where exception test required. Some 67% of the site is in Flood Zone 2 of which 50% and 30% respectively is in Flood Zones 3a and 3b. Higher risk Flood Zones affect the north-western part of the site making the south-eastern portion of the site more suitable for development.
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 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 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 (Lower Nazeing).
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. Public open space is located in 56% of the site area. Development may involve the loss of some public open space, but there may be opportunities for some on-site re-provision or re-orientation of development.
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. Considering the scale of the proposed development and its area coverage, it is likely to have a negative affect the semi-rural character of the area. Development may contribute to urban sprawl.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	(-)	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 access off Nazeing Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (Horticultural nursery / industrial Boiler Stripping). 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-0300  
**Parish:** Nazeing  
**Size (ha):** 19.04  
**Address:** Lower Nazeing, South Area

**Primary use:** Residential  
**Site notes:** Broad Area South of Nazeing

**Baseline yield:** 447 dwellings and 14,900 sqm commercial

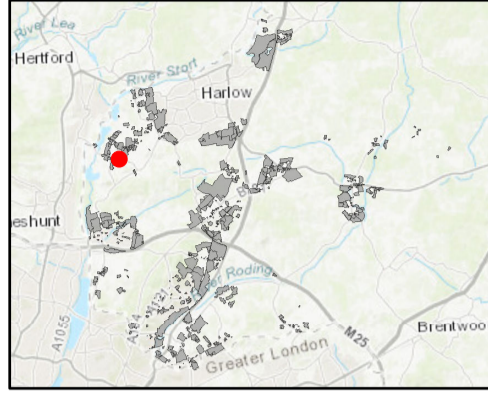
**Source for baseline yield:** Assumption based on 80:20 housing to employment 30 dph and 0.4 plot ratio for commercial

**Site constraints:** None

**Site selection adjustment:** None

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

**Dwellings:** 447



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue | March 2018**  
 Drawing No | Issue  
**SR-0300 | 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 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	0	Site is within Green Belt, but the level of harm caused by release of the land for development would be none.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	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 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	(--)	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-0301  
**Parish:** Nazeing  
**Size (ha):** 21.84  
**Address:** Lower Nazeing, North Area

**Primary use:** Residential  
**Site notes:** Broad Area North of Nazeing

**Baseline yield:** 653 dwellings

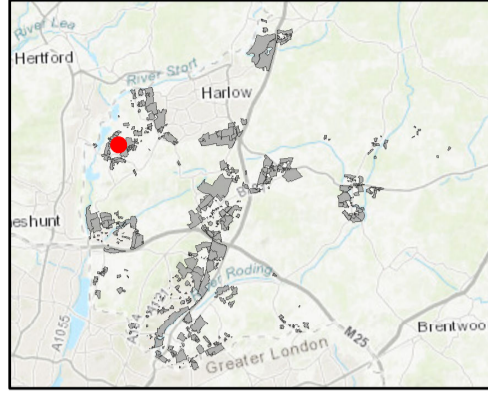
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** Circa 25% of the site is covered by SR-0434 (150 dwellings) and is already accounted for, reducing yield.

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

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

**Dwellings:** 653



Client  
**Epping Forest District Council**

Job Title  
**Epping Forest District Local Plan**

Drawing Status	Date
<b>Issue</b>	<b>March 2018</b>
Drawing No	Issue
<b>SR-0301</b>	<b>Rev 2</b>

**ARUP** Epping Forest District Council  
[www.eppingforestdc.gov.uk](http://www.eppingforestdc.gov.uk)

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0 Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0 Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0 Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-) 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 tree are located at the north edge 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	(-) Features and species in the site may not be retained in their entirety but effects can be mitigated.	The site almost encompasses a Deciduous Woodland priority habitat and is in the relevant buffer zone. 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.	
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.	Within wider landscape setting of Nazeing and South Roydon Conservation Area. Development here should consider impact on historic landscape. Possible mitigation through appropriate layout and high quality design/materials.
1.8b Impact on archaeology	0 There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0 Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-) Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	(-) Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	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	(-) 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 (Lower Nazeing).
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 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.	
6.4 Access to site	0 Access to the site can be created within landholding adjacent to the highway.	Existing access from Maplecroft Lane.
6.5 Contamination constraints	(-) Potential contamination on site, which could be mitigated.	Potential contamination over small part of the site (Farmyard / 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-0302A  
**Parish:** Nazeing  
**Size (ha):** 32.40  
**Address:** Lower Nazeing, south-east area

**Primary use:** Residential  
**Site notes:** Broad area east of Nazeing including Hoe Lane and Nurseries and agricultural fields

**Baseline yield:** 1,396 dwellings and 46,500 sqm commercial floorspace

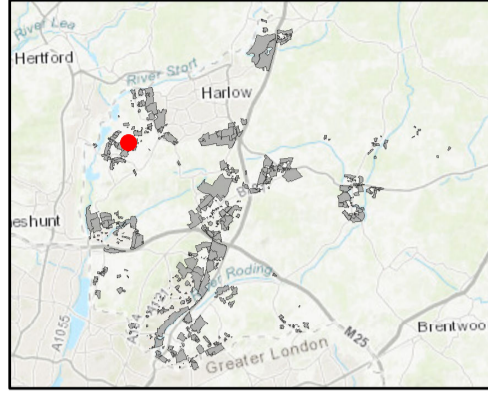
**Source for baseline yield:** Assumption based on 80:20 housing to employment 30 dph and 0.4 plot ratio for commercial

**Site constraints:** None

**Site selection adjustment:** Multi-parcel site, which has been split out. Assumed 1396 dwellings and 46,500 sqm 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:** 797



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue | March 2018**  
 Drawing No | Issue  
**SR-0302A | 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	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(-)	Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be 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	(-)	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	(+)	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-0302B  
**Parish:** Nazeing  
**Size (ha):** 4.49  
**Address:** Lower Nazeing, south-east area

**Primary use:** Residential  
**Site notes:** Broad area east of Nazeing including Hoe Lane and Nurseries and agricultural fields

**Baseline yield:** 1,396 dwellings and 46,500 sqm commercial floorspace

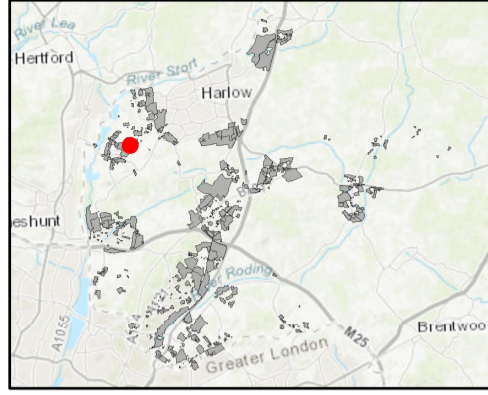
**Source for baseline yield:** Assumption based on 80:20 housing to employment 30 dph and 0.4 plot ratio for commercial

**Site constraints:** None

**Site selection adjustment:** Multi-parcel site, which has been split out. Assumed 1396 dwellings and 46,500 sqm proportionally split between sites based on site size.

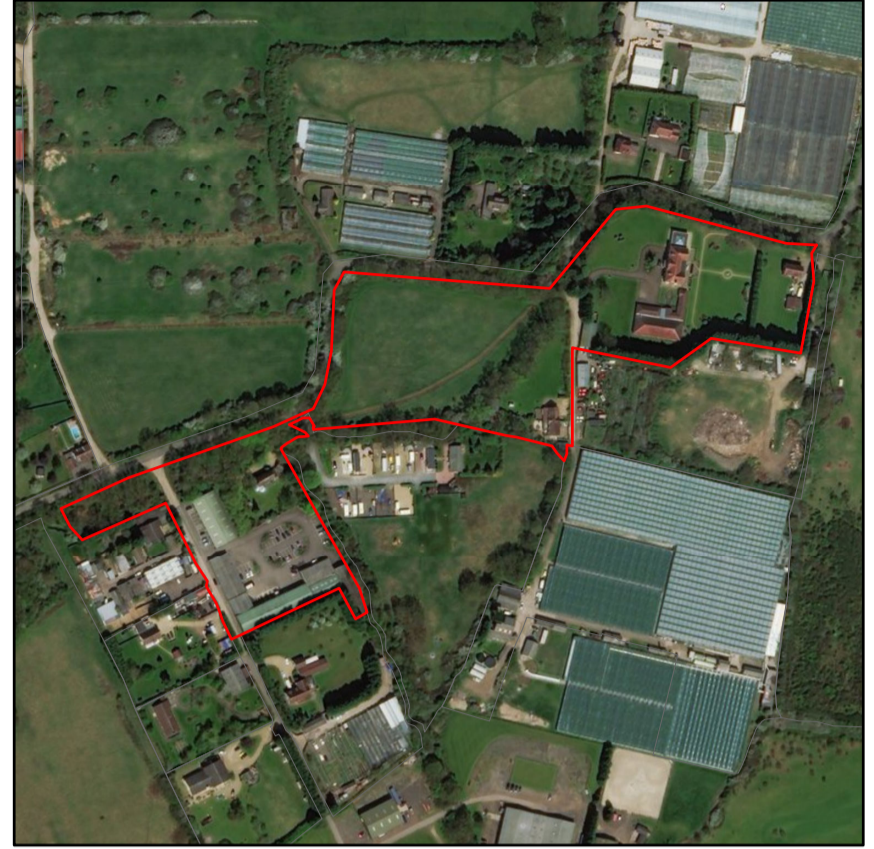
**Community feedback:** The Council did not consult on a growth location which covers or is near to this site.

**Dwellings:** 110



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
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**SR-0302B**  
 Issue  
**Rev 2**  
**ARUP**

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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 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	(-)	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	(-)	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)	(-)	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-0302C  
**Parish:** Nazeing  
**Size (ha):** 19.85  
**Address:** Lower Nazeing, south-east area

**Primary use:** Residential  
**Site notes:** Broad area east of Nazeing including Hoe Lane and Nurseries and agricultural fields

**Baseline yield:** 1,396 dwellings and 46,500 sqm commercial floorspace

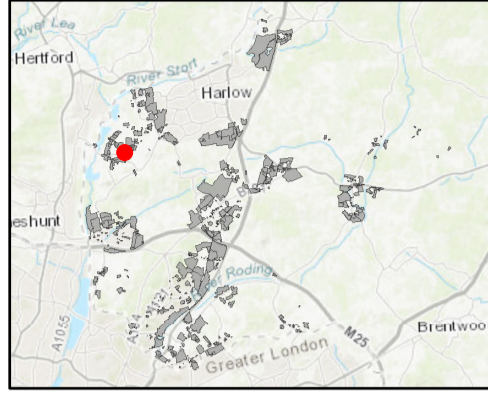
**Source for baseline yield:** Assumption based on 80:20 housing to employment 30 dph and 0.4 plot ratio for commercial

**Site constraints:** None

**Site selection adjustment:** Multi-parcel site, which has been split out. Assumed 1396 dwellings and 46,500 sqm proportionally split between sites based on site size.

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

**Dwellings:** 488



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue | March 2018**  
 Drawing No | Issue  
**SR-0302C | 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	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 located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	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	(-)	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 is likely to substantially harm 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	0	Area around the site expected to be uncongested at peak time.

# Site Suitability Assessment

**Site Reference:** SR-0426  
**Parish:** Nazeing  
**Size (ha):** 5.42  
**Address:** Nurseries to North of Sedge Green

**Primary use:** Residential  
**Site notes:**

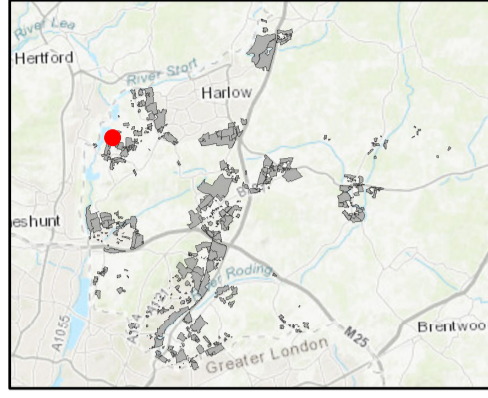
**Baseline yield:** 162 dwellings  
**Source for baseline yield:** Assumption based on 30 dph

**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:** 162



Client  
**Epping Forest District Council**  
 Job Title  
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 Drawing Status | Date  
**Issue | March 2018**  
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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 Coastal Floodplain Grazing Marsh and Wet Woodland 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.	The site is within the 250m buffer for the Lee Valley Central LWS. The site is unlikely to affect the features and species of the LWS.
1.7 Flood risk	(++) Site within Flood Zone 1.	Some 98% of the site is located in Flood Zone 1, with around 2% in the north-western part 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.	Unlikely to impact on 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 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	(-) Site is more than 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.	90% greenfield site, adjacent to an existing settlement (Lower Nazeing).
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 and within a existing glasshouses area. The 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	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, 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.	Existing access off Sedge Green.
6.5 Contamination constraints	(-) Potential contamination on site, which could be mitigated.	Potential contamination (Horticultural Nurseries and 2 x landfills within 250m). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0 Area around the site expected to be uncongested at peak time.	B452

# Site Suitability Assessment

**Site Reference:** SR-0427  
**Parish:** Nazeing  
**Size (ha):** 5.63  
**Address:** Nursery between Nursery Road and Pick's Hill and Lake Road Nursery  
**Primary use:** Residential  
**Site notes:**

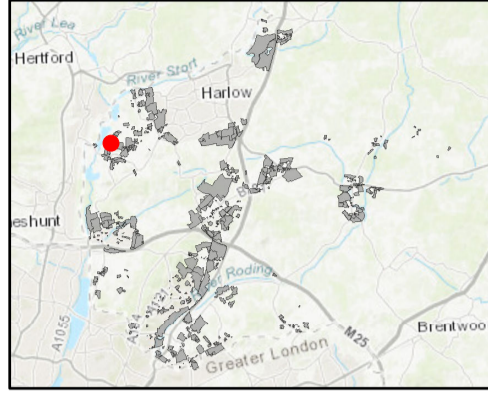
**Baseline yield:** 168 dwellings  
**Source for baseline yield:** Assumption based on 30 dph

**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:** 168



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
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 Drawing No | Issue  
**SR-0427** | **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	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 an area of Coastal Floodplain Grazing Marsh and partially within three 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.	The site is within the 250m buffer for the Lee Valley Central 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 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 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	(-) Site is more than 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.	95% greenfield site, adjacent to an existing settlement (Lower Nazeing).
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 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 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	(-) Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	Existing access off North Street, which may require upgrading to support development.
6.5 Contamination constraints	(-) Potential contamination on site, which could be mitigated.	Potential contamination (Horticultural Nursery / large infilled gravel pit and 3 x landfills within 250m). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0 Area around the site expected to be uncongested at peak time.	B453



# Site Suitability Assessment

**Site Reference:** SR-0434  
**Parish:** Nazeing  
**Size (ha):** 5.01  
**Address:** Land North of Maplecroft Lane, Nazeing

**Primary use:** Residential  
**Site notes:** Greenfield site with the south of the site adjoining Maplecroft Lane which is part of a built up housing area.

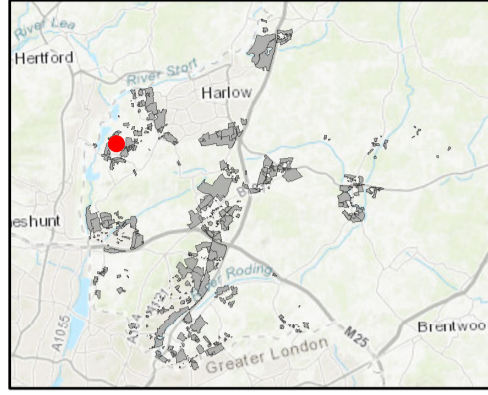
**Baseline yield:** 150 dwellings  
**Source for baseline yield:** Indicated in Call for Sites (equivalent to 30 dph)

**Site constraints:** None


**Site selection adjustment:** None

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

**Dwellings:** 150



Client  
**Epping Forest District Council**  
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**Issue | March 2018**  
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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	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 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	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	(-)	Site is more than 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 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	(-)	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-0471  
**Parish:** Nazeing  
**Size (ha):** 0.56  
**Address:** Presdale Farm House, Hoe Lane, Nazeing, Essex, EN9 2RJ

**Primary use:** Residential  
**Site notes:** Residential

**Baseline yield:** 17 dwellings

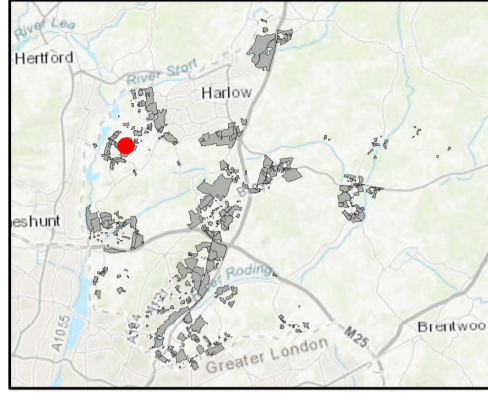
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** Circa 10% site omitted as site in Flood Zone 3b.


**Site selection adjustment:** None

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

**Dwellings:** 15



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
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 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.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be 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	(-)	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	(-)	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	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-0473  
**Parish:** Nazeing  
**Size (ha):** 7.66  
**Address:** St. Leonards Farm, St. Leonards Road, Waltham Abbey, Nazeing, EN9 2HG  
**Primary use:** Residential  
**Site notes:** Agriculture.

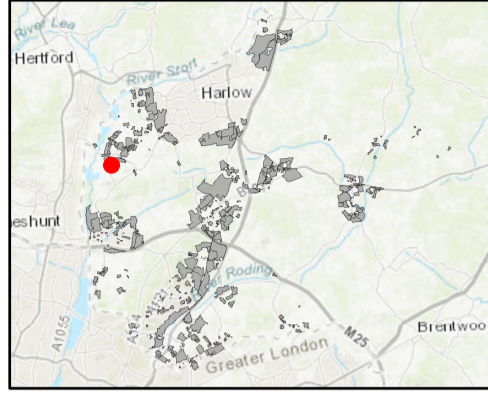
**Baseline yield:** 229 dwellings  
**Source for baseline yield:** Assumption based on 30 dph.

**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:** 229



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
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**Issue | March 2018**  
 Drawing No | Issue  
**SR-0473 | 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. Potential for recreational pressure effects in combination on Lea Valley Special Protection Area.
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 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 three 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. Majority of the site is in Flood Zone 1. Higher Flood Risk Zones 2, 3a and 3b, covering less than 1%, are located along a part of the eastern 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 setting of Conservation Area but impact on landscape should still be considered.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	0	Site is within Green Belt, but the level of harm caused by release of the land for development would be none.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	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	(-)	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 (Lower Nazeing).
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. 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)	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 St. Leonards Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination on very small part of site. Minimal adverse impact with opportunity to enhance.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time. B456

# Site Suitability Assessment

**Site Reference:** SR-0486  
**Parish:** Nazeing  
**Size (ha):** 1.21  
**Address:** Leaside Nursery and Sedgigate Nursery, Sedge Green, Nazeing, Essex, EN9 2PA  
**Primary use:** Residential  
**Site notes:** Nursery.

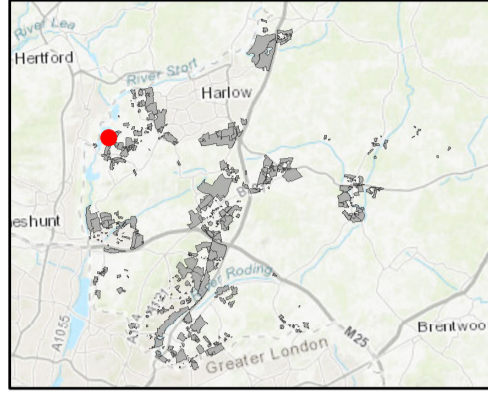
**Baseline yield:** 45-55 dwellings  
**Source for baseline yield:** Indicated in Call for Sites (equivalent to 39-48 dph)

**Site constraints:** Circa 60% of the site has potential contamination which may not be suitable for housing development (landfill). As such developable site area reduced to 40%.

**Site selection adjustment:** None

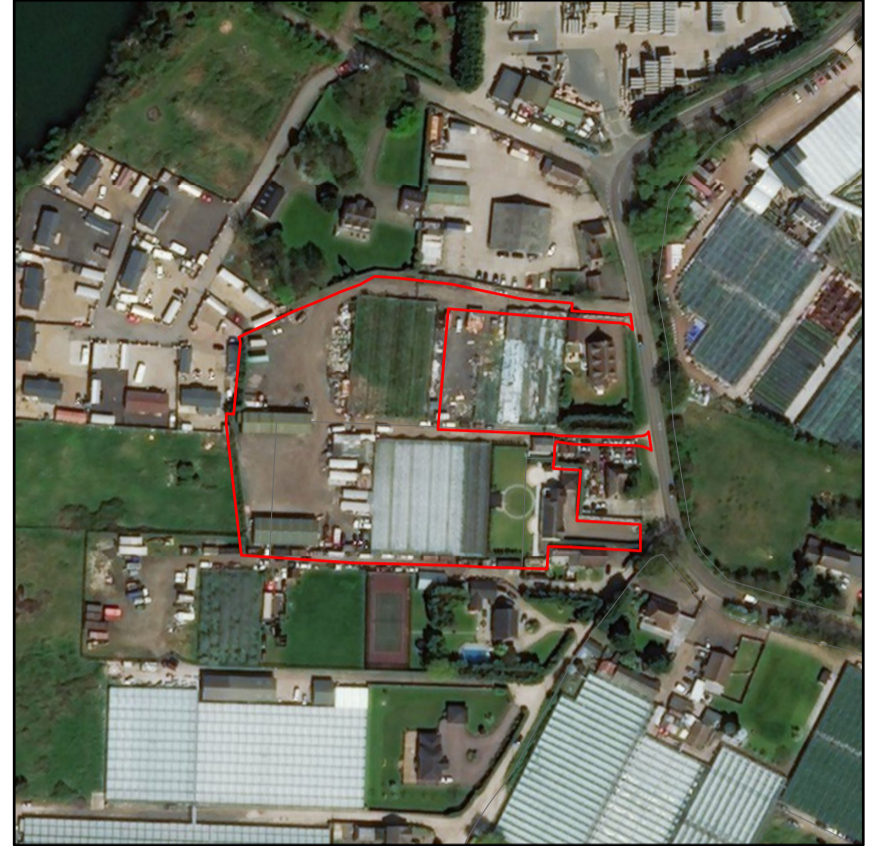
**Community feedback:** The Council did not consult on a growth location which covers or is near to this site.

**Dwellings:** 18



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
**SR-0486**  
 Issue  
**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.
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 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	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.
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	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 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		Site below site size threshold where it would be expected to significantly affect congestion.

# Site Suitability Assessment

**Site Reference:** SR-0507  
**Parish:** Nazeing  
**Size (ha):** 2.86  
**Address:** Land at Little Cutlands, Incorporating Wilbea and Royd, St Leonards Road, Lower Nazeing, Waltham Abbey, EN9 2HJ  
**Primary use:** Residential  
**Site notes:** Residential curtilage.

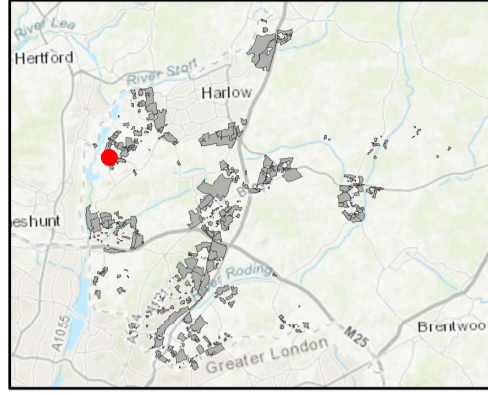
**Baseline yield:** 83 dwellings  
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** Circa a third reduction in capacity because of the location of the site within Flood Zone 3a.



**Site selection adjustment:** None

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

**Dwellings:** 55



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue** | **March 2018**  
 Drawing No | Issue  
**SR-0507** | **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	(-)	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 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 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	(+)	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	(+)	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	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.
6.5 Contamination constraints	(-)	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-0599  
**Parish:** Nazeing  
**Size (ha):** 5.00  
**Address:** Old House Farm, Old House Lane, Nazeing, Essex, EN9 2LJ

**Primary use:** Residential  
**Site notes:** A number of open fields separated by dense tree boundaries.

**Baseline yield:** 200 dwellings

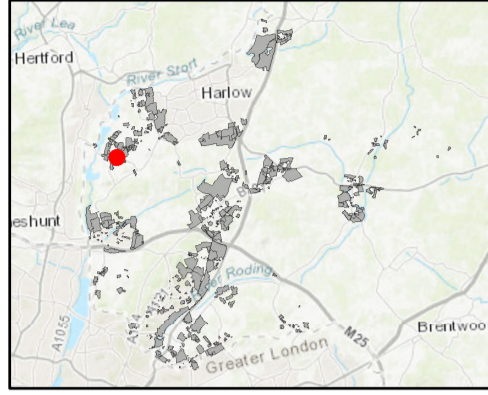
**Source for baseline yield:** Assumption based on 40 dph based on edge of settlement location and the fact that the scheme will also include a primary school (this is an 'other use' not assessed in the SLAA).

**Site constraints:** Site is 100% covered by SR-0300. As such the yield is omitted for this site to avoid double counting.

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

**Community feedback:** Feedback was received on NAZ-B 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-0599**  
 Issue  
**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	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(-)	Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	0	Site is within Green Belt, but the level of harm caused by release of the land for development would be none.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	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 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	0	Area around the site expected to be uncongested at peak time.

# Site Suitability Assessment

**Site Reference:** SR-0840  
**Parish:** Nazeing  
**Size (ha):** 0.17  
**Address:** Retail strip at Nazeing Road, Lower Nazeing, Essex

**Primary use:** Residential  
**Site notes:** A parade of local shops with residential flats above and associated parking and access.

**Baseline yield:** 8 dwellings

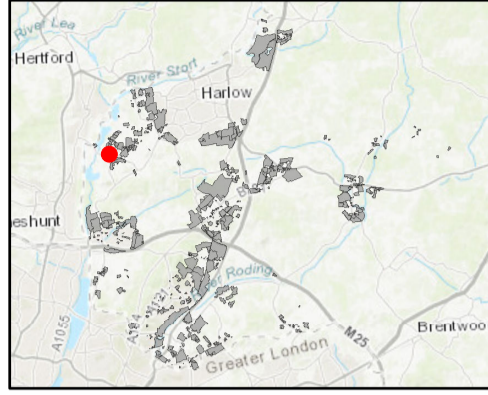
**Source for baseline yield:** Indicated in Settlement Capacity Analysis (equivalent to 48 dph)

**Site constraints:** The site is located in the Lea Valley Regional Park but as the site is already built up it unlikely to have any negative impact.

**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-0840 | 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 is wholly within three 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.	Over 99% of the site is located in Flood Zone 1, with less than 1% in the far south-east corner 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.	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	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 more than 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 (Lower Nazeing).
4.2 Impact on agricultural land	0 Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	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.	Site is located within the settlement area and provides an opportunity for intensification. However, number of proposed houses is at a higher density than the neighbouring areas. 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.	
6.5 Contamination constraints	(-) Potential contamination on site, which could be mitigated.	Potential contamination (Laundry / Farm). 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.	B460

# Site Suitability Assessment

**Site Reference:** SR-0925  
**Parish:** Nazeing  
**Size (ha):** 0.47  
**Address:** Land to the rear of Shadwalkers (Plot 1), Middle Street, Nazeing, Essex, EN9 2LH  
**Primary use:** Residential  
**Site notes:** Vacant fields, residential dwelling and outbuildings

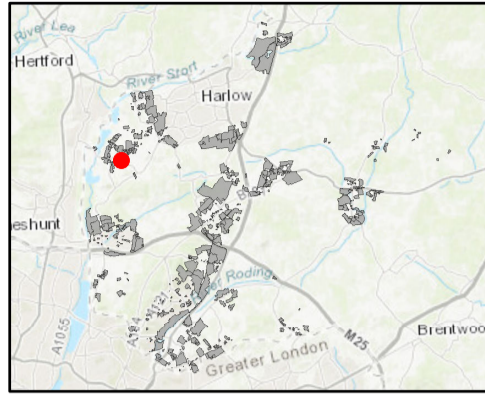
**Baseline yield:** 14 dwellings  
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** No constraints identified.

**Site selection adjustment:** None

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

**Dwellings:** 14



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue | March 2018**  
 Drawing No | Issue  
**SR-0925 | 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.
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 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	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	0	Site is within Green Belt, but the level of harm caused by release of the land for development would be none.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	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 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	(--)	Development is likely to substantially harm 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-0926  
**Parish:** Nazeing  
**Size (ha):** 2.45  
**Address:** Land to the rear of Shadwalkers (Plot 2), Middle Street, Nazeing, Essex, EN9 2LH  
**Primary use:** Residential  
**Site notes:** Vacant fields and outbuildings

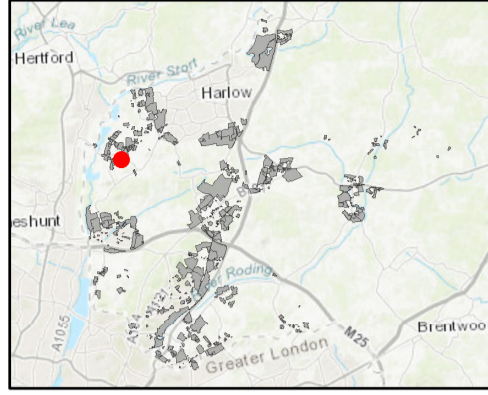
**Baseline yield:** 74 dwellings  
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** No constraints identified.

**Site selection adjustment:** None

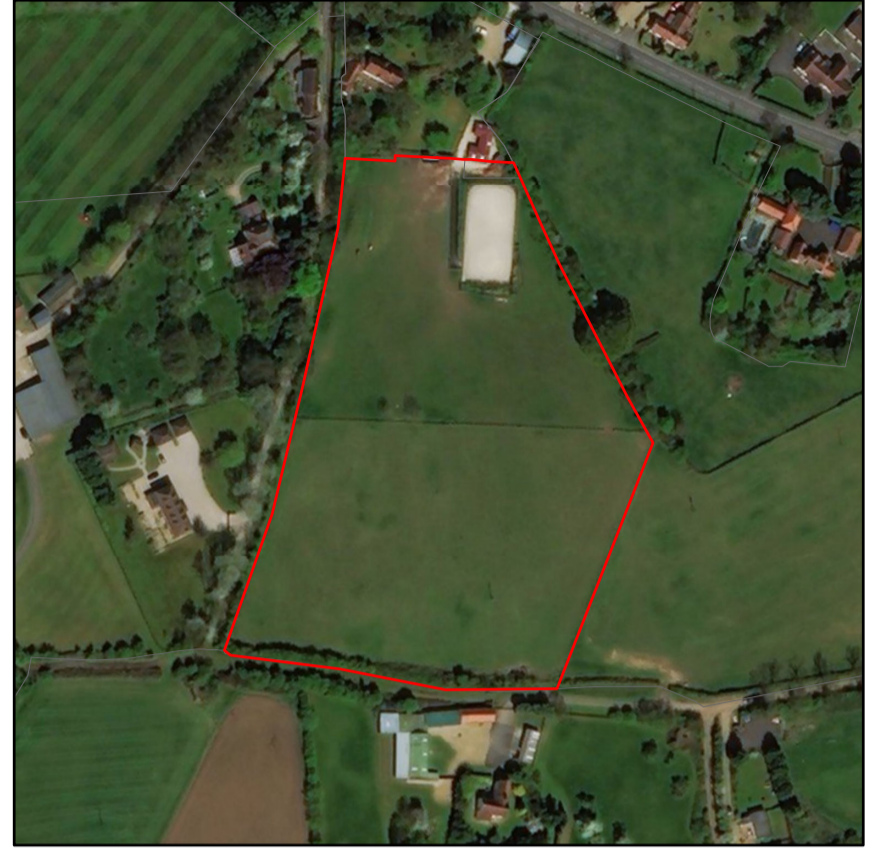
**Community feedback:** Feedback was received on NAZ-B which is within or near to this site. Refer to Appendix B1.4 for further details.

**Dwellings:** 74



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue | March 2018**  
 Drawing No | Issue  
**SR-0926 | 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 Deciduous Woodland and Traditional Orchards 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 Nazeing and South Roydon CA and Grade II LBs to north and south of site. Outside historic pattern of development but possible mitigation through appropriate density/layout/high quality design and materials. Only small scale development.
1.8b Impact on archaeology	0 There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0 Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	0 Site is within Green Belt, but the level of harm caused by release of the land for development would be none.	
3.1 Distance to the nearest rail/tube station	0 Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+) Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+) 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 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.	95% greenfield site, 50m from an existing settlement (Lower Nazeing).
4.2 Impact on agricultural land	(--) Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	(-) Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	Proposals have the potential to influence landscape character. 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	(-) Development could detract from the existing settlement character.	The scale of the proposed development and the extent of the site in this location within a Conservation Area is likely to have a negative affect on the rural character of the area. Proposed 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.	
6.4 Access to site	0 Access to the site can be created within landholding adjacent to the highway.	Access can be achieved from Old House Lane to the site.
6.5 Contamination constraints	(-) Potential contamination on site, which could be mitigated.	Potential contamination (Infilled Pond / Piggeries). 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-0927  
**Parish:** Nazeing  
**Size (ha):** 0.57  
**Address:** Land to the North of Maplecroft and to the East of Pecks Hill, Nazeing, Essex, EN9 2NY  
**Primary use:** Residential  
**Site notes:** Vacant field

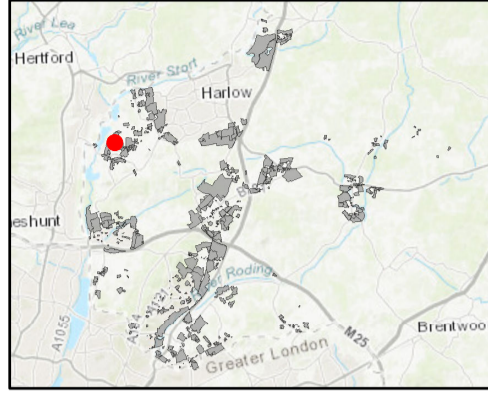
**Baseline yield:** 10 dwellings  
**Source for baseline yield:** Indicated in Call for Sites 2016-2017

**Site constraints:** No constraints identified.

**Site selection adjustment:** None

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

**Dwellings:** 10



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue | March 2018**  
 Drawing No | Issue  
**SR-0927 | 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.
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	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	(-)	Site is more than 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 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	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.