

**Report on Site Selection**

**ARUP**

Epping Forest District Council

Drawing No. EFDC-S2-0018-Rev2  
 Date: March 2018  
 Scale: 1:27,500 @A3

**Content**  
 Residential Sites for Stage 2 and Stage 6.2 Assessment in North Weald Bassett

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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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 B464

# Site Suitability Assessment

**Site Reference:** SR-0003  
**Parish:** North Weald Bassett  
**Size (ha):** 9.10  
**Address:** Two fields East and West of Church Lane (North of Lancaster Road), North Weald Bassett, Essex  
**Primary use:** Residential  
**Site notes:** Agricultural land

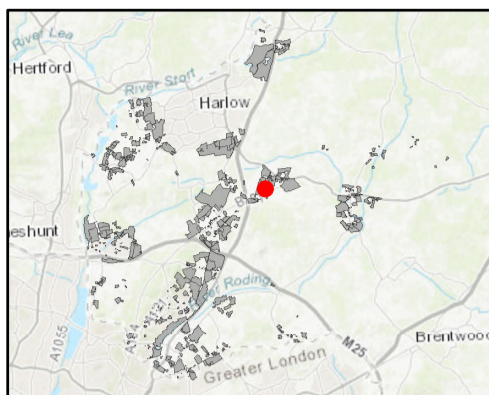
**Baseline yield:** 200-250 dwellings  
**Source for baseline yield:** Indicated in Call for Sites (equivalent to 22-27 dph)

**Site constraints:** No constraints identified.


**Site selection adjustment:** None

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

**Dwellings:** 200



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
**SR-0003**  
 Issue  
**Rev 2**

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	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 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	(+)	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.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	(-)	Development may involve the loss of public open space but there are opportunities for on-site off-setting or mitigation.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

# Site Suitability Assessment

**Site Reference:** SR-0023i  
**Parish:** North Weald Bassett  
**Size (ha):** 0.64  
**Address:** Weald Place Farm, Thornwood, Epping, Essex

**Primary use:** Residential  
**Site notes:** Land on Weald Place Farm

**Baseline yield:** 19 dwellings

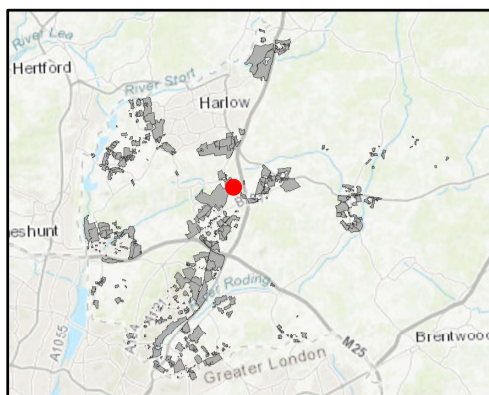
**Source for baseline yield:** Indicated in Call for Sites using 30 dph

**Site constraints:** None

**Site selection adjustment:** None

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

**Dwellings:** 19



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
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 Drawing No  
**SR-0023i**  
 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	(-)	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	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	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)	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-0036  
**Parish:** North Weald Bassett  
**Size (ha):** 11.38  
**Address:** Land at Blumans, North Weald (north/south of A414)

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

**Baseline yield:** 323 dwellings

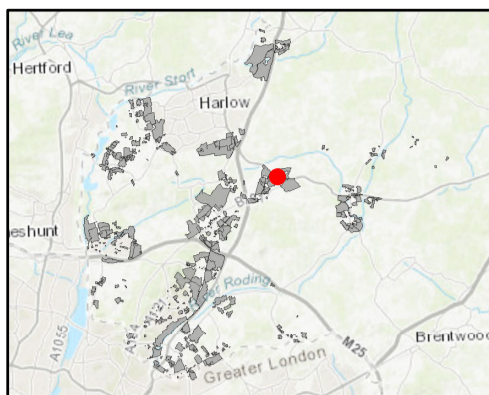
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** None

**Site selection adjustment:** None

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

**Dwellings:** 323



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue | March 2018**  
 Drawing No | Issue  
**SR-0036 | 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	(-) 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 to 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	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 Wood Pasture and Parkland and Semi Improved Grassland buffer zones. The site may indirectly affect the BAP priority habitats. There may be effects but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within 250m buffer of Tylers Green Grasslands 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 setting of Scheduled Monument due to distance.
1.8b Impact on archaeology	0 There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	(-) Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are very close to the A614 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.	Almost the entirety of the site is located within a Green Belt parcel which does not meet the purposes. If the site was released it would not 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 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 adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (North Weald Bassett).
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.	Site is an area of historic field patterns to the north of North Weald Bassett. Development in this location is not likely to have an impact on the character of the area.
6.1 Topography constraints	0 No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0 Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	(-) The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.	The protected trees on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development
6.4 Access to site	(+) Suitable access to site already exists.	
6.5 Contamination constraints	(-) Potential contamination on site, which could be mitigated.	Potential contamination (Farm / infilled ground). Potential adverse impact that could be mitigated over eastern end of site.
6.6 Traffic impact	(-) Low level congestion expected at peak times within the vicinity of the site.	

# Site Suitability Assessment

**Site Reference:** SR-0042A  
**Parish:** North Weald Bassett  
 8.34  
**Address:** Land north and east of Park Place, Woodside, Thornwood  
**Primary use:** Residential  
**Site notes:** Garage and a residential gardens

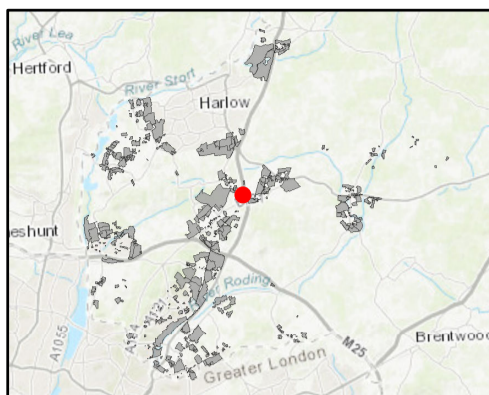
**Baseline yield:** Approx. 8 dwellings  
**Source for baseline yield:** Indicated in Call for Sites (equivalent to 32 dph)

**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  
**Issue March 2018**  
 Drawing No Issue  
**SR-0042A 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	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be 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	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	(-)	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-0043  
**Parish:** North Weald Bassett  
**Size (ha):** 5.72  
**Address:** Land at Weald Hall Lane, Thornwood

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

**Baseline yield:** 86 dwellings and 11,400 sqm commercial

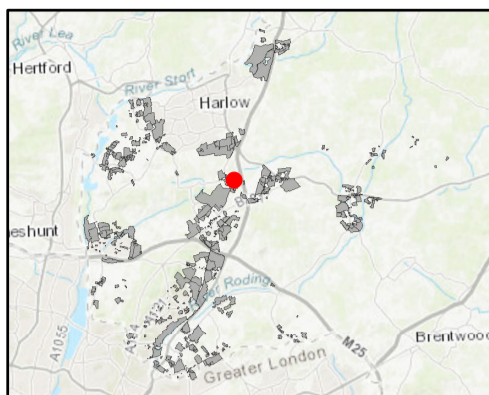
**Source for baseline yield:** Assumption based 50:50 housing employment at 30 dph or Plot Ratio of 0.4 for Employment

**Site constraints:** None

**Site selection adjustment:** None

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

**Dwellings:** 86



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-0043</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	(-)	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	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	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-0046A-N  
**Parish:** North Weald Bassett  
**Size (ha):** 150.85  
**Address:** Latton Priory Farm, London Road, Harlow, Essex, CM18 7HT

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

**Baseline yield:** 2,500 dwellings

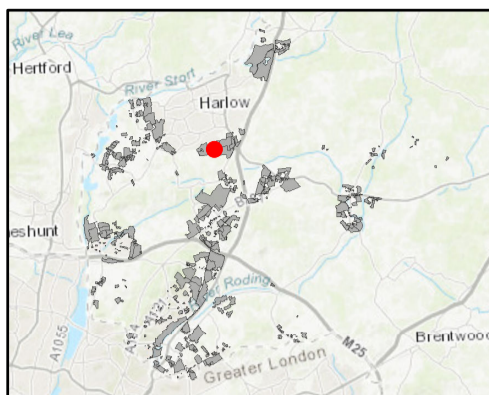
**Source for baseline yield:** Indicated in representation to Draft Local Plan consultation

**Site constraints:** HSE Inner Zone affects small part (1%) to the south east of the site. However, the concept masterplan provided by promoter accounts for this constraint. No adjustment made to capacity.

**Site selection adjustment:** None

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

**Dwellings:** 2,500



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
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**Issue**  
 Date  
**March 2018**  
 Drawing No  
**SR-0046A-N**  
 Issue  
**Rev 1**



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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.
1.3a Impact on Ancient Woodland	(-)	Site is adjacent to or contains Ancient Woodland but possible effects can be mitigated.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.
1.6 Impact on Local Wildlife Sites	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(-)	Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	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	(-)	Site is more than 4000m from the nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	(+)	Development could provide an opportunity to improve links to adjacent existing public open space or provide access to open space which is currently private.
5.1 Landscape sensitivity	(--)	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.
5.2 Settlement character sensitivity	(+)	Development 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	(-)	Gas or oil pipelines may constrain part of the site but there is potential for mitigation.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.

# Site Suitability Assessment

**Site Reference:** SR-0072  
**Parish:** North Weald Bassett  
**Size (ha):** 1.29  
**Address:** Land at Tylers Farm [271 High Road], North Weald

**Primary use:** Residential  
**Site notes:** Existing farm buildings and land

**Baseline yield:** 38 dwellings

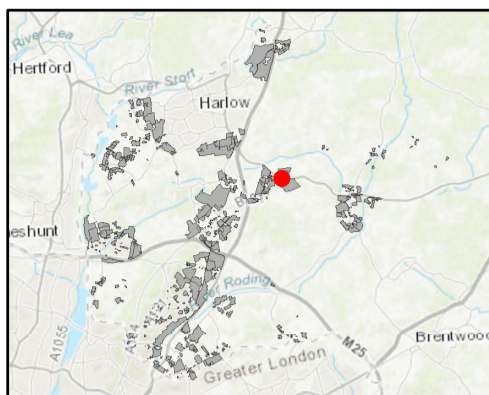
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** None

**Site selection adjustment:** None

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

**Dwellings:** 38



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue | March 2018**  
 Drawing No | Issue  
**SR-0072 | 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	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.
2.1 Level of harm to Green Belt	0	Site is within Green Belt, but the level of harm caused by release of the land for development would be none.
3.1 Distance to the nearest rail/tube station	(-)	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	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)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.



# Site Suitability Assessment

**Site Reference:** SR-0074  
**Parish:** North Weald Bassett  
**Size (ha):** 10.50  
**Address:** Land to the east of the A414, New House Farm, Harlow

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

**Baseline yield:** 310 dwellings

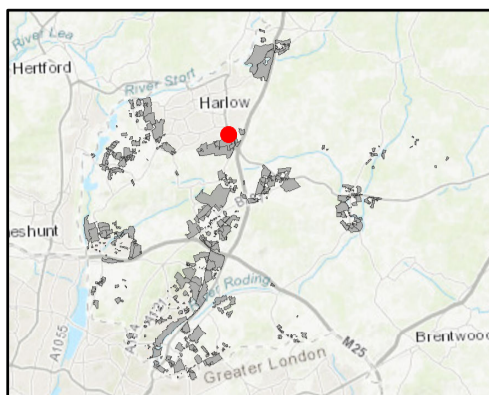
**Source for baseline yield:** Assumption based on 50:50 housing to employment at 30 dph and 0.4 plot ratio for employment

**Site constraints:** None

**Site selection adjustment:** None

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

**Dwellings:** 155



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
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**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	(-)	Site is adjacent to or contains Ancient Woodland but possible effects can be mitigated.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	(--)	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	0	Access to the site can be created within landholding adjacent to the highway.
6.5 Contamination constraints	(-)	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-0076  
**Parish:** North Weald Bassett  
**Size (ha):** 6.04  
**Address:** Land south of Vicarage Lane, North Weald

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

**Baseline yield:** 181 dwellings

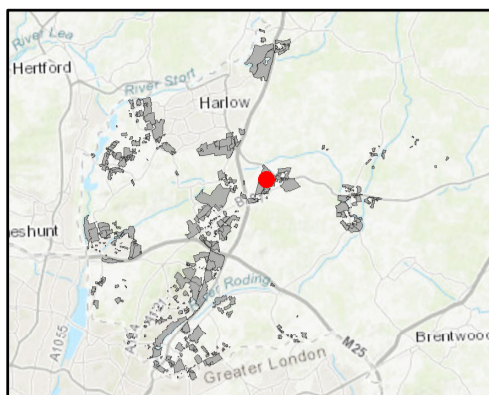
**Source for baseline yield:** Assumption based on 50:50 housing to employment at 30 dph and 0.4 plot ratio for employment

**Site constraints:** None

**Site selection adjustment:** None

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

**Dwellings:** 91



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
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 Drawing No | Issue  
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**ARUP** | **Epping Forest District Council**  
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 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Criteria	Score	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 south 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 partially within Deciduous Woodland and BAP priority habitat with no main feature buffer zones. The site may indirectly affect the BAP priority habitats. There may be effects but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site. The site is within the 250m buffer of Church Lane Flood Meadow LNR LWS and St. Andrew's Churchyard, North Weald LWS. The site is unlikely to affect the features and species of these LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1. 97% of the site is in Flood Zone 1. Flood Risk Zone 2 totalling 3% is located in the south-western corner of the site and can be avoided through site layout.
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated. Possible impact on setting of Grade II* listed church on part of site directly south of Vicarage Lane and opposite church. Possible mitigation by locating development to south of site.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	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, 300m from an existing settlement (North Weald Bassett).
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 fronts onto Vicarage Lane, nearby the historic church, and forms part of the historic field pattern. Any impact on settlement character could be mitigated through design and layout that respects the dispersed settlement pattern.
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-0077  
**Parish:** North Weald Bassett  
**Size (ha):** 20.76  
**Address:** Land at Thornwood Common, North Weald, Essex

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

**Baseline yield:** 620 dwellings

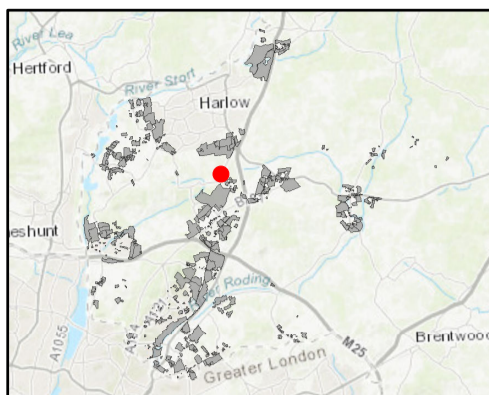
**Source for baseline yield:** Assumption based on 50:50 housing to employment at 30 dph and 0.4 plot ratio for employment

**Site constraints:** 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:** 310



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue | March 2018**  
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**SR-0077 | Rev 2**  
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	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 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 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	(-)	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-0139  
**Parish:** North Weald Bassett  
**Size (ha):** 1.52  
**Address:** Riddings Lane, Hastingwood Road, Hastingwood, North Harlow, Essex, CM18 7HT  
**Primary use:** Residential  
**Site notes:** Vacant and derelict nursery site

**Baseline yield:** 50 dwellings

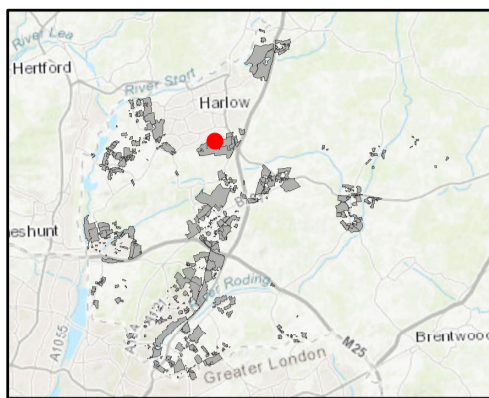
**Source for baseline yield:** Indicated in Call for Sites

**Site constraints:** None


**Site selection adjustment:** None

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

**Dwellings:** 50



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
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**SR-0139 | 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.	The site is partly within the 250m buffer for 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 Deciduous Woodland buffer zone. The site may indirectly affect the BAP priority habitat. There may be effects from this impact 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 within the 250m buffer for the Mark Bushes Complex LWS. The site is unlikely to affect the features and species of either LWS.
1.7 Flood risk	(++) Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+) Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on setting of Scheduled Monument due to distance.
1.8b Impact on archaeology	(-) Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	0 Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(--) Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	(-) 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 more than 2400m from an employment site/location.	
3.4 Distance to local amenities	(-) Site is more than 4000m from the nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+) Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0 Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0 Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network	Not applicable.	
4.1 Brownfield and Greenfield Land	(-) Majority of the site is greenfield land adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (Harlow).
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 high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.	Key characteristics of the adjacent landscape sensitivity zone assessed as highly sensitive extend to the whole of this site. Development would be likely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(-) Development could detract from the existing settlement character.	Former garden centre site. Proposed quantum of development may not be suitable given isolated location on rural fringe. Impact could be mitigated through reduction in quantum, and 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.	Existing access off Riddings Lane.
6.5 Contamination constraints	(-) Potential contamination on site, which could be mitigated.	Potential contamination (Horticultural Nursery / Depot). 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-0149  
**Parish:** North Weald Bassett  
**Size (ha):** 4.01  
**Address:** Tudor House, High Road, Thornwood, with adjacent land.

**Primary use:** Residential  
**Site notes:** Dwelling house and adjacent land (fields)

**Baseline yield:** 175 dwellings

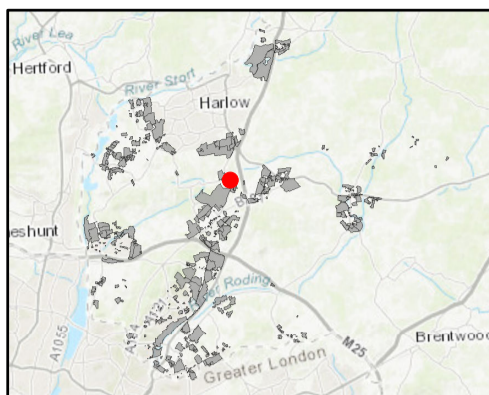
**Source for baseline yield:** Indicated in Call for Sites

**Site constraints:** None

**Site selection adjustment:** None

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

**Dwellings:** 175



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
**SR-0149**  
 Issue  
**Rev 2**

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	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	(+)	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 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-0158A  
**Parish:** North Weald Bassett  
**Size (ha):** 28.11  
**Address:** Land at North Weald Bassett, South of Vicarage Lane

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

**Baseline yield:** Up to 600 dwellings.

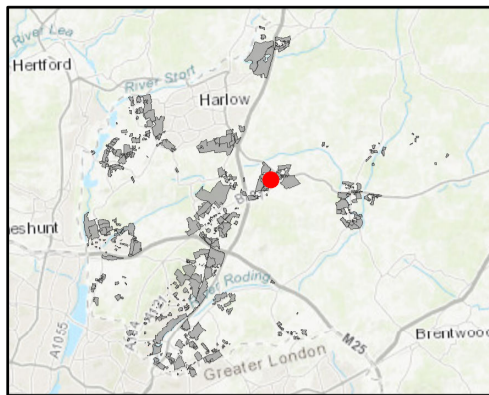
**Source for baseline yield:** Based on promoter material.

**Site constraints:** None

**Site selection adjustment:** Capacity updated to reflect masterplan submitted by promoter.

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

**Dwellings:** 600



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue | March 2018**  
 Drawing No | Issue  
**SR-0158A | Rev 2**

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development. Due to the development type (over 100 residential dwellings), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated. There is 1 Ancient tree directly affected by the site. The tree is located to 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. The site is within the 250m buffer of Church Lane Flood Meadow LNR LWS and St. Andrew's Churchyard, North Weald 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 settings of Scheduled Monument or Grade II* listed church 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 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 site is almost entirely within a medium sensitivity Green Belt parcel. If the site was released it would have limited harm to the purposes of the wider Green Belt.
3.1 Distance to the nearest rail/tube station	(-)	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 (North Weald Bassett).
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. Development will not likely involve any loss. An existing masterplan proposes public open space enhancements on the site.
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 proposed for a significant level of development, and could result in coalescence of the main part of North Weald Bassett with the dispersed settlement on Vicarage Lane, and the loss of substantial areas of historic field patterns.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	(-)	Gas or oil pipelines may constrain part of the site but there is potential for mitigation. Gas distribution pipeline (intermediate pressure) running through the site from north east to south west. Potential for mitigation due to size of site, through site layout.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	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 present in central eastern part of the site. Subject to further investigation, it should be feasible to approve development outside a 100m buffer zone of the contaminated area.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

# Site Suitability Assessment

**Site Reference:** SR-0158B  
**Parish:** North Weald Bassett  
**Size (ha):** 10.24  
**Address:** Vicarage Lane/ east/west of Church Lane (east of Merlin Way), North Weald  
**Primary use:** Residential  
**Site notes:** Agricultural fields

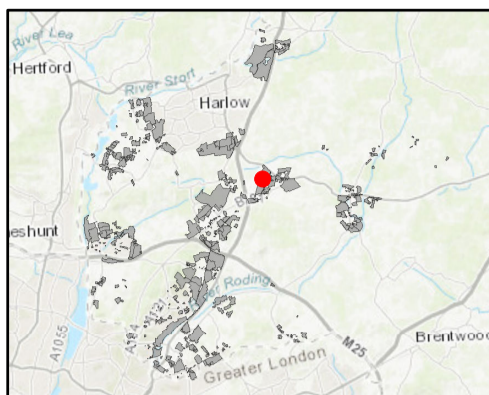
**Baseline yield:** 304 dwellings  
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** Flood Risk would reduce capacity on site by c.1/2

**Site selection adjustment:** None

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

**Dwellings:** 152



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
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**SR-0158B**  
 Issue  
**Rev 2**

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	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	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	(+)	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	(+)	Development could provide an opportunity to improve links to adjacent existing public open space or provide access to open space which is currently private.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.
6.1 Topography constraints	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-0179  
**Parish:** North Weald Bassett  
**Size (ha):** 30.87  
**Address:** Part of North Weald Golf Club, Rayley Lane, North Weald, Essex, CM16 6AR  
**Primary use:** Residential  
**Site notes:** Golf course

**Baseline yield:** 926 dwellings

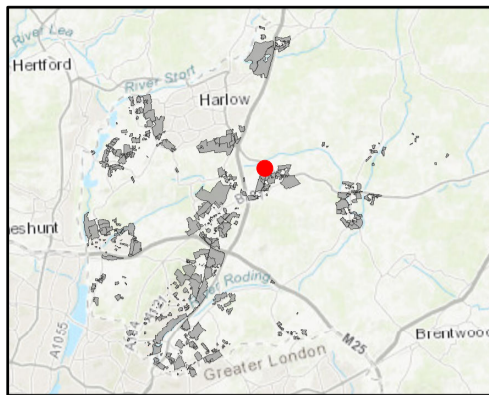
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** Band of Flood Risk Zone 3a and 2 across central area of site. Reducing developable area of site by circa 1/5. Site capacity also reduced to account for 0.29 ha part of site subject to planning application.

**Site selection adjustment:** Site capacity also reduced to account for 0.29 ha part of site subject to planning application.

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

**Dwellings:** 734



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(-)	Site within Flood Zone 3a where exception test required.
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	(-)	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	(-)	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	(-)	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-0195B  
**Parish:** North Weald Bassett  
**Size (ha):** 3.42  
**Address:** Land to the North of Vicarage Lane, East, North Weald Bassett, Epping, Essex, CM16 6AP  
**Primary use:** Residential  
**Site notes:** Grazing land.

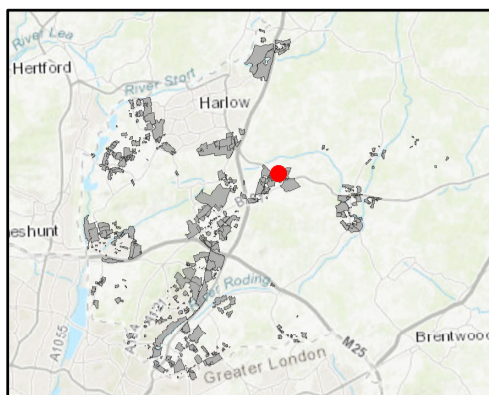
**Baseline yield:** 102 dwellings  
**Source for baseline yield:** Assumption based on 30 dph

**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:** 102



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue | March 2018**  
 Drawing No | Issue  
**SR-0195B | 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	(-) 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.	Almost the entirety of the site is located within a Green Belt parcel which does not meet the purposes. If the site was released it would not harm the purposes of the wider Green Belt.
3.1 Distance to the nearest rail/tube station	(-) Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0 Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(+) Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0 Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0 Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(-) 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.	95% greenfield site, adjacent to an existing settlement (North Weald Bassett).
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 form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on the adjacent landscape character area.
5.2 Settlement character sensitivity	0 Development is unlikely to have an effect on settlement character.	Site is located adjacent to existing development, and is unlikely to negatively impact 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.	Access off Vicarage Lane East.
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	(-) Low level congestion expected at peak times within the vicinity of the site.	

# Site Suitability Assessment

**Site Reference:** SR-0203  
**Parish:** North Weald Bassett  
**Size (ha):** 0.37  
**Address:** Randalls Yard, Woodside, Thornwood Common

**Primary use:** Residential  
**Site notes:** Waste metal transfer dwelling (warehouse)

**Baseline yield:** 5 dwellings

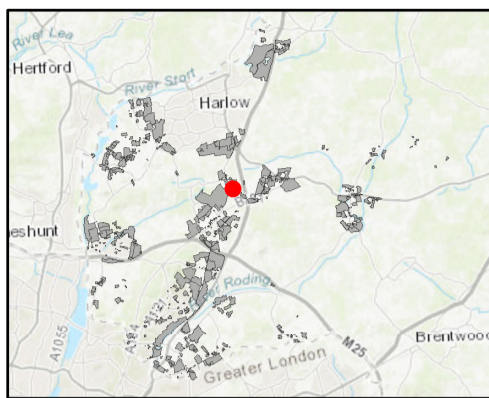
**Source for baseline yield:** Indicated in Call for Sites (equivalent to 17 dph)

**Site constraints:** None

**Site selection adjustment:** None

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

**Dwellings:** 5



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-0203</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	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 unlikely to be possible to mitigate the effects of the proposed development.
1.3a Impact on Ancient Woodland	(-)	Site is adjacent to or contains Ancient Woodland but possible effects can be mitigated.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(+)	Site within Flood Zone 2 and exception test not 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 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	0	Majority of the site is previously developed land that is neither within nor adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.

# Site Suitability Assessment

**Site Reference:** SR-0220  
**Parish:** North Weald Bassett  
**Size (ha):** 0.16  
**Address:** 1-2 Marconi Bungalows, High Road, North Weald, Epping, CM16 6EQ  
**Primary use:** Residential  
**Site notes:** Urban site comprising existing bungalows

**Baseline yield:** 5-8 Dwellings

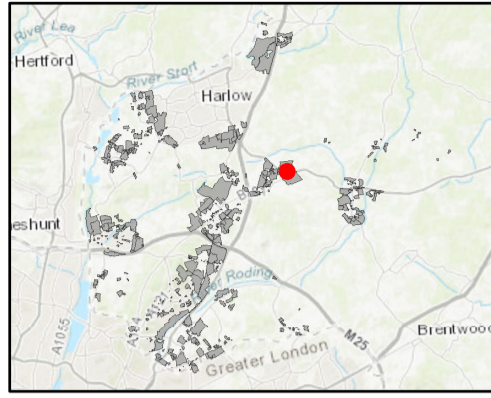
**Source for baseline yield:** Indicated in Call for Sites

**Site constraints:** Previous refusal for 9 dwellings, reduced amount with sensitive layout might be more suitable.

**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  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
**SR-0220**  
 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	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.
1.9 Impact of air quality	(-)	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	(-)	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	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 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	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	0	No contamination issues identified on site to date.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.

# Site Suitability Assessment

**Site Reference:** SR-0235  
**Parish:** North Weald Bassett  
**Size (ha):** 1.48  
**Address:** Vicarage Lane, North Weald

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

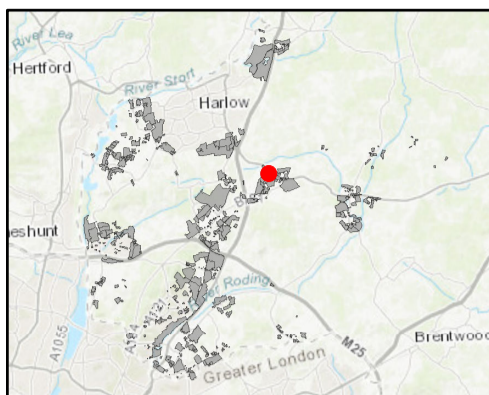
**Baseline yield:** 44 dwellings  
**Source for baseline yield:** Assumption based on 30 dph

**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:** 44



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue | March 2018**  
 Drawing No | Issue  
**SR-0235 | 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	(-)	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 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	0	Area around the site expected to be uncongested at peak time.

# Site Suitability Assessment

**Site Reference:** SR-0240  
**Parish:** North Weald Bassett  
**Size (ha):** 0.91  
**Address:** The Kings Head Public House, High Road, North Weald, Essex, CM16 6BU  
**Primary use:** Residential  
**Site notes:**

**Baseline yield:** 7 to 14 dwellings

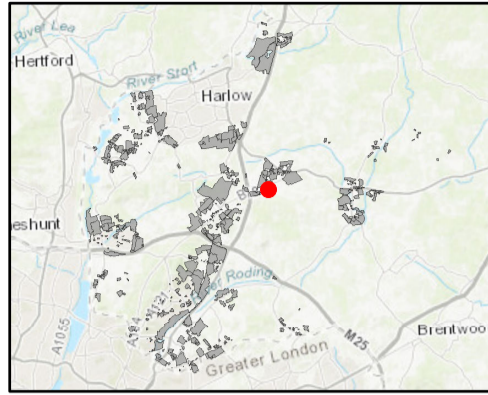
**Source for baseline yield:** Indicated in Call for Sites

**Site constraints:** None

**Site selection adjustment:** None

**Community feedback:** Feedback was received on NWB-3 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-0240 | Rev 2**



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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0 Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0 Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0 Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0 No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0 Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0 No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is adjacent to an area of Wood Pasture and Parkland and within three buffer zones. The site may indirectly affect the BAP priority habitat. There may be effects but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer of Weald Common LNR LWS. The site is unlikely to affect the features and species of this LWS.
1.7 Flood risk	(+) Site within Flood Zone 2 and exception test not required.	Some 51% of the site is located in Flood Zone 2, which covers the northern half of the site. Mitigation may be possible through design and site layout.
1.8a Impact on heritage assets	(-) Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.	Unlikely to impact on setting of Scheduled Monument due to distance. Impact on setting of Grade II LB - no development to front of site. Possible mitigation by locating development away from LB and through high quality design/materials.
1.8b Impact on archaeology	(+) There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	0 Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-) Site is 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 adjacent to a settlement.	Split site (50% greenfield and brownfield). Site adjacent to an existing settlement (North Weald Bassett).
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. Preliminary masterplan proposes no new public open space.
5.1 Landscape sensitivity	0 Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	0 Development is unlikely to have an effect on settlement character.	Development of the parking area to the rear of the King's Head public house (Grade II listed) is not likely to have an impact on the character of the area subject to sensitive design taking account of the Listed Building.
6.1 Topography constraints	0 No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0 Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	(-) The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.	The protected trees on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development
6.4 Access to site	(+) Suitable access to site already exists.	
6.5 Contamination constraints	(-) Potential contamination on site, which could be mitigated.	Potential contamination over parts of site (Petrol Filling Station & Repair Garage and Station & Coal Yard). 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.	B484

# Site Suitability Assessment

**Site Reference:** SR-0247  
**Parish:** North Weald Bassett  
**Size (ha):** 3.13  
**Address:** Land at Happy Grow Garden Centre, High Road, Thornwood, Epping, CM16 6LX  
**Primary use:** Residential  
**Site notes:** Garden centre, retail, car park and adjacent field

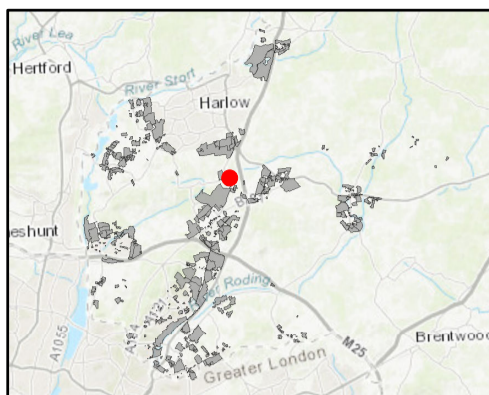
**Baseline yield:** 93 dwellings  
**Source for baseline yield:** Assumption based on 30 dph

**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:** 93



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue** | **March 2018**  
 Drawing No | Issue  
**SR-0247** | **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 partly within a Deciduous Woodland buffer zone. The site may indirectly affect the BAP priority habitat. There may be effects from this impact 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 Scheduled Monument due to distance.
1.8b Impact on archaeology	0 There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0 Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-) Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	(-) Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+) Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+) Site is 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.	100% greenfield site not within or adjacent to an existing settlement.
4.2 Impact on agricultural land	(--) Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	(-) Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	
5.2 Settlement character sensitivity	(-) Development could detract from the existing settlement character.	Existing garden centre with large areas of hardstanding. The site location and set back from High Road is unlikely to support coherent and contained settlement growth.
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 (Horticultural Nursery / Industrial dwellings / 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-0271  
**Parish:** North Weald Bassett  
**Size (ha):** 0.30  
**Address:** (Former Coachworks) Popplewells, High Road, Thornwood, Epping, Essex  
**Primary use:** Residential  
**Site notes:**

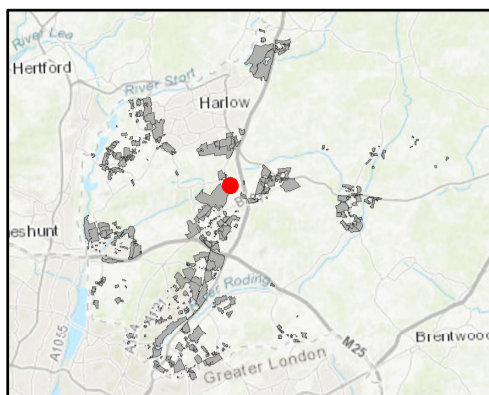
**Baseline yield:** 12 dwellings  
**Source for baseline yield:** Assumption based on 40 dph

**Site constraints:** Flood risk would reduce capacity on site

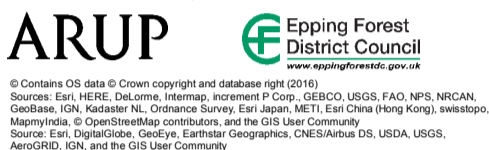
**Site selection adjustment:** None

**Community feedback:** Feedback was received on THO-1 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  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
**SR-0271**  
 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	(-)	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	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	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.
6.1 Topography constraints	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-0297  
**Parish:** North Weald Bassett  
**Size (ha):** 17.15  
**Address:** North Weald Bassett, South-west Area

**Primary use:** Residential  
**Site notes:** Broad Area south-west of North Weald Bassett. Norway House (Homeless Persons Hostel) and surrounding land could be intensified. North Weald Par 3 Golf Course and adjacent agricultural field.

**Baseline yield:** 145 dwellings

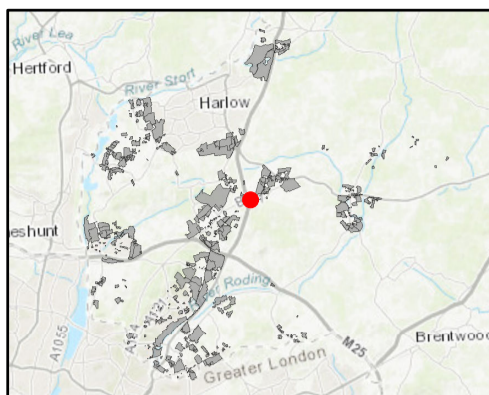
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** Wooded part of site LNR/LWS to be retained reducing 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:** 145



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue | March 2018**  
 Drawing No | Issue  
**SR-0297 | 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	(-)	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. The proposals would likely result in direct loss or harm to Ancient Woodland or cannot be mitigated.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.
1.6 Impact on Local Wildlife Sites	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be 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	(-)	Development may involve the loss of public open space but there are opportunities for on-site off-setting or mitigation.
5.1 Landscape sensitivity	(--)	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.
5.2 Settlement character sensitivity	(--)	Development 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)	(-)	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-0309  
**Parish:** North Weald Bassett  
**Size (ha):** 30.55  
**Address:** North Weald Bassett, North-east area

**Primary use:** Residential  
**Site notes:** Broad Area north-east of North Weald Bassett.

**Baseline yield:** 918 dwellings

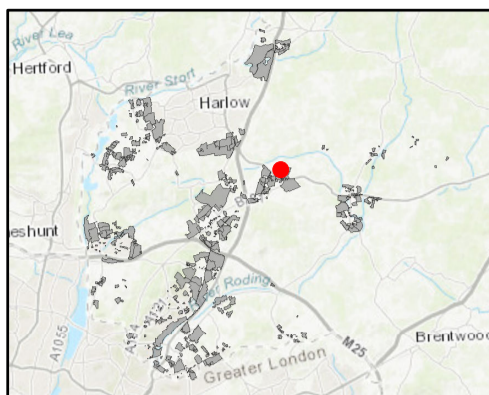
**Source for baseline yield:** Assumption based on 30 dph

**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:** 918



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue | March 2018**  
 Drawing No | Issue  
**SR-0309 | 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.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.
1.6 Impact on Local Wildlife Sites	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	(-)	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	(-)	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	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-0310  
**Parish:** North Weald Bassett  
**Size (ha):** 70.65  
**Address:** North Weald Bassett, Blakes Golf Course (East Area)

**Primary use:** Residential  
**Site notes:** Broad Area East of North Weald Bassett comprising Blakes Golf Course.

**Baseline yield:** 2,077 dwellings

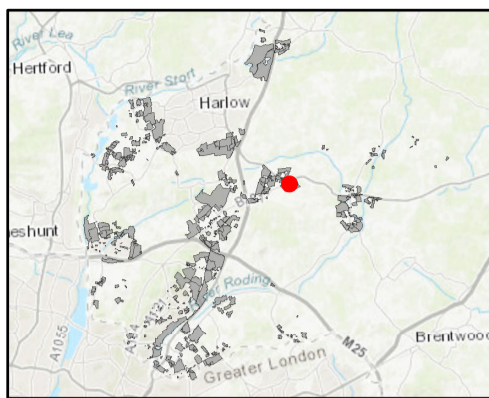
**Source for baseline yield:** Assumption based on 30 dph

**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:** 2,077



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue | March 2018**  
 Drawing No | Issue  
**SR-0310 | 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	(-)	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	0	Site is located within the setting of a heritage asset and effects can be mitigated.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be 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 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	(-)	Low level congestion expected at peak times within the vicinity of the site.

# Site Suitability Assessment

**Site Reference:** SR-0408  
**Parish:** North Weald Bassett  
**Size (ha):** 46.00  
**Address:** Rundell's Grove Wood

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

**Baseline yield:** None

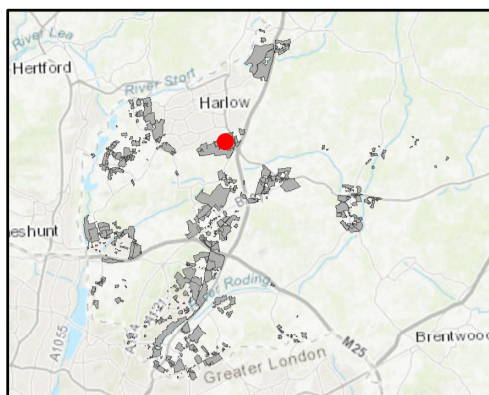
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** None

**Site selection adjustment:** Assumption based on 30 dph

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

**Dwellings:** 1,379



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-0408</b>	<b>Rev 2</b>

**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	(-)	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. The proposals would likely result in direct loss or harm to Ancient Woodland or cannot be mitigated.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	(--)	Features and species in the site unlikely to be retained and effects cannot be mitigated.
1.6 Impact on Local Wildlife Sites	(--)	Features and species in the site unlikely to be retained and effects cannot be mitigated.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	(--)	Development may involve the loss of public open space with no opportunities for on-site off-setting or mitigation.
5.1 Landscape sensitivity	(--)	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.
5.2 Settlement character sensitivity	(--)	Development is likely to substantially harm 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 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	(-)	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-0410  
**Parish:** North Weald Bassett  
**Size (ha):** 4.20  
**Address:** Land East of High Road, Thornwood

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

**Baseline yield:** 125 dwellings

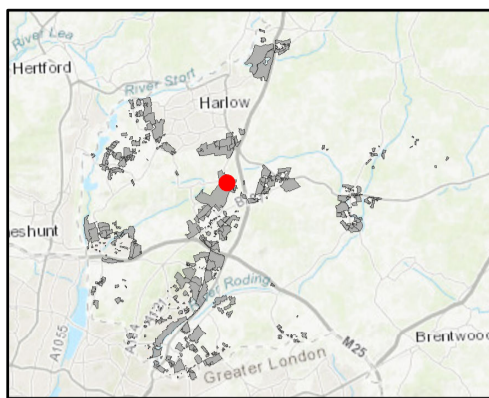
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** None

**Site selection adjustment:** None

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

**Dwellings:** 125



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue | March 2018**  
 Drawing No | Issue  
**SR-0410 | 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	(-)	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	(--)	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-0411  
**Parish:** North Weald Bassett  
**Size (ha):** 4.11  
**Address:** Weald Place Farm, Thornwood, Epping, Essex

**Primary use:** Residential  
**Site notes:** Open fields, parts of which seem overgrown.

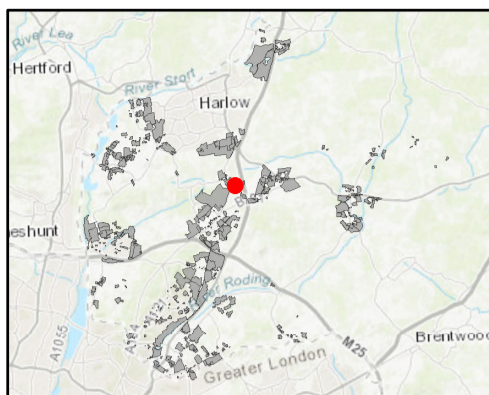
**Baseline yield:** 123 dwellings  
**Source for baseline yield:** Assumption based on 30 dph

**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
<b>Issue</b>	<b>March 2018</b>
Drawing No	Issue
<b>SR-0411</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	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 2 and exception test not required.
1.8a Impact on heritage assets	(-)	Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.
1.8b Impact on archaeology	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	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)	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-0413  
**Parish:** North Weald Bassett  
**Size (ha):** 5.43  
**Address:** Land South of Woodside, Thornwood

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

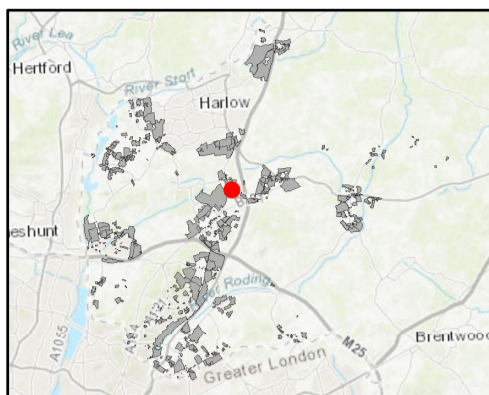
**Baseline yield:** None  
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** None


**Site selection adjustment:** Assumption based on 30 dph

**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  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue** | **March 2018**  
 Drawing No | Issue  
**SR-0413** | **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	(--)	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.
1.3a Impact on Ancient Woodland	(--)	Site is adjacent to or contains Ancient Woodland. The proposals would likely result in direct loss or harm to Ancient Woodland or cannot be mitigated.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	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 3a where exception test required.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	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	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	(--)	Development may involve the loss of public open space with no opportunities for on-site off-setting or mitigation.
5.1 Landscape sensitivity	(--)	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	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-0417  
**Parish:** North Weald Bassett  
**Size (ha):** 1.84  
**Address:** Land east of Church Lane/West of Harrison Drive, North Weald Bassett  
**Primary use:** Residential  
**Site notes:** Agricultural field

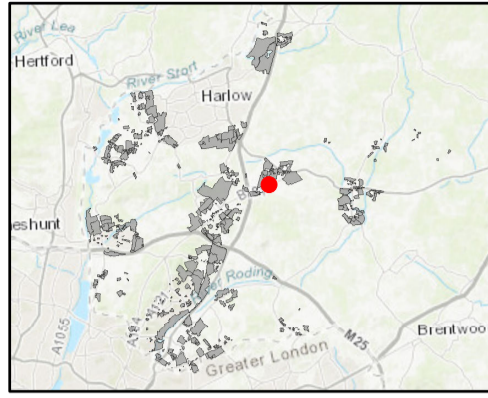
**Baseline yield:** 55 dwellings  
**Source for baseline yield:** Assumption based on 30 dph

**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:** 55



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue | March 2018**  
 Drawing No | Issue  
**SR-0417 | 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 a Wood Pasture and Parkland buffer zone. The site may indirectly affect the BAP priority habitat. There may be effects but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer of Church Lane Flood Meadow LNR LWS and Weald Common LNR LWS. The site is unlikely to affect the features and species of these LWS.
1.7 Flood risk	(++) Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+) Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on setting of Scheduled Monument due to distance.
1.8b Impact on archaeology	0 There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0 Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-) Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	(-) Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+) Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+) Site is 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 (North Weald Bassett).
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 may improve settlement character through redevelopment of a run-down site or improvement in townscape.	Site identified within the Council's adopted masterplan as providing opportunity to strengthen and extend the existing centre and improve public realm connectivity.
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.	No potential contamination identified.
6.6 Traffic impact	(-) Low level congestion expected at peak times within the vicinity of the site.	

# Site Suitability Assessment

**Site Reference:** SR-0442  
**Parish:** North Weald Bassett  
**Size (ha):** 3.02  
**Address:** Marlow, Thornwood Common, Epping

**Primary use:** Residential  
**Site notes:** Waste transfer/ recycling station, dwellings, wooded area and open space.

**Baseline yield:** 91 dwellings

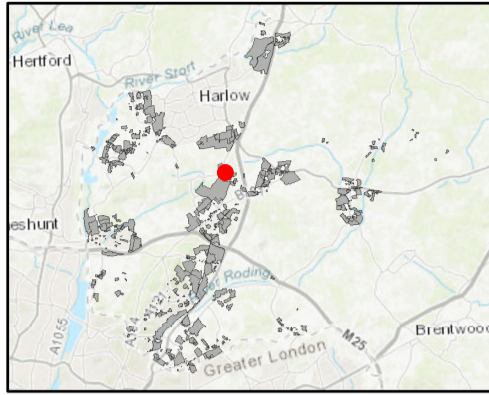
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** Site in close proximity to industrial dwelling/yard, however there is suitable distance from the boundary to the dwelling/yard and this should not impact on yield.


**Site selection adjustment:** None

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

**Dwellings:** 91



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
**SR-0442**  
 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	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	(-)	Site is 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	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	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-0455  
**Parish:** North Weald Bassett  
**Size (ha):** 0.81  
**Address:** Chase Farm Business Centre, Vicarage Lane West, North Weald, Essex, CM16 6AL  
**Primary use:** Residential  
**Site notes:** Includes access road, business centre and residential uses.

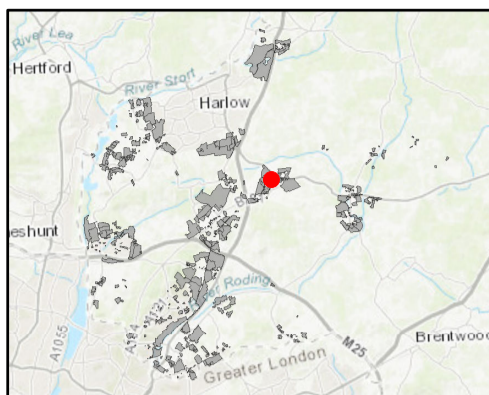
**Baseline yield:** 12 dwellings  
**Source for baseline yield:** Indicated in Call for Sites (equivalent to 15 dph)

**Site constraints:** None


**Site selection adjustment:** None

**Community feedback:** Feedback was received on NWB-A 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  
**Issue | March 2018**  
 Drawing No | Issue  
**SR-0455 | 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 BAP priority habitat with no main feature buffer zone. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++) Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+) Site is 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	(-) 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	0 Majority of the site is previously developed land that is neither within nor adjacent to a settlement.	100% brownfield site, 150m from an existing settlement (North Weald Bassett).
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 currently in use as a farm. Residential development at this location would likely be set back from Vicarage Lane. It is likely that such a layout would not contribute to settlement pattern and could detract from its 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.	Access road included in red line boundary (Chase Farm dwellings).
6.5 Contamination constraints	(-) Potential contamination on site, which could be mitigated.	Potential contamination on site (MOD Gun Site/Piggeries/Industrial dwelling). Potential for adverse impacts, but can be mitigated.
6.6 Traffic impact	0 Site below site size threshold where it would be expected to significantly affect congestion.	

# Site Suitability Assessment

**Site Reference:** SR-0464-N  
**Parish:** North Weald Bassett  
**Size (ha):** 0.47  
**Address:** Land at Upland Road, Thornwood Common, Essex, CM16 6NJ

**Primary use:** Residential  
**Site notes:** Grazing land

**Baseline yield:** 14 dwellings

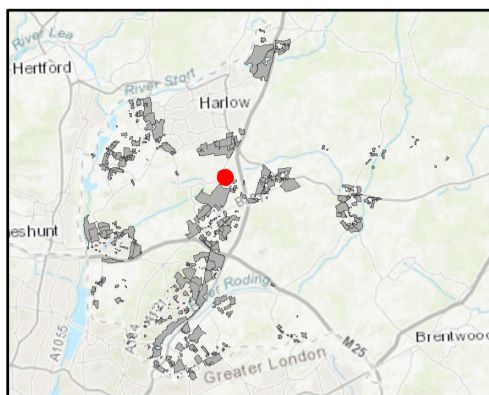
**Source for baseline yield:** Assumption based on 30 dph

**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:** 14



Client  
**Epping Forest District Council**  
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**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue | March 2018**  
 Drawing No | Issue  
**SR-0464-N | Rev 1**

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0 Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0 Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	No requirement to consult with Natural England for residential development.
1.3a Impact on Ancient Woodland	0 Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0 No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0 Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0 No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is wholly within a Deciduous Woodland buffer zone. The site may indirectly affect the BAP priority habitat, but mitigation could be implemented to address this.
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
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 existing built form in between.
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 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.	100% greenfield site, 500m from an existing settlement (Thornwood).
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.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	0 Development is unlikely to have an effect on settlement character.	Low density development is proposed which reflects the semi-rural character of the area. Therefore, development is not likely to have an impact on the character of the area.
6.1 Topography constraints	0 No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0 Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	(-) The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.	The protected trees on or adjacent to the site would not prevent the proposed use, but because of their size and location would be likely to constrain significantly the number of dwellings which could be accommodated.
6.4 Access to site	0 Access to the site can be created within landholding adjacent to the highway.	Access could be achieved from High Road or Upland Road to the 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.	

# Site Suitability Assessment

**Site Reference:** SR-0467  
**Parish:** North Weald Bassett  
**Size (ha):** 1.26  
**Address:** North Weald Nurseries, Vicarage Lane, North Weald, Epping, Essex  
**Primary use:** Residential  
**Site notes:** Vacant nursery.

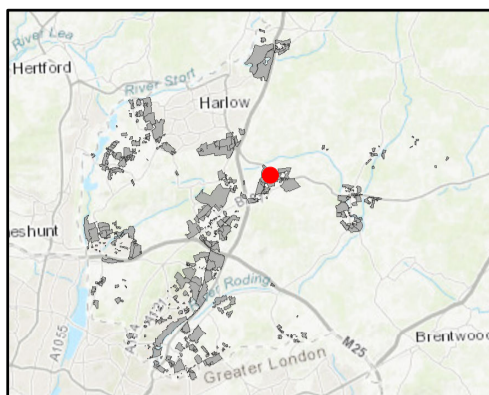
**Baseline yield:** 8-10 dwellings  
**Source for baseline yield:** Indicated in Call for Sites (equivalent to 6-8 dph)

**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



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**Epping Forest District Council**  
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 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
**SR-0467**  
 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 very low, low or medium.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	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-0501  
**Parish:** North Weald Bassett  
**Size (ha):** 2.33  
**Address:** Playing field at New House Lane, North Weald

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

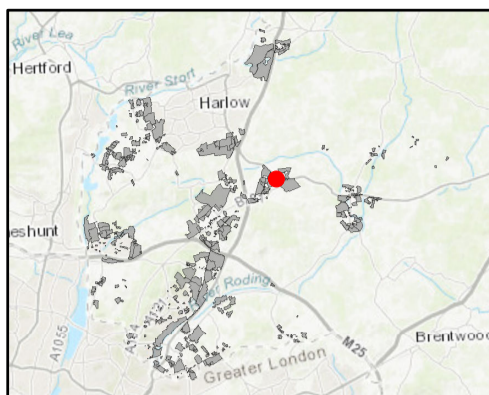
**Baseline yield:** 70 dwellings  
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** None

**Site selection adjustment:** None

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

**Dwellings:** 70



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-0501</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.	
1.6 Impact on Local 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 setting of Scheduled Monument due to distance.
1.8b Impact on archaeology	0 There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	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.	The majority of the site is located within a Green Belt parcel which does not meet the purposes. If the site was released it would not harm the purposes of the wider Green Belt.
3.1 Distance to the nearest rail/tube station	(-) Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0 Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(+) Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0 Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+) 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 (North Weald Bassett).
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.	Site is on the edge of the built area, in an area of historic field patterns. However proposed density and location of development is not likely to negatively impact 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.	Access off Beamish Close.
6.5 Contamination constraints	0 No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	(-) Low level congestion expected at peak times within the vicinity of the site.	

# Site Suitability Assessment

**Site Reference:** SR-0512  
**Parish:** North Weald Bassett  
**Size (ha):** 0.61  
**Address:** St Clements, Vicarage Lane West, North Weald, CM16 6AL

**Primary use:** Residential  
**Site notes:** Large house sat in substantial grounds with dense tree coverage.

**Baseline yield:** 18 dwellings

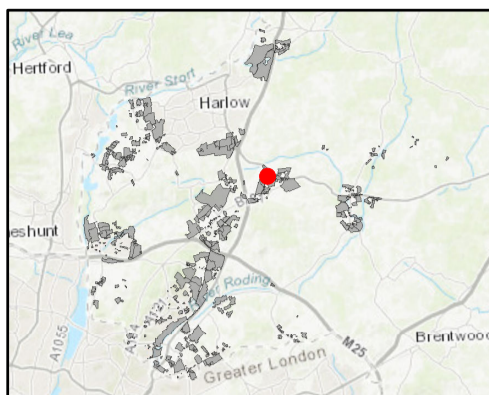
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** Circa 20% of the site is covered by SR-0235 (initial site) and as such the yield is reduced to avoid double counting. A further 10% of the site is taken up by a Grade II Listed Building. The yield is adjusted accordingly.


**Site selection adjustment:** Capacity reinstated for site selection assessment (4 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:** 16



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
**SR-0512**  
 Issue  
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(-)	Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.
3.3 Distance to employment locations	(+)	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 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	(-)	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-0596  
**Parish:** North Weald Bassett  
**Size (ha):** 11.18  
**Address:** Land adjacent to Mead House, Harlow Common, Essex, CM17 9NE

**Primary use:** Residential  
**Site notes:** Large amount of open amenity land, including an area which is used as a football pitch.

**Baseline yield:** 523 dwellings

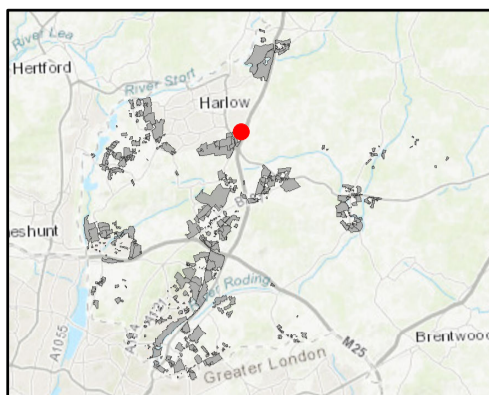
**Source for baseline yield:** Indicated in Settlement Capacity Analysis (equivalent to 104 dph)

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

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

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

**Dwellings:** 523



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
**SR-0596**  
 Issue  
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	(-)	Site is adjacent to or contains Ancient Woodland but possible effects can be mitigated.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to 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	(+)	Development could provide an opportunity to improve links to adjacent existing public open space or provide access to open space which is currently private.
5.1 Landscape sensitivity	(--)	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	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-0669  
**Parish:** North Weald Bassett  
**Size (ha):** 0.29  
**Address:** Queens Road Garages, Nos. 1-55, North Weald

**Primary use:** Residential  
**Site notes:** Council owned garages with associated parking and turning area.

**Baseline yield:** 9 dwellings

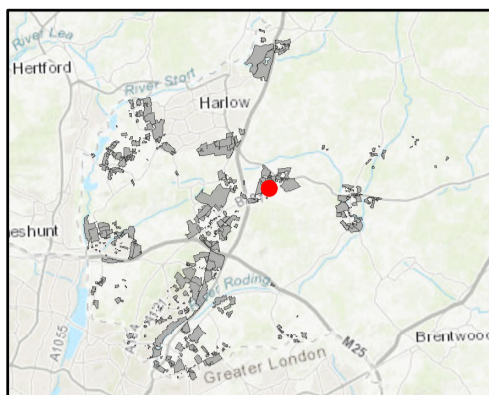
**Source for baseline yield:** Assumption based on 30 dph

**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:** 9



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue | March 2018**  
 Drawing No | Issue  
**SR-0669 | 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	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site 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.
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	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	0	No contamination issues identified on site to date.
6.6 Traffic impact		Site below site size threshold where it would be expected to significantly affect congestion.

# Site Suitability Assessment

**Site Reference:** SR-0841  
**Parish:** North Weald Bassett  
**Size (ha):** 0.24  
**Address:** Green at Bluemans End, North Weald Bassett, Essex

**Primary use:** Residential  
**Site notes:** Recreation ground.

**Baseline yield:** 11 dwellings

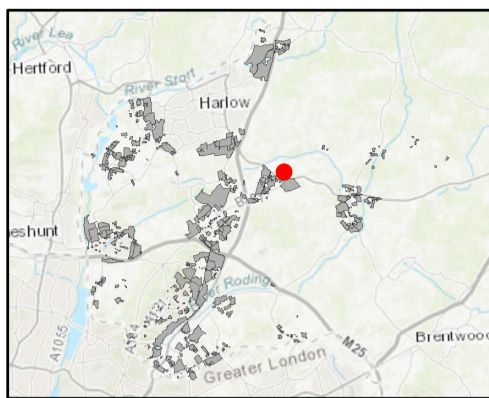
**Source for baseline yield:** Indicated in Settlement Capacity Analysis (equivalent to 47 dph)

**Site constraints:** None


**Site selection adjustment:** None

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

**Dwellings:** 11



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
**SR-0841**  
 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 partially within a Semi Improved Grassland buffer zone. The site may indirectly affect the BAP priority habitat. There may be effects from this impact 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 Tylers Green Grasslands 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	(+) 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 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 within a settlement.	100% greenfield site, within an existing settlement (Tylers Green).
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.	The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on the adjacent landscape character area.
5.2 Settlement character sensitivity	0 Development is unlikely to have an effect on settlement character.	Site is located adjacent to existing development and is of a scale that is unlikely to negatively impact 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	(--) There is no means of access to the site and no likely prospect of achieving access.	Only pedestrian access and no obvious option for vehicular access.
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.	B503



# Site Suitability Assessment

**Site Reference:** SR-0937  
**Parish:** North Weald Bassett  
**Size (ha):** 0.38  
**Address:** Avenue Home, Latton Common, Near Harlow, CM17 9NJ

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

**Baseline yield:** 6 dwellings

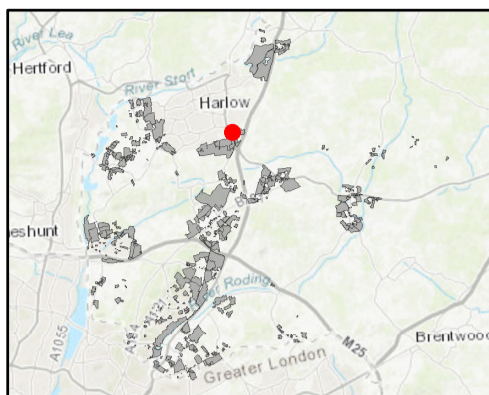
**Source for baseline yield:** Indicated in Call for Sites 2016-2017

**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:** 6



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
**SR-0937**  
 Issue  
**Rev 1**

**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	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	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	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-0991  
**Parish:** North Weald Bassett  
**Size (ha):** 1.67  
**Address:** The Acorns, Chase Farm, Vicarage Lane West, North Weald Bassett, Essex, CM16 6AL  
**Primary use:** Residential  
**Site notes:** Glasshouse site

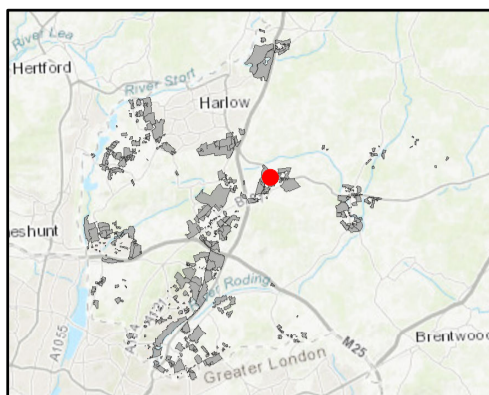
**Baseline yield:** 50 dwellings  
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** No constraints identified.

**Site selection adjustment:** None

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

**Dwellings:** 50



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue | March 2018**  
 Drawing No | Issue  
**SR-0991 | 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	(-)	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 within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	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	(-)	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-1013  
**Parish:** North Weald Bassett  
**Size (ha):** 1.01  
**Address:** Esgors, High Road, Thornwood, Essex, CM16 6LY

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

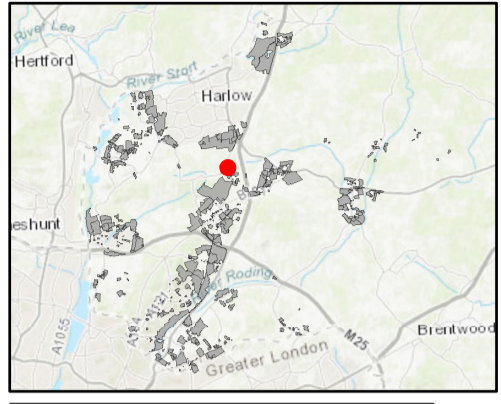
**Baseline yield:** 13 dwellings  
**Source for baseline yield:** Indicated in pre-application request

**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:** 13



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-1013</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	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 Deciduous Woodland buffer zone. The site may indirectly affect the BAP priority habitat, but mitigation could be implemented to address this.
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
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	(+) 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.	100% greenfield site, 550m from an existing settlement (Thornwood).
4.2 Impact on agricultural land	(--) Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	(-) Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	Site shares characteristics with the adjacent landscape character area. The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on wider landscape character.
5.2 Settlement character sensitivity	(-) Development could detract from the existing settlement character.	Proposed development is located in rural area some distance from the settlement and adjacent to a Grade II Listed Building, although it is noted that the proposals respond to this constraint. Development is likely to impact on rural 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 multiple points of access from High Road.
6.5 Contamination constraints	(-) Potential contamination on site, which could be mitigated.	Potential contamination (Made Ground / Electricity Substation). Potential adverse impact could be mitigated.
6.6 Traffic impact	0 Site below site size threshold where it would be expected to significantly affect congestion.	B506

# Site Suitability Assessment

**Site Reference:** SR-1030  
**Parish:** North Weald Bassett  
**Size (ha):** 0.44  
**Address:** Epping Rugby Club, Upland Road, Thornwood, Epping, Essex, CM16 6NL  
**Primary use:** Residential  
**Site notes:** Agricultural field

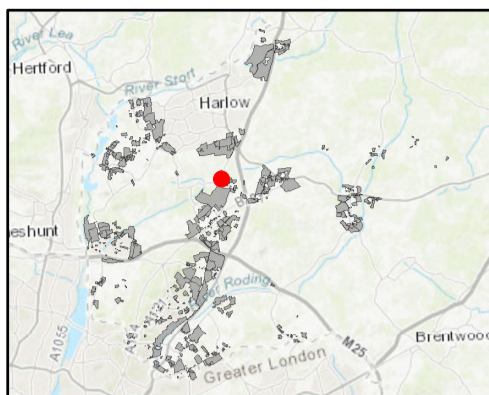
**Baseline yield:** 12 dwellings  
**Source for baseline yield:** Indicated in pre-application request

**Site constraints:** No constraints identified.

**Site selection adjustment:** None

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

**Dwellings:** 12



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue** | **March 2018**  
 Drawing No | Issue  
**SR-1030** | **Rev 1**  
**ARUP** | **Epping Forest District Council**  
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0 Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0 Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	No requirement to consult with Natural England for residential development.
1.3a Impact on Ancient Woodland	0 Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0 No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0 Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0 No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is wholly within a Deciduous Woodland and Traditional Orchids buffer zone. 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	0 Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-) Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	(-) Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+) Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+) Site is 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.	100% greenfield site, 500m from an existing settlement (Thornwood).
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.	Proposed development is limited to the existing line of development along Upland Road and would constitute infill. Development is not likely to affect 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 Upland Road. There is potential to provide further points of access from Upland Road.
6.5 Contamination constraints	(-) Potential contamination on site, which could be mitigated.	Potential contamination (Military / Made Ground). Potential adverse impact could be mitigated.
6.6 Traffic impact	0 Site below site size threshold where it would be expected to significantly affect congestion.	

# Site Suitability Assessment

**Site Reference:** SR-1031  
**Parish:** North Weald Bassett  
**Size (ha):** 0.55  
**Address:** Cunningham House, Pike Way, North Weald Bassett, Epping, Essex, CM16 6BL  
**Primary use:** Residential  
**Site notes:** Residential care home

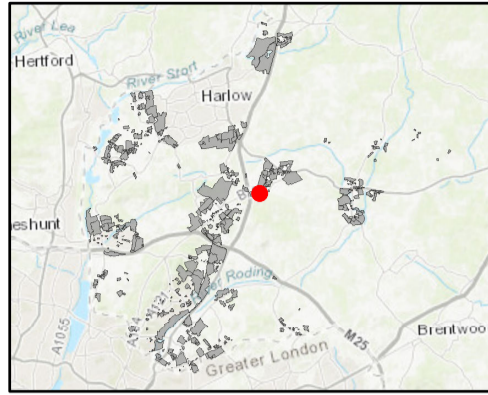
**Baseline yield:** 16 dwellings  
**Source for baseline yield:** Assumption based on 30 dph

**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:** 16



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
**SR-1031**  
 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	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	(-)	Site is adjacent to or contains Ancient Woodland but possible effects can be mitigated.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	(+)	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 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	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	(+)	Development could provide an opportunity to improve links to adjacent existing public open space or provide access to open space which is currently private.
5.1 Landscape sensitivity	(--)	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	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-1033  
**Parish:** North Weald Bassett  
**Size (ha):** 11.02  
**Address:** Land to the East of North Weald Airfield and West of Church Lane, North Weald Bassett, Essex, CM16 6AA  
**Primary use:** Residential  
**Site notes:** Pistol shooting club, gymnastics centre and fields

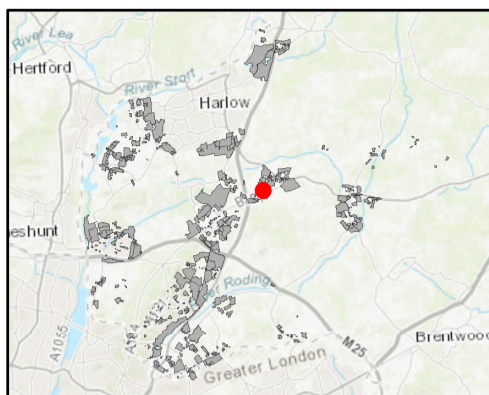
**Baseline yield:** 330 dwellings  
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** No constraints identified.

**Site selection adjustment:** None

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

**Dwellings:** 330



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
**SR-1033**  
 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	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	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	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 may improve settlement character through redevelopment of a run-down site or improvement in townscape.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.



**Report on Site Selection**

**ARUP**

Epping Forest District Council

Drawing No.  
EFDC-S2-005-Rev2

Date: March 2018

Scale: 1:20,000 @A3

**Content**

Residential Sites for Stage 2 and Stage 6.2 Assessment in 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.

N  
B510

# Site Suitability Assessment

**Site Reference:** SR-0051  
**Parish:** Ongar  
**Size (ha):** 12.54  
**Address:** Land to south of A414 Chelmsford Road, Ongar, Essex

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

**Baseline yield:** 375 dwellings

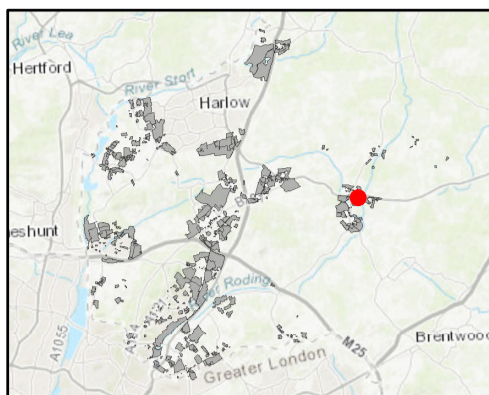
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** None

**Site selection adjustment:** None

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

**Dwellings:** 375



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue | March 2018**  
 Drawing No | Issue  
**SR-0051 | 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.	The site is within the 250m buffer of Clatterford End Plantation 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.	Adjacent to Great Stony School CA and open landscape part of views from within CA so potential harm to setting/appearance of CA. Possible mitigation through reduction in density, sensitive positioning of development on site and high quality design.
1.8b Impact on archaeology	(-) Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	(-) Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Parts of the site are close to the A414 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	(--) Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	(-) Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0 Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(+) 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 (Chipping 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	(--) Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.	
5.2 Settlement character sensitivity	0 Development is unlikely to have an effect on settlement character.	Low density development is proposed which reflects the character of the area. Therefore, development is not likely to have an impact on the character of the area.
6.1 Topography constraints	(-) Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0 Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+) Suitable access to site already exists.	
6.5 Contamination constraints	0 No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	(-) Low level congestion expected at peak times within the vicinity of the site.	



# Site Suitability Assessment

**Site Reference:** SR-0055  
**Parish:** Ongar  
**Size (ha):** 1.04  
**Address:** Land between A414 and High Ongar

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

**Baseline yield:** 31 dwellings

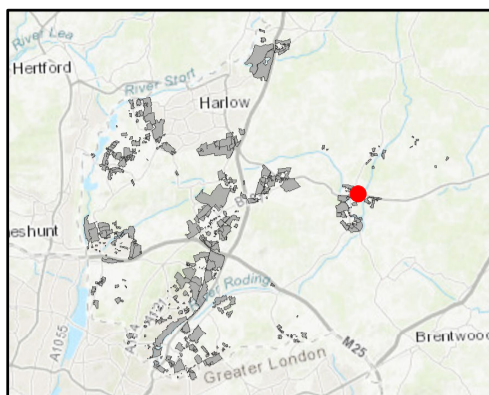
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** None

**Site selection adjustment:** None

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

**Dwellings:** 31



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
**SR-0055**  
 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	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	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	(+)	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	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	(--)	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.
6.1 Topography constraints	(-)	Topographical constraints 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-0067i

**Parish:** Ongar

**Size (ha):** 21.81

**Address:** Land to the west of Ongar

**Primary use:** Residential

**Site notes:** Land to West of Ongar. Agriculture

**Baseline yield:** 2,162 dwellings

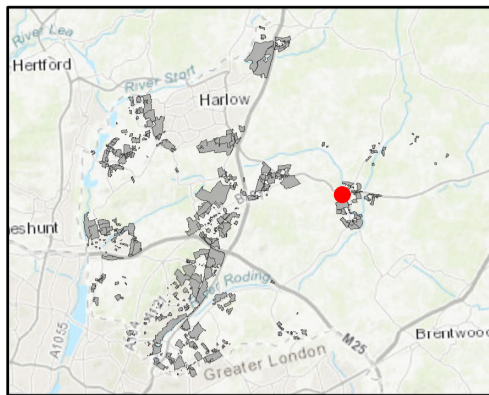
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** Flood risk reducing developable area.

**Site selection adjustment:** Site split into three parcels as per Call for Sites submission. Yield based on 30 dph, reduced by 30% due to flood risk.

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

**Dwellings:** 457



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-0067i</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	(-)	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 3a where exception test required.
1.8a Impact on heritage assets	(-)	Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	(-)	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	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	(-)	Development may involve the loss of public open space but there are opportunities for on-site off-setting or mitigation.
5.1 Landscape sensitivity	(--)	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	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-0067iiA

**Parish:** Ongar

**Size (ha):** 42.53

**Address:** Land to the west of Ongar

**Primary use:** Residential

**Site notes:** Land to West of Ongar. Agriculture

**Baseline yield:** 2,162 dwellings

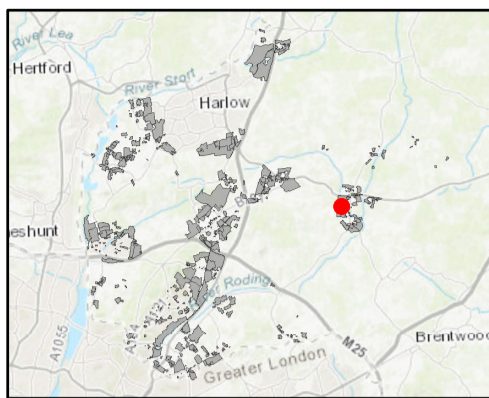
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** Flood risk reducing developable area.

**Site selection adjustment:** Site split into three parcels as per Call for Sites submission. Based on 30 dph, reduced by 20% due to flood risk.

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

**Dwellings:** 1,020



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-0067iiA</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	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	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.
1.6 Impact on Local Wildlife Sites	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.
1.7 Flood risk	(+)	Site within Flood Zone 2 and exception test not required.
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	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	(-)	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-0067iiB

**Parish:** Ongar

**Size (ha):** 7.66

**Address:** Land to the west of Ongar

**Primary use:** Residential

**Site notes:** Land to West of Ongar. Agriculture

**Baseline yield:** 2,162 dwellings

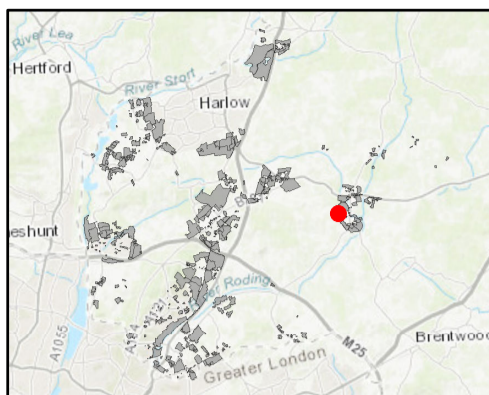
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** None

**Site selection adjustment:** Site split into three parcels as per Call for Sites submission. Based on 30 dph.

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

**Dwellings:** 229



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-0067iiB</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	(-) Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.	There are 2 Ancient trees directly affected by the site. The trees at the edges of the site, and development may directly affect both trees. Impacts to the Ancient trees may be mitigated due to the low density and by considered masterplanning.
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 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 settings of Scheduled Monument, Conservation Area, or GI/GII* LB due to distance. The Rectory GI LB is located to the north so development could impact on setting. Possible mitigation through high quality design/materials/screening
1.8b Impact on archaeology	(-) Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	0 Site lies outside of areas identified as being at risk of poor air quality.	
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.	100% greenfield site circa 100m from an existing settlement (Chipping 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	(-) Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	Site shares characteristics with the adjacent zone of moderate sensitivity. The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on adjacent landscape character area.
5.2 Settlement character sensitivity	(-) Development could detract from the existing settlement character.	Site has been identified as an intensification opportunity. However, the site is on the settlement edge and the proposed density is higher than neighbouring developments.
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 Greensted Road.
6.5 Contamination constraints	0 No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	0 Area around the site expected to be uncongested at peak time.	B515

# Site Suitability Assessment

**Site Reference:** SR-0090  
**Parish:** Ongar  
**Size (ha):** 9.81  
**Address:** Land to east of Longfields, Ongar

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

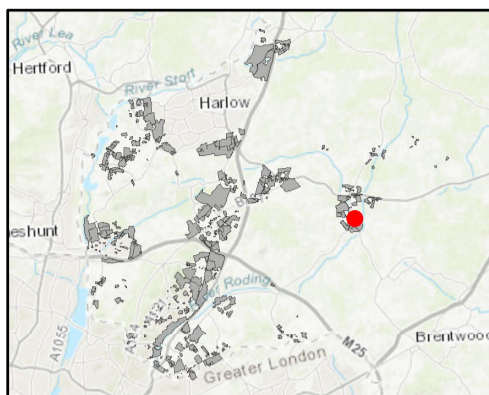
**Baseline yield:** 114 dwellings  
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** None

**Site selection adjustment:** None

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

**Dwellings:** 114



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-0090</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	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated.
1.8b Impact on archaeology	(-)	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	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	(--)	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.
5.2 Settlement character sensitivity	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.

# Site Suitability Assessment

**Site Reference:** SR-0102  
**Parish:** Ongar  
**Size (ha):** 0.80  
**Address:** Land to the south and west (rear) of Nos 57a and 57b Fyfield Road, Ongar  
**Primary use:** Residential  
**Site notes:** Small area of scrub/woodland

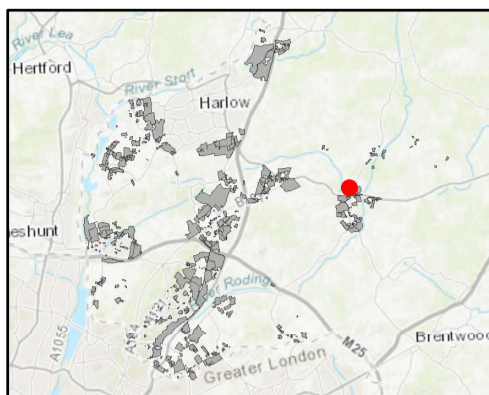
**Baseline yield:** 24 dwellings  
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** Access to site is significantly constrained, reducing capacity on site to a smaller development of 8-10 homes

**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-0102 | 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	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is 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	(-)	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-0112-N  
**Parish:** Ongar  
**Size (ha):** 16.03  
**Address:** Land to the West of Stanford Rivers Road, Ongar, Essex, CM5 9EP

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

**Baseline yield:** 321 dwellings

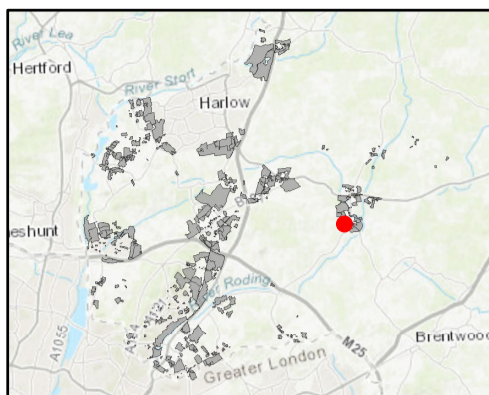
**Source for baseline yield:** Indicated in representation

**Site constraints:** No constraints identified.

**Site selection adjustment:** None

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

**Dwellings:** 321



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue | March 2018**  
 Drawing No | Issue  
**SR-0112-N | 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	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be 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	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 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-0120  
**Parish:** Ongar  
**Size (ha):** 3.34  
**Address:** Bowes Field, Ongar

**Primary use:** Residential  
**Site notes:** Vacant greenfield plot

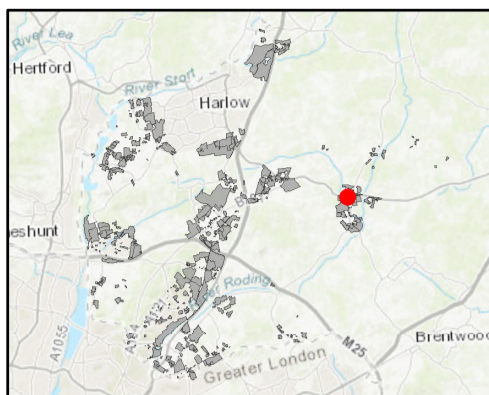
**Baseline yield:** 100 dwellings  
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** None

**Site selection adjustment:** None

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

**Dwellings:** 100



Client  
**Epping Forest District Council**

Job Title  
**Epping Forest District Local Plan**

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

Drawing No | Issue  
**SR-0120 | 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	(-)	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	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	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	(-)	Low level congestion expected at peak times within the vicinity of the site.



# Site Suitability Assessment

**Site Reference:** SR-0183  
**Parish:** Ongar  
**Size (ha):** 11.21  
**Address:** Land to the East of Old Ongar County Secondary School, High Ongar  
**Primary use:** Residential  
**Site notes:** Agricultural field

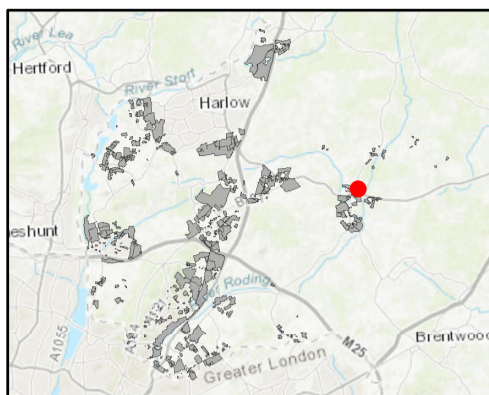
**Baseline yield:** 336 dwellings  
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** None

**Site selection adjustment:** None

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

**Dwellings:** 336



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue | March 2018**  
 Drawing No | Issue  
**SR-0183 | 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	(-)	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	(-)	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 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	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-0184  
**Parish:** Ongar  
**Size (ha):** 0.88  
**Address:** 0.96 ha plot of land adjacent to High Ongar Road, High Ongar

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

**Baseline yield:** 26 dwellings

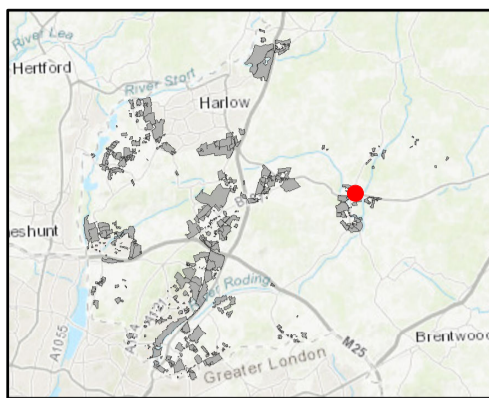
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** None

**Site selection adjustment:** None

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

**Dwellings:** 26



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue | March 2018**  
 Drawing No | Issue  
**SR-0184 | 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 Scheduled Monument or 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	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 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, 200m from an existing settlement (Chipping 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	(--) Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.	
5.2 Settlement character sensitivity	(-) Development could detract from the existing settlement character.	Site is on the edge of the existing settlement and the proposals are for higher density development than the neighbouring developments. Therefore, development is likely to affect the predominantly rural character of the area.
6.1 Topography constraints	(-) Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0 Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+) Suitable access to site already exists.	
6.5 Contamination constraints	0 No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	(-) Low level congestion expected at peak times within the vicinity of the site.	

# Site Suitability Assessment

**Site Reference:** SR-0184-N  
**Parish:** Ongar  
**Size (ha):** 1.26  
**Address:** Plot of land adjacent to High Ongar Road, High Ongar

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

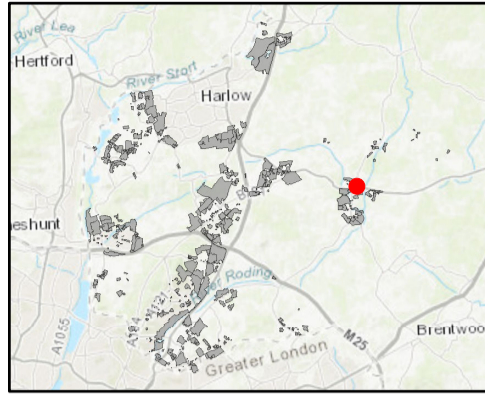
**Baseline yield:** 26 dwellings  
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** No constraints identified.

**Site selection adjustment:** None

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

**Dwellings:** 26



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue | March 2018**  
 Drawing No | Issue  
**SR-0184-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.	Unlikely to impact on settings of Scheduled Monument or 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	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 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, 200m from an existing settlement (Chipping 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	(--) Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.	
5.2 Settlement character sensitivity	(-) Development could detract from the existing settlement character.	Site is on the edge of the existing settlement and the proposals are for higher density development than the neighbouring developments. Therefore, development is likely to affect the predominantly rural character of the area.
6.1 Topography constraints	(-) Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0 Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+) Suitable access to site already exists.	
6.5 Contamination constraints	0 No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	(-) Low level congestion expected at peak times within the vicinity of the site.	

# Site Suitability Assessment

**Site Reference:** SR-0185  
**Parish:** Ongar  
**Size (ha):** 3.06  
**Address:** Plot of land adjacent to High Ongar Road, High Ongar

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

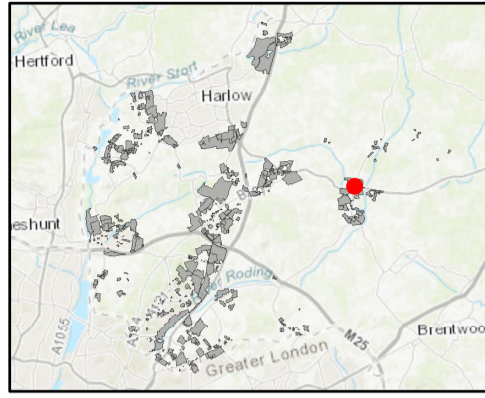
**Baseline yield:** 92 dwellings  
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** None

**Site selection adjustment:** None

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

**Dwellings:** 92



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
**SR-0185**  
 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.	Unlikely to impact on settings of Conservation Area and Scheduled Monument due to distance. Setting of Grade II Listed Building to south-west of site could be impacted - mitigation through good screening, locating development away from Listed Building.
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 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	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.	100% greenfield site, adjacent to an existing settlement (Chipping 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	(--) Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.	
5.2 Settlement character sensitivity	(-) Development could detract from the existing settlement character.	Site is on the edge of the existing settlement and the proposals are for higher density development than the neighbouring developments. Therefore, development is likely to affect the predominantly semi-rural 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	0 No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	(-) Low level congestion expected at peak times within the vicinity of the site.	

# Site Suitability Assessment

**Site Reference:** SR-0185-N  
**Parish:** Ongar  
**Size (ha):** 3.13  
**Address:** Plot of land adjacent to High Ongar Road, High Ongar and 12 Fyfield Road, Ongar, CM5 0AH  
**Primary use:** Residential  
**Site notes:** Rear part of garden to residential dwelling and field

**Baseline yield:** 129 dwellings

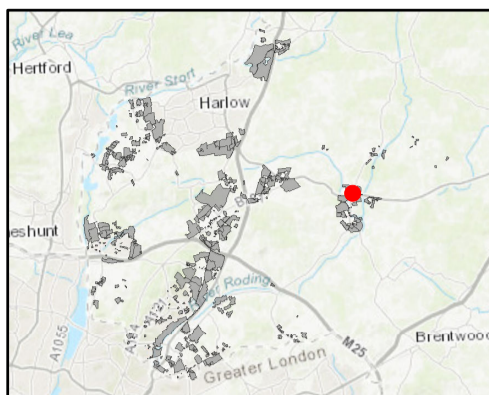
**Source for baseline yield:** Allocated in Draft Local Plan and indicated in Call for Sites 2016-2017

**Site constraints:** No constraints identified.

**Site selection adjustment:** None

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

**Dwellings:** 129



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue | March 2018**  
 Drawing No | Issue  
**SR-0185-N | Rev 1**

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	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	(-)	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	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 high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	0	Access to the site can be created within landholding adjacent to the highway.
6.5 Contamination constraints	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-0186  
**Parish:** Ongar  
**Size (ha):** 0.27  
**Address:** Land adjacent to Chelmsford Road (A414) near the Four Wantz roundabout, High Ongar  
**Primary use:** Residential  
**Site notes:** Vacant scrub land plot

**Baseline yield:** 10 dwellings comprising 2 market homes and 8 affordable homes

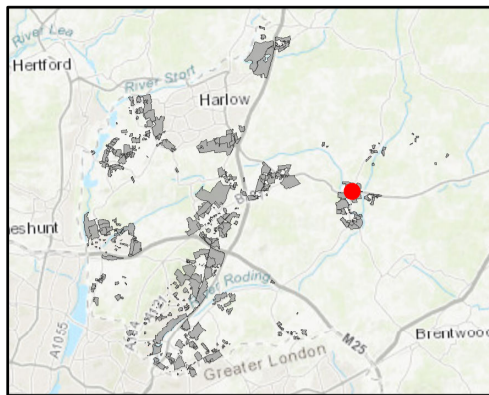
**Source for baseline yield:** Indicated in Call for Sites

**Site constraints:** None

**Site selection adjustment:** None

**Community feedback:** Feedback was received on ONG-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-0186 | 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	0 Site is located within the setting of a heritage asset and effects can be mitigated.	Potential impact on setting of Great Stony School Conservation Area to south and Grade II Listed Wantz Farmhouse but possible mitigation through high quality design/materials and good screening.
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 A414 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	(--) Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	(-) Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+) 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, 300m from an existing settlement (Chipping 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	(--) Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.	
5.2 Settlement character sensitivity	(-) Development could detract from the existing settlement character.	Site is on the edge of the existing settlement and the proposals are for higher density development than the neighbouring developments. Therefore, development is likely to affect the predominantly rural 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	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.	B525

# Site Suitability Assessment

**Site Reference:** SR-0255  
**Parish:** Ongar  
**Size (ha):** 6.51  
**Address:** Land comprising the recreation field and sports club at Love Lane, Ongar  
**Primary use:** Residential  
**Site notes:** Existing playing fields and amenity open space, with car park and sports club building and former Council offices.

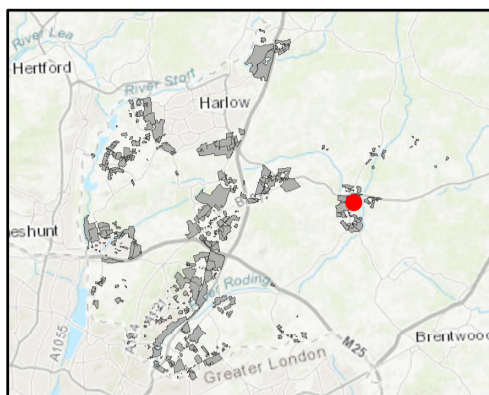
**Baseline yield:** 193 dwellings  
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** None

**Site selection adjustment:** None

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

**Dwellings:** 193



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue | March 2018**  
 Drawing No | Issue  
**SR-0255 | 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 1.
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated.
1.8b Impact on archaeology	(+)	There is a low likelihood that further archaeological assets would be discovered on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be 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	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	(-)	Development may involve the loss of public open space but there are opportunities for on-site off-setting or mitigation.
5.1 Landscape sensitivity	(--)	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	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-0267A  
**Parish:** Ongar  
**Size (ha):** 21.97  
**Address:** Land to the south-east of Ongar

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

**Baseline yield:** 1,060 dwellings and 35,000 sqm commercial

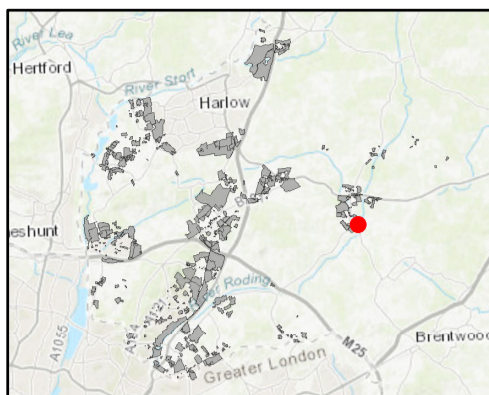
**Source for baseline yield:** Assumption based on 80:20 housing to employment 30 dph and 0.4 plot ratio for commercial

**Site constraints:** No constraints identified.

**Site selection adjustment:** Multi-parcel site, which has been split out. Yield based on baseline, and reduced proportionally based on site size.

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

**Dwellings:** 750



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
**SR-0267A**  
 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	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated.
1.8b Impact on archaeology	(-)	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	(-)	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	(+)	Development could provide an opportunity to improve links to adjacent existing public open space or provide access to open space which is currently private.
5.1 Landscape sensitivity	(--)	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.
6.1 Topography constraints	(-)	Topographical constraints 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-0267B  
**Parish:** Ongar  
**Size (ha):** 16.81  
**Address:** Land to the south-east of Ongar

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

**Baseline yield:** 1,060 dwellings and 35,000 sqm commercial

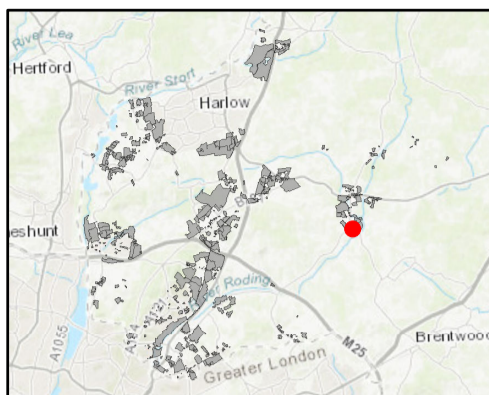
**Source for baseline yield:** Assumption based on 80:20 housing to employment 30 dph and 0.4 plot ratio for commercial

**Site constraints:** No constraints identified.

**Site selection adjustment:** Multi-parcel site, which has been split out. Yield based on baseline, and reduced proportionally based on site size.

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

**Dwellings:** 574



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue | March 2018**  
 Drawing No | Issue  
**SR-0267B | 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. The site is partially 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. The site is within the 250m buffer of Hallsford Bridge Meadow LWS and Kettlebury Spring LWS. The site is unlikely to affect the features and species of these LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1. Some 95% of the site is located in Flood Zone 1, with around 5% in the south 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 setting of Scheduled Monument, Conservation Area, or Grade II* Listed Building due to distance.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced. Parts of the site are close to the A128 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	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. 100% greenfield, circa 50m from an existing settlement (Chipping 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. As a result of the site characteristics development is unlikely to adversely affect the 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, 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 may constrain part of the site but there is potential for mitigation. Some 26% of the site is in HSE middle consultation zone located along southern boundary. None in inner zone. Due to location and size of affected area mitigation is possible through layout design. HSE guidance advise against development for affected area
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists. Access from Brentwood Road and Stanford Rivers Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (Infilled Gravel Pit / 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. B528

# Site Suitability Assessment

**Site Reference:** SR-0268  
**Parish:** Ongar  
**Size (ha):** 1.47  
**Address:** Land to the South of Kettlebury Way, Ongar

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

**Baseline yield:** 43 dwellings

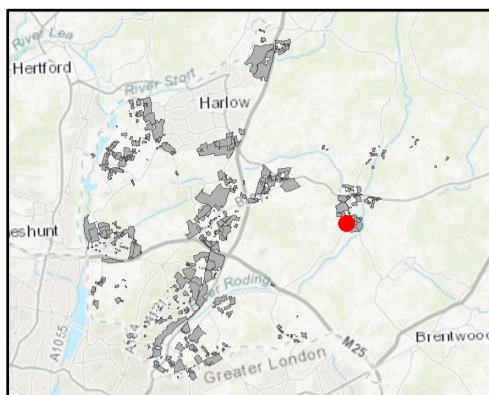
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** None

**Site selection adjustment:** None

**Community feedback:** Feedback was received on ONG-E 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
<b>Issue</b>	<b>March 2018</b>
Drawing No	Issue
<b>SR-0268</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 1.
1.8a Impact on heritage assets	(-)	Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.
2.1 Level of harm to Green Belt	(-)	Site is 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	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	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-0387  
**Parish:** Ongar  
**Size (ha):** 1.49  
**Address:** Land off Great Stony Park

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

**Baseline yield:** 45 dwellings

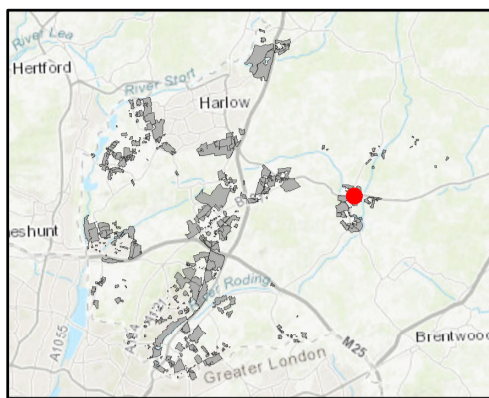
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** None

**Site selection adjustment:** None

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

**Dwellings:** 45



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue | March 2018**  
 Drawing No | Issue  
**SR-0387 | 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 would likely result in the loss of a heritage asset or result in a significant impact that cannot be mitigated.	Harm caused to character of Great Stony School CA by developing outside of the original layout. Additional properties added to the school when converted but sensitively located and designed. Further development harmful to unique uniform character.
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 A414 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	(--) Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	(-) Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+) 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, 50m from 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	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.	Site is within the Great Stony School Conservation Area, adjacent to the former school and located at the edge of Chipping Ongar. The proposed development would likely 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)	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 appears only to be available from a private 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.	B530

# Site Suitability Assessment

**Site Reference:** SR-0390  
**Parish:** Ongar  
**Size (ha):** 9.17  
**Address:** Greensted Road, Ongar

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

**Baseline yield:** 272 dwellings

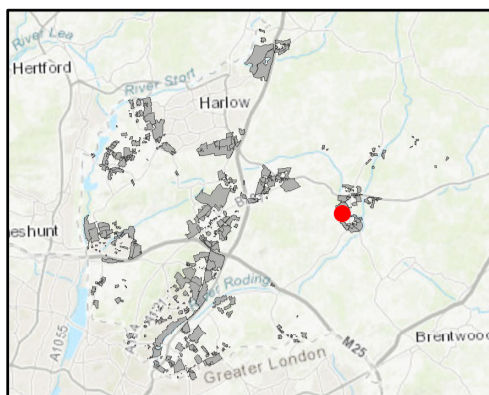
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** None

**Site selection adjustment:** None

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

**Dwellings:** 272



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue | March 2018**  
 Drawing No | Issue  
**SR-0390 | 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	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(-)	Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be 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	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	(-)	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	0	Access to the site can be created within landholding adjacent to the highway.
6.5 Contamination constraints	0	No contamination issues identified on site to date.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

# Site Suitability Assessment

**Site Reference:** SR-0390-N  
**Parish:** Ongar  
**Size (ha):** 3.32  
**Address:** Land at Greensted Road, Ongar, Essex, CM5 9HJ

**Primary use:** Residential  
**Site notes:** Agricultural land and residential dwellings

**Baseline yield:** 100 dwellings

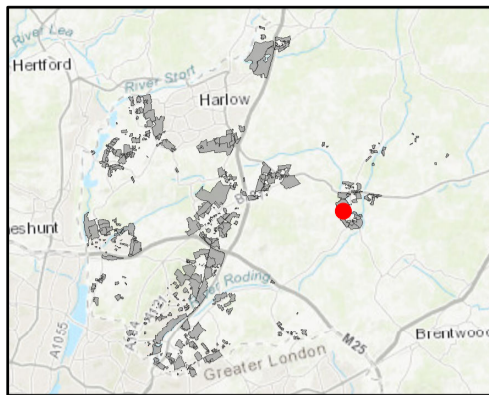
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** No constraints identified.

**Site selection adjustment:** None

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

**Dwellings:** 100



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue | March 2018**  
 Drawing No | Issue  
**SR-0390-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.	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.	A small part of the site is within three BAP priority habitat buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation could be implemented to address this.
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
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, Scheduled Monument or Grade I Listed Building due to distance and existing built form in between.
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 (Chipping 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	(--) Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.	
5.2 Settlement character sensitivity	0 Development is unlikely to have an effect on settlement character.	Low density development is proposed which reflects the character of the area. Therefore, development is not likely to have an impact on the character of the area.
6.1 Topography constraints	0 No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	(-) Gas or oil pipelines may constrain part of the site but there is potential for mitigation.	Gas distribution pipeline (intermediate pressure) running through the southern part of the site. Potential for mitigation due to size of site, through site layout.
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	0 Access to the site can be created within landholding adjacent to the highway.	Access could be achieved from Greensted 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.	B532

# Site Suitability Assessment

**Site Reference:** SR-0391  
**Parish:** Ongar  
**Size (ha):** 6.52  
**Address:** Land between Stanford Rivers Road and Brentwood Road, Ongar

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

**Baseline yield:** 195 dwellings

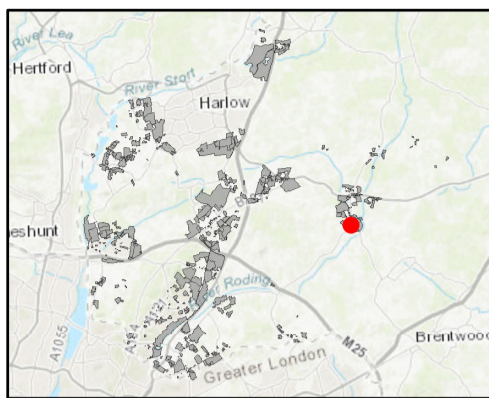
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** Circa 10% of the site is covered by SR-0457 (23 dwellings) and as such is omitted from the yield.

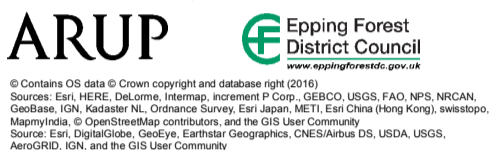
**Site selection adjustment:** Capacity reinstated for site selection assessment (23 dwellings) to account for overlapping site.

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

**Dwellings:** 195



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue** | **March 2018**  
 Drawing No | Issue  
**SR-0391** | **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 1.
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be 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	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	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

# Site Suitability Assessment

**Site Reference:** SR-0392  
**Parish:** Ongar  
**Size (ha):** 9.44  
**Address:** Land north-east of Longfields, Ongar

**Primary use:** Residential  
**Site notes:** Greenfield open land.

**Baseline yield:** 288 dwellings

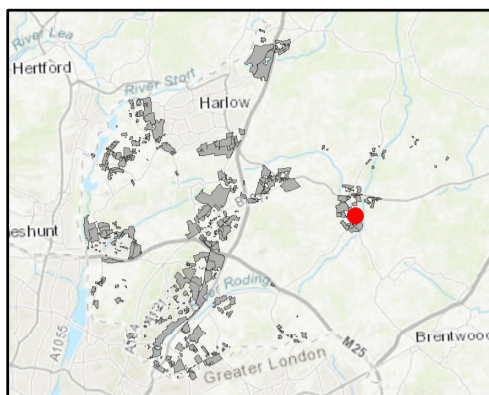
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** None

**Site selection adjustment:** None

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

**Dwellings:** 288



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-0392</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	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(--)	Site within Flood Zone 3b and not likely to be suitable for development.
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	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	(--)	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.
5.2 Settlement character sensitivity	(--)	Development 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	(-)	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-0395B

**Parish:** Ongar

**Size (ha):** 11.72

**Address:** Land to North of Ongar

**Primary use:** Residential

**Site notes:** Existing school/leisure centre playing fields and agricultural land

**Baseline yield:** 382 dwellings

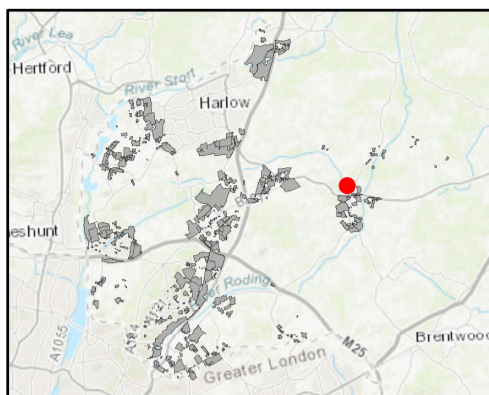
**Source for baseline yield:** Assumption based on 30 dph

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

**Site selection adjustment:** Assumption based on 30 dph of area of this part of split site which is not flood constrained.

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

**Dwellings:** 352



Client  
**Epping Forest District Council**

Job Title  
**Epping Forest District Local Plan**

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

Drawing No | Issue  
**SR-0395B | 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 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 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	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	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	(-)	Development may involve the loss of public open space but there are opportunities for on-site off-setting or mitigation.
5.1 Landscape sensitivity	(--)	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	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-0546  
**Parish:** Ongar  
**Size (ha):** 0.32  
**Address:** Ongar Fire Station, 67 High Street, Ongar, CM5 9DT

**Primary use:** Residential  
**Site notes:** Fire station and associated parking.

**Baseline yield:** 10 dwellings

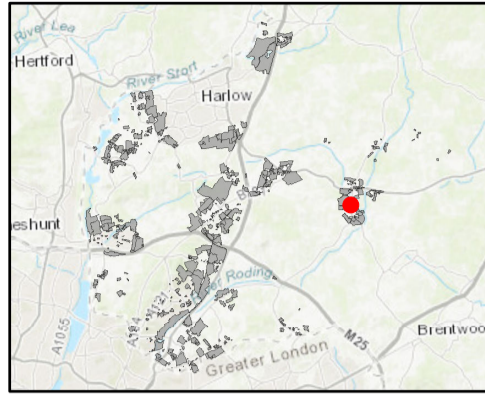
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** Circa 15% of the site is Flood Zone 3b and the yield is decreased accordingly.

**Site selection adjustment:** None

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

**Dwellings:** 8



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
**SR-0546**  
 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	(-)	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 3a where exception test required.
1.8a Impact on heritage assets	(-)	Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	(-)	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	(-)	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	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	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		Site below site size threshold where it would be expected to significantly affect congestion.

# Site Suitability Assessment

**Site Reference:** SR-0673  
**Parish:** Ongar  
**Size (ha):** 0.31  
**Address:** St. Peter's Avenue Garages, Nos. 1-30, Ongar

**Primary use:** Residential  
**Site notes:** Council owned garages with associated parking and turning area.

**Baseline yield:** 9 dwellings

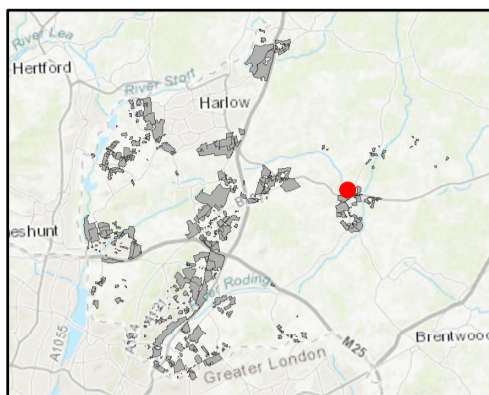
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** Site is an awkward shape.

**Site selection adjustment:** None

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

**Dwellings:** 3



Client  
**Epping Forest District Council**

Job Title  
**Epping Forest District Local Plan**

Drawing Status	Date
<b>Issue</b>	<b>March 2018</b>
Drawing No	Issue
<b>SR-0673</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.	
1.6 Impact on Local 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 Registered Park and Garden, Scheduled Monument or Conservation Area due to distance and existing built-up surroundings.
1.8b Impact on archaeology	(+) There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	0 Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(+) Site is not located in the 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 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 within a settlement.	Split site (50% greenfield and brownfield). Site is within an existing settlement (Chipping Ongar).
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 largely located in the site area. Development would result in loss of public open space (public open spaces covers 49% of the site), with few opportunities for site re-orientation or re-provision.
5.1 Landscape sensitivity	0 Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	0 Development is unlikely to have an effect on settlement character.	Site comprises existing garages, parking area and grassed public open space to the rear of housing, and is identified as potential regeneration area. Infill development is unlikely to affect 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.	Access off St Peter's Avenue.
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.	B537

# Site Suitability Assessment

**Site Reference:** SR-0842  
**Parish:** Ongar  
**Size (ha):** 0.28  
**Address:** Car park at The Stag pub, Brentwood Road, Ongar

**Primary use:** Residential  
**Site notes:** Public house and car park.

**Baseline yield:** 14 dwellings

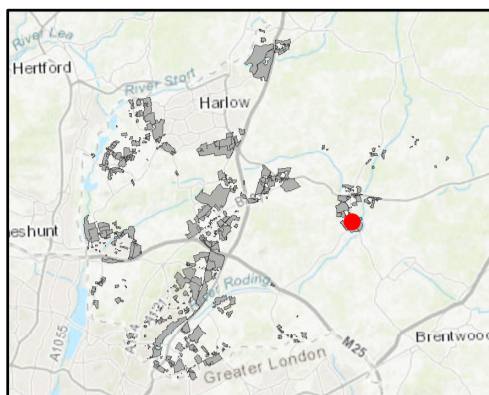
**Source for baseline yield:** Indicated in Settlement Capacity Analysis (equivalent to 49 dph)

**Site constraints:** There is a singular TPO on site, but sensitive design could avoid the need to reduce the yield. Locally Listed Building (the Stag public house) is located on-site; yield not amended since a scheme has not been worked up and potential impact unknown.

**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**  
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**SR-0842**  
 Issue  
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0 Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0 Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0 Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-) Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.	There are 2 Ancient trees directly affected by the site. The trees are located in the north and south 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 wholly within a Wood Pasture and Parkland 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.	Unlikely to impact on settings of Scheduled Monument, Conservation Area or Grade I Listed Buildings due to distance. The Stag Locally Listed Building should be retained in any development.
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 A128 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 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	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 previously developed land within or adjacent to a settlement.	100% brownfield site, within an existing settlement (Chipping Ongar).
4.2 Impact on agricultural land	0 Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0 Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(+) Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.	Site is located within the settlement area. It is an existing car park along Brentwood Road. Redevelopment could enhance the character of the area by improving street scene.
6.1 Topography constraints	0 No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0 Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	(-) The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.	The protected trees on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development
6.4 Access to site	(+) Suitable access to site already exists.	
6.5 Contamination constraints	(-) Potential contamination on site, which could be mitigated.	Potential contamination (Infilled Pond). 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.	B538

# Site Suitability Assessment

**Site Reference:** SR-0843  
**Parish:** Ongar  
**Size (ha):** 0.36  
**Address:** Industrial site south 'The Borough', Ongar, Essex

**Primary use:** Residential  
**Site notes:** Builders merchant and yard

**Baseline yield:** 18 dwellings

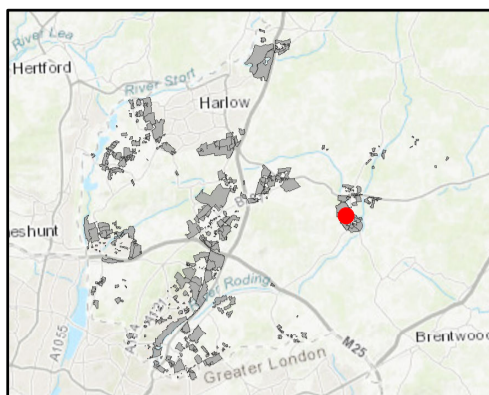
**Source for baseline yield:** Indicated in Settlement Capacity Analysis (equivalent to 50 dph)

**Site constraints:** None


**Site selection adjustment:** None

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

**Dwellings:** 18



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
**SR-0843**  
 Issue  
**Rev 2**

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

Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0 Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0 Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0 Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0 No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0 Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0 No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is within Traditional Orchard and Coastal Floodplain Grazing Marsh buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++) Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+) Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on settings of Scheduled Monument, Conservation Area or Grade I Listed Building due to distance and existing developed 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 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 previously developed land within or adjacent to a settlement.	100% brownfield site, within an existing settlement (Chipping Ongar).
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 identified as a rundown industrial area as a potential regeneration area. Redevelopment could enhance the character of the area by improving street scene.
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 (Yard). 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.	B539

# Site Suitability Assessment

**Site Reference:** SR-0844  
**Parish:** Ongar  
**Size (ha):** 0.11  
**Address:** Ongar Bridge Car Dealership, High Street, Ongar, Essex

**Primary use:** Residential  
**Site notes:** Car dealership and associated car parking.

**Baseline yield:** 17 dwellings

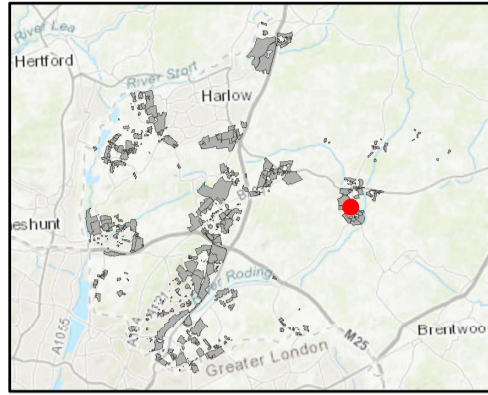
**Source for baseline yield:** Indicated in Settlement Capacity Analysis (equivalent to 155 dph)

**Site constraints:** None

**Site selection adjustment:** SLAA reduced the capacity of this site based on flood risk. Based on the flood risk mapping this site is not flood constrained. Capacity has been re-instated for site selection assessment.

**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-0844 | 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	(++)	Opportunity for the site to enhance the significance of the heritage asset / further reveal its significance / enhance the setting.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	(-)	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	(-)	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	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	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	(-)	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-0845  
**Parish:** Ongar  
**Size (ha):** 0.20  
**Address:** Car Park east of High Street, Ongar, Essex

**Primary use:** Residential  
**Site notes:** Pay and Display car park adjacent to Ongar Library

**Baseline yield:** 27 dwellings

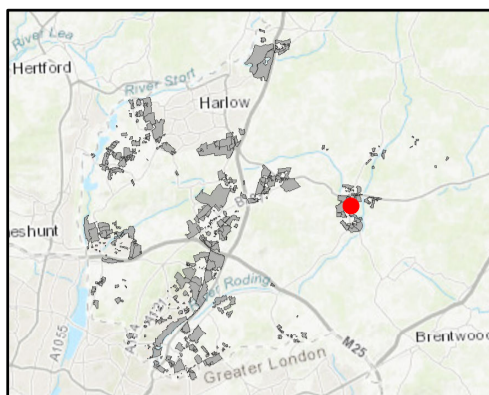
**Source for baseline yield:** Indicated in Settlement Capacity Analysis (equivalent to 134 dph)

**Site constraints:** Circa 30% of the site is located within the Chipping Ongar Castle Scheduled Monument which reduces the site yield.


**Site selection adjustment:** None

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

**Dwellings:** 19



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue** | **March 2018**  
 Drawing No | Issue  
**SR-0845** | **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 partially within a small area of Deciduous Woodland, and within three buffer zones. The site may directly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++) Site within Flood Zone 1.	
1.8a Impact on heritage assets	(-) Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.	Within Chipping Ongar Conservation Area and partially within/adjacent to Ongar Castle Conservation Area. Impact on Conservation Area/setting of SM possibly mitigated through reduction in density, sensitive 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	(-) 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 A128 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 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 previously developed land within or adjacent to a settlement.	100% brownfield site, within an existing settlement (Chipping Ongar).
4.2 Impact on agricultural land	0 Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	A negligible part of the site contains public open space. The proposals could be configured to avoid loss of public open space.
5.1 Landscape sensitivity	0 Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(-) Development could detract from the existing settlement character.	Site is a surface parking within a Conservation Area and adjacent to Chipping Ongar Castle. The proposed density is high compared to the neighbouring developments. Therefore, redevelopment has the potential to adversely affect the character of the area.
6.1 Topography constraints	(-) Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0 Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+) Suitable access to site already exists.	
6.5 Contamination constraints	(-) Potential contamination on site, which could be mitigated.	Potential contamination (Car Park / Stables). Potential adverse impact that could be mitigated.
6.6 Traffic impact	Site below site size threshold where it would be expected to significantly affect congestion.	

# Site Suitability Assessment

**Site Reference:** SR-0846  
**Parish:** Ongar  
**Size (ha):** 0.11  
**Address:** Green space at Walter Mead Close, Ongar, Essex

**Primary use:** Residential  
**Site notes:** Small area of green space within residential estate

**Baseline yield:** 6 dwellings

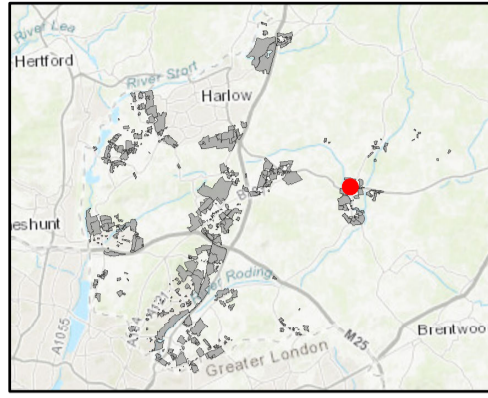
**Source for baseline yield:** Indicated in Settlement Capacity Analysis (equivalent to 52 dph)

**Site constraints:** None

**Site selection adjustment:** None

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

**Dwellings:** 6



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue | March 2018**  
 Drawing No | Issue  
**SR-0846 | 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.	Unlikely to impact on settings of Registered Park and Garden, Scheduled Monument, or 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	(-) 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	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 within a settlement.	100% greenfield site, within an existing settlement (Chipping Ongar).
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 within the settlement area and low density development proposed. However, it is located on open space and its loss could impact 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 (Depots / Infilled Ponds). 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-0848  
**Parish:** Ongar  
**Size (ha):** 0.54  
**Address:** Ongar Leisure Centre, The Gables, Ongar, Essex

**Primary use:** Residential  
**Site notes:** Ongar Leisure Centre and car park

**Baseline yield:** 26 dwellings

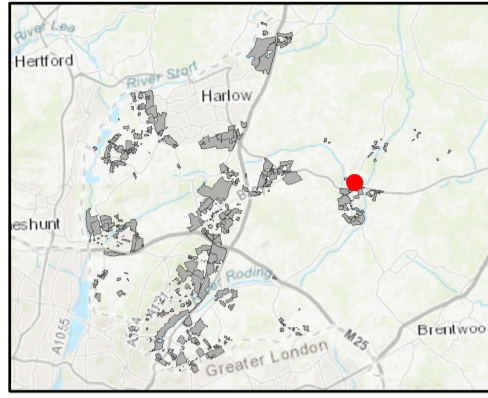
**Source for baseline yield:** Indicated in Settlement Capacity Analysis (equivalent to 48 dph)

**Site constraints:** There are two TPOs and a small area of blanket TPO coverage along the northern boundary of the site but impact could likely be mitigated by site layout.

**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-0848** | **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 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	(-) 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	(+) 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	(+) 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 (Chipping 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.	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 Chipping Ongar leisure centre. Redevelopment could enhance the area character. However, proposed housing number is at a higher density than the adjacent developments. Therefore, sensitive design would be required to minimise effect on 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.	There are protected trees on and adjacent to the site, but the percentage of the site area affected is limited, and they would not be a significant constraint.
6.4 Access to site	(+) Suitable access to site already exists.	
6.5 Contamination constraints	(-) Potential contamination on site, which could be mitigated.	Potential contamination (Car Park / Made Ground). 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-0866  
**Parish:** Ongar  
**Size (ha):** 0.29  
**Address:** Smiths Brasserie and site of former bowls green at the rear, Fyfield Road, Ongar, Essex, CM5 0AL

**Primary use:** Residential  
**Site notes:** Blanket TPO coverage immediately abuts the northern site boundary but impact can be mitigated by design. Car park for Smiths Brasserie restaurant, immediately adjacent to the site, and area of private green space.

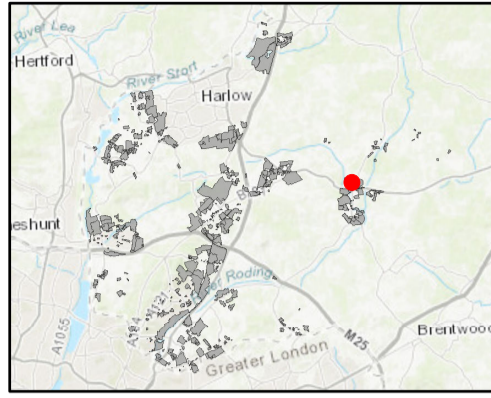
**Baseline yield:** 14 dwellings  
**Source for baseline yield:** Indicated in Planning Application Form (equivalent to 48 dph)

**Site constraints:** An application was refused for 14 flats due to insufficient off-street parking. Assumed dwellings on site is reduced to take this into account.

**Site selection adjustment:** None


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

**Dwellings:** 10



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

Drawing No | Issue  
**SR-0866** | **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 Registered Park and Garden, Scheduled Monument or Conservation Area due to distance and existing built-up surroundings.
1.8b Impact on archaeology	(+) There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	0 Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(+) Site is not located in the 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 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 within a settlement.	70% greenfield site, within an existing settlement (Chipping Ongar).
4.2 Impact on agricultural land	0 Development of the site would not result in the loss of agricultural land.	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0 Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(+) Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.	Site is located within the settlement area. Part of it is an existing car park along Fyfield Road. Redevelopment could enhance the character of the area by improving street scene.
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 (Car Park / Made Ground). 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-0904  
**Parish:** Ongar  
**Size (ha):** 1.08  
**Address:** Land between High Ongar Road and Chelmsford Road, Ongar, Essex, CM5 9LY  
**Primary use:** Residential  
**Site notes:** Agricultural land

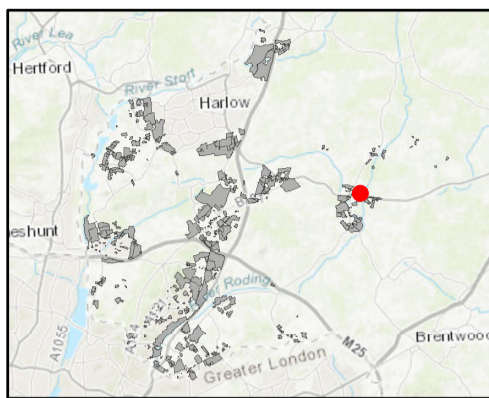
**Baseline yield:** 20 dwellings  
**Source for baseline yield:** Indicated in Call for Sites 2016-2017

**Site constraints:** No constraints identified.

**Site selection adjustment:** None

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

**Dwellings:** 20



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
**SR-0904**  
 Issue  
**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 2 and exception test not required.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	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 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	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-0988  
**Parish:** Ongar  
**Size (ha):** 0.20  
**Address:** 20-34 St. Peters Avenue, Shelley, Ongar, Essex, CM5 0BT

**Primary use:** Residential  
**Site notes:** Retail uses and residential dwellings

**Baseline yield:** 20 dwellings

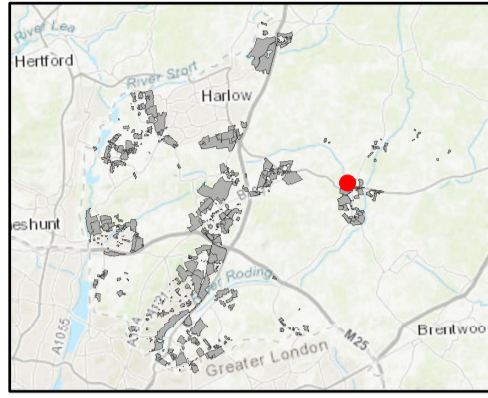
**Source for baseline yield:** Indicated in Call for Sites 2016-2017

**Site constraints:** No constraints identified.

**Site selection adjustment:** None

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

**Dwellings:** 20



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue** | **March 2018**  
 Drawing No | Issue  
**SR-0988** | **Rev 1**  
**ARUP** | **Epping Forest District Council**  
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 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0 Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0 Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	No requirement to consult with Natural England for residential development.
1.3a Impact on Ancient Woodland	0 Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0 No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0 Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0 No effect as features and species could be retained or due to distance of BAP priority habitats from site.	
1.6 Impact on Local 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, Scheduled Monument or Registered Park and Garden due to distance and built-up surroundings.
1.8b Impact on archaeology	(+) There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	0 Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(+) Site is not located in the 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 is within 400m of a bus stop.	
3.3 Distance to employment locations	0 Site is more than 1600m and less than 2400m from an employment site/location.	
3.4 Distance to local amenities	0 Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+) Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(-) 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 (Chipping Ongar).
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 comprises existing retail with housing above and parking garages. Infill development not likely to negatively affect 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 Shelley Close.
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-0989-Z  
**Parish:** Ongar  
**Size (ha):** 0.80  
**Address:** Land to the rear of Hunters Chase and West of Brentwood Road, Ongar, Essex, CM5 9DQ  
**Primary use:** Residential  
**Site notes:** Field and copse

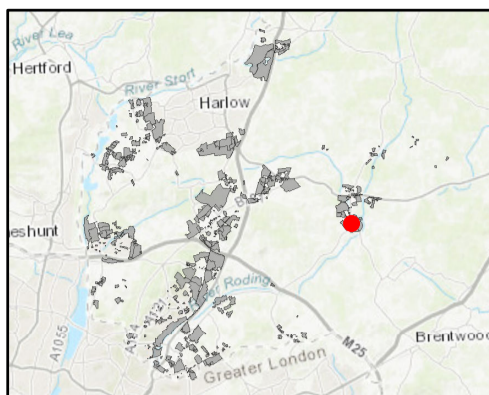
**Baseline yield:** 24 dwellings  
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** No constraints identified.

**Site selection adjustment:** None

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

**Dwellings:** 24



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue | March 2018**  
 Drawing No | Issue  
**SR-0989-Z | 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	0	Site is located within the setting of a heritage asset and effects can be mitigated.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be 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	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	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	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-1019  
**Parish:** Ongar  
**Size (ha):** 0.15  
**Address:** Taylor's Yard, 41 - 49 High Street, Ongar, Essex, CM5 9DT

**Primary use:** Residential  
**Site notes:** Building and hard standing

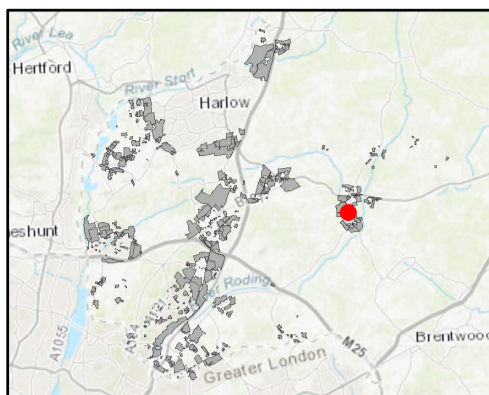
**Baseline yield:** 6 dwellings  
**Source for baseline yield:** Indicated in pre-application request

**Site constraints:** Flood Risk Zone 3b affects western and southern parts of the site. However the pre-application enquiry is for the conversion of an existing building and car parking on western part of site. Therefore no adjustment to the capacity 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  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
**SR-1019**  
 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	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(+)	Site within Flood Zone 2 and exception test not required.
1.8a Impact on heritage assets	(-)	Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	(-)	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 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	(+)	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-1029  
**Parish:** Ongar  
**Size (ha):** 0.31  
**Address:** Land adjacent to Basons Lane, Ongar, Essex, CM5 9AR

**Primary use:** Residential  
**Site notes:** Copse and hardstanding

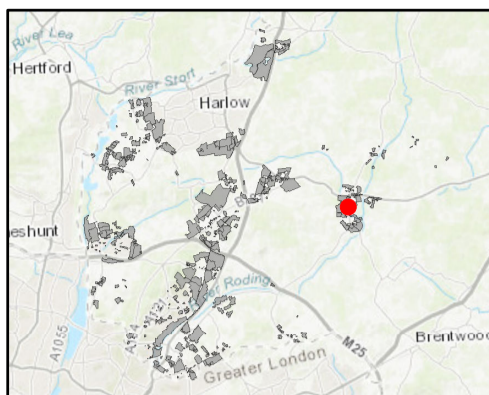
**Baseline yield:** 12 dwellings  
**Source for baseline yield:** Indicated in pre-application request

**Site constraints:** Western third of site is located within Flood Risk Zone 3b (30%). However, this part of the site is not proposed for development in the pre-application enquiry (open space). No capacity adjustment made.

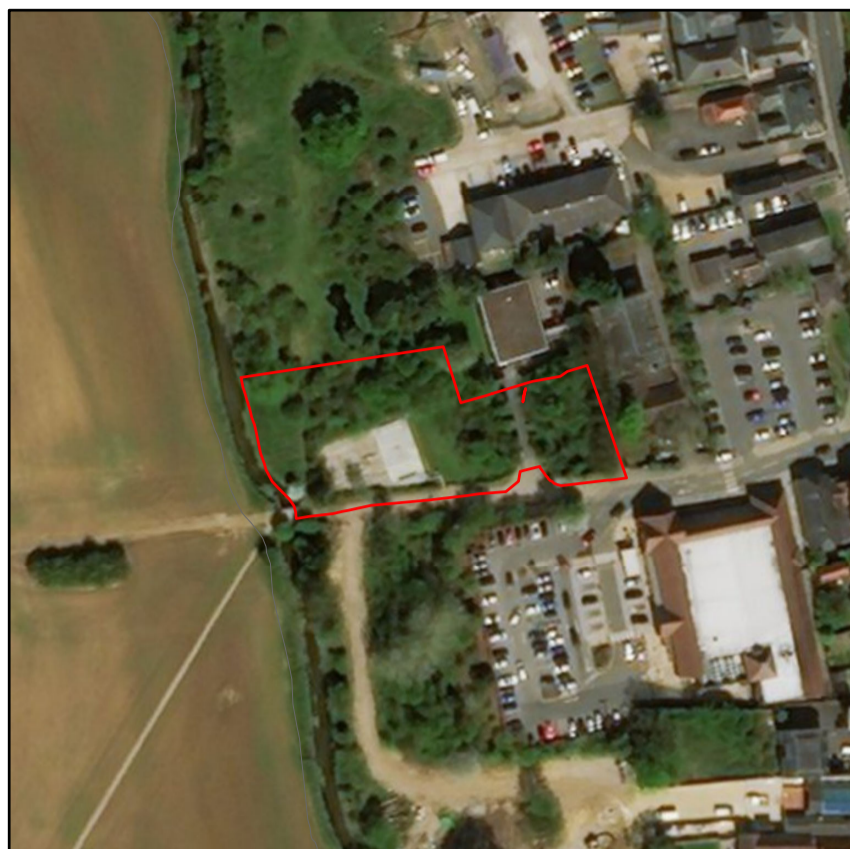
**Site selection adjustment:** None

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

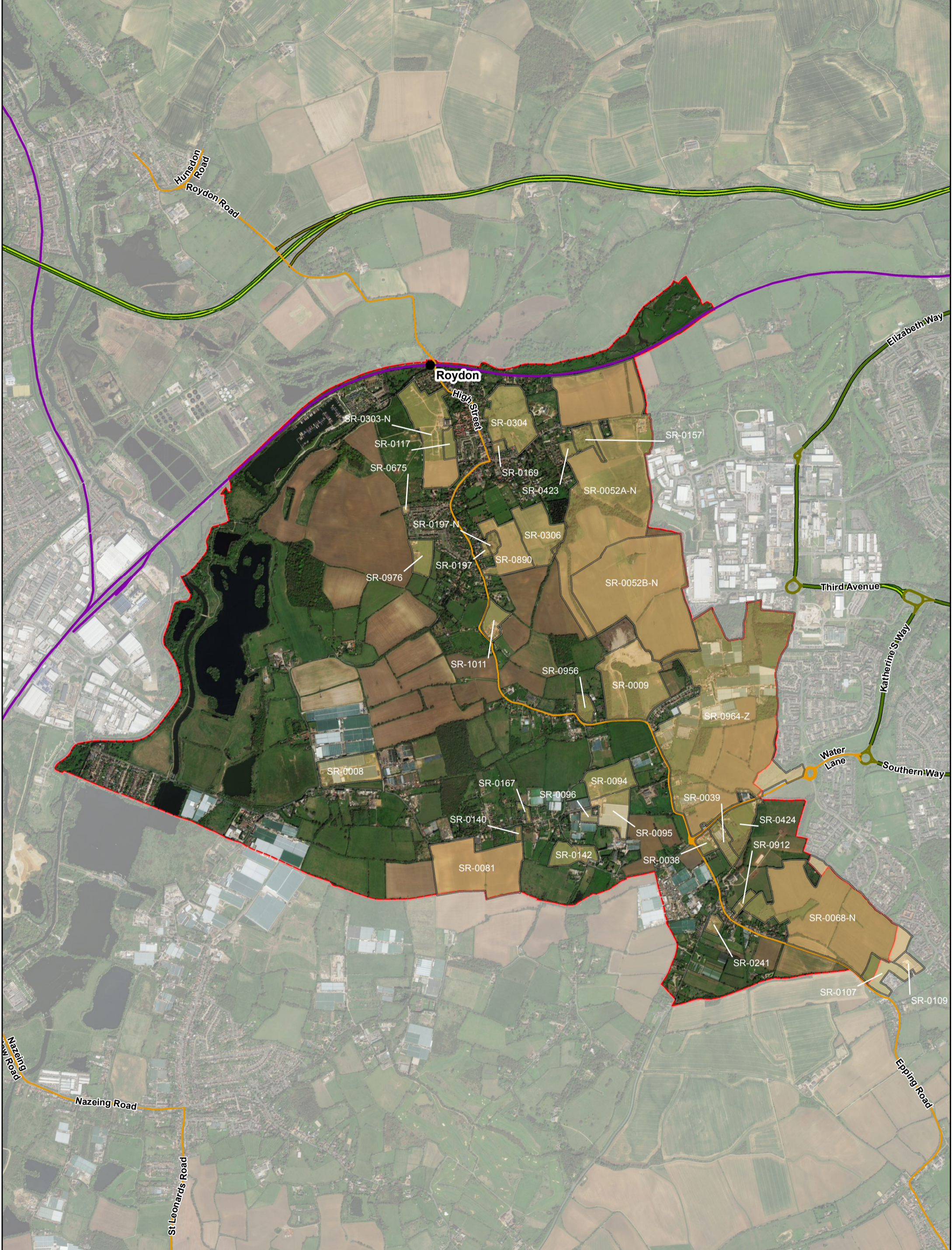
**Dwellings:** 12



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue | March 2018**  
 Drawing No | Issue  
**SR-1029 | 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 2 and exception test not required.
1.8a Impact on heritage assets	(-)	Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	0	Site is within Green Belt, but the level of harm caused by release of the land for development would be none.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	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	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.



**Report on Site Selection**

**ARUP**

Epping Forest District Council

Drawing No.  
EFDC-S2-0019-Rev2

Date: March 2018

Scale: 1:20,000 @A3

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

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

B550

# Site Suitability Assessment

**Site Reference:** SR-0008  
**Parish:** Roydon  
**Size (ha):** 5.96  
**Address:** Tower Nursery, Netherhall Road, Roydon

**Primary use:** Residential  
**Site notes:** Four large Glasshouse Nurseries

**Baseline yield:** 182 dwellings

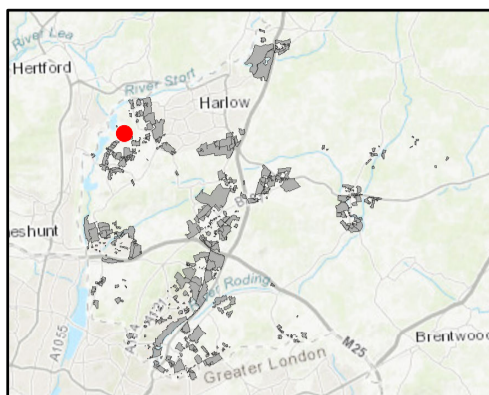
**Source for baseline yield:** Assumption based on 30 dph

**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:** 182



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
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**SR-0008**  
 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. 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.
1.6 Impact on Local 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 west of the site in Flood Zone 2. This can be avoided through site layout.
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated. Possible impact on setting of Netherhall Gatehouse (SM, GI Listed Building, GI* Listed Building). Potential enhancement of wider landscape setting through removal of glasshouses and replacement with housing of 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 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	(-)	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, 2,000m 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. Site shares characteristics with the adjacent zone of high sensitivity. The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on adjacent landscape character area.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character. Existing glasshouses, and development is of a scale that could effect the dispersed low density settlement character on Hamlet Hill. Impact could be mitigated through design and layout. Loss of glasshouse could affect market garden character of 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. The large protected tree on the west boundary could be incorporated through careful layout design.
6.4 Access to site	(+)	Suitable access to site already exists. Epping Road and Old House Lane both have suitable access points.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (Horticultural Nurseries). 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-0009  
**Parish:** Roydon  
**Size (ha):** 14.86  
**Address:** Land north side of Epping Road, known as 'Halls Green'

**Primary use:** Residential  
**Site notes:** Vacant land and wooded area

**Baseline yield:** 463 dwellings

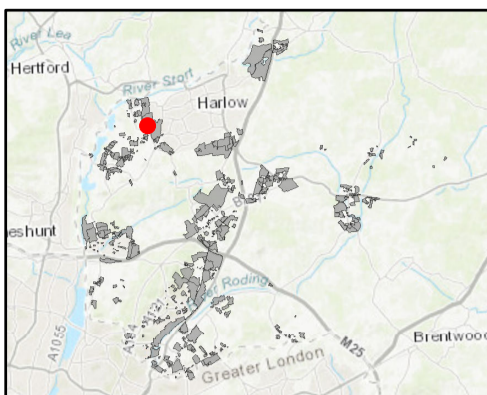
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** Only circa 4ha (two parcels adjacent road) developable accounting for woodland/Scheduled Monument constraints. Under option to house builder - assumed residential led use.

**Site selection adjustment:** None

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

**Dwellings:** 120



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-0009</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	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	(--)	Features and species in the site unlikely to be retained and effects cannot be mitigated.
1.6 Impact on Local Wildlife Sites	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(-)	Site is 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 high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.
5.2 Settlement character sensitivity	(--)	Development is likely to substantially harm the existing settlement character.
6.1 Topography constraints	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-0038  
**Parish:** Roydon  
**Size (ha):** 1.32  
**Address:** Land at Tylers Cross Farm, Water lane, Tylers Cross, Harlow

**Primary use:** Residential  
**Site notes:** Farmhouse/Residential Buildings, Outbuildings and Farm Yard.

**Baseline yield:** 31 dwellings

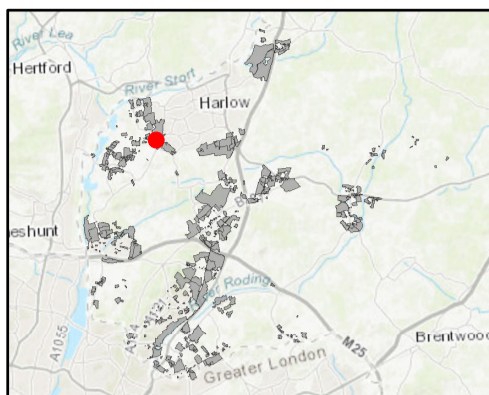
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** Listed buildings on site reduces capacity for development by circa 1/2.


**Site selection adjustment:** None

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

**Dwellings:** 15



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
**SR-0038**  
 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	(--)	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	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.
6.1 Topography constraints	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-0039  
**Parish:** Roydon  
**Size (ha):** 2.15  
**Address:** Land at Bourne Farm, Water Lane, Tylers Cross, Harlow

**Primary use:** Residential  
**Site notes:** Nursery (Glasshouses) with residential dwelling on front of site

**Baseline yield:** 65 dwellings

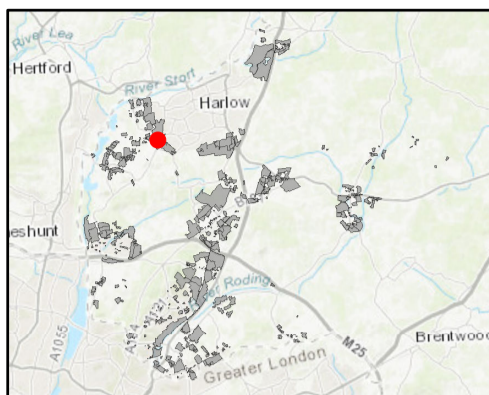
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** None

**Site selection adjustment:** None

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

**Dwellings:** 65



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-0039</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	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(-)	Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.
1.8b Impact on archaeology	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	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	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-0052A-N  
**Parish:** Roydon  
**Size (ha):** 56.05  
**Address:** Land at East End Farm, Harlow, Essex, CM19 5HG

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

**Baseline yield:** 1,800 dwellings

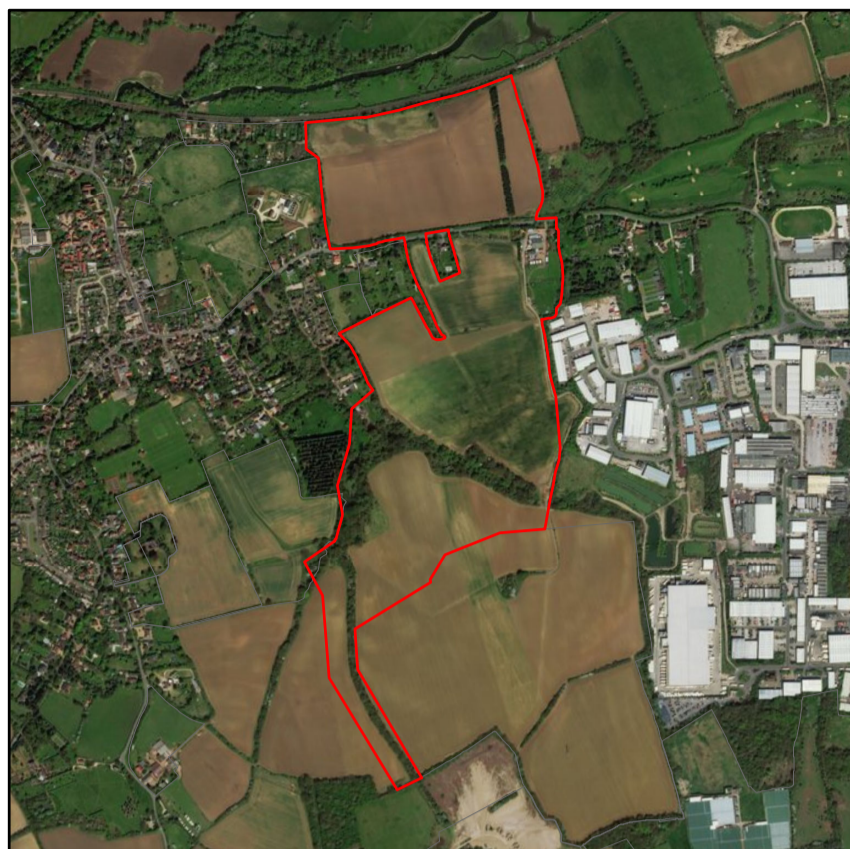
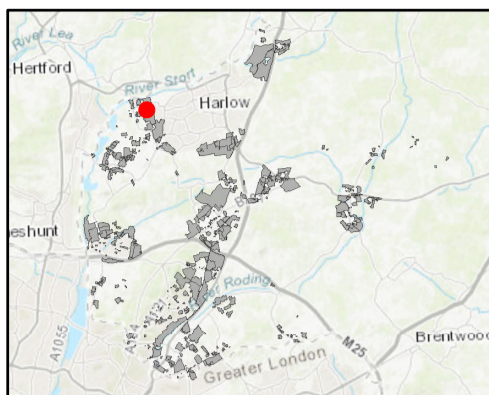
**Source for baseline yield:** Taken from AECOM Harlow Strategic Site Assessment (2016) for site 'P'

**Site constraints:** Northern boundary of site affected by Flood Risk Zone 3b (8%). Capacity adjusted to account for the constrained part of site to remove it from the developable area.

**Site selection adjustment:** None

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

**Dwellings:** 1,656



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-0052A-N</b>	<b>Rev 1</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	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(--)	Site contains a higher density of Ancient and/or Veteran trees, or are configured in such a way that direct loss or harm is likely.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	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	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(-)	Site is 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	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	(-)	Low level congestion expected at peak times within the vicinity of the site.

# Site Suitability Assessment

**Site Reference:** SR-0052B-N  
**Parish:** Roydon  
**Size (ha):** 38.01  
**Address:** Land at East End Farm, Harlow, Essex, CM19 5HG

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

**Baseline yield:** 1,000 dwellings

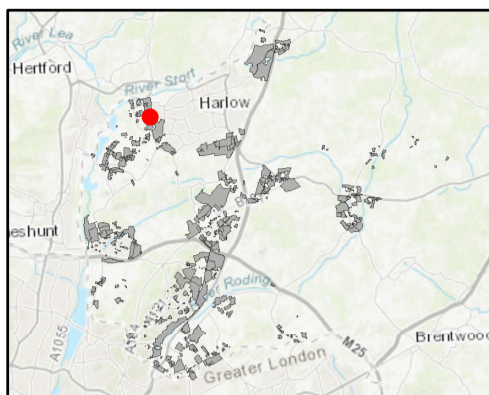
**Source for baseline yield:** Taken from AECOM Harlow Strategic Site Assessment (2016) for site 'S'

**Site constraints:** No constraints identified.

**Site selection adjustment:** None

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

**Dwellings:** 1,000



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-0052B-N</b>	<b>Rev 1</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	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(-)	Site is 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	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	(--)	There is no means of access to the site and no likely prospect of achieving access.
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-0068-N  
**Parish:** Roydon  
**Size (ha):** 36.03  
**Address:** Land West of Summers and North of Epping Road, Harlow, Essex, EN9 2DH  
**Primary use:** Residential  
**Site notes:** Agricultural land

**Baseline yield:** 1000 dwellings

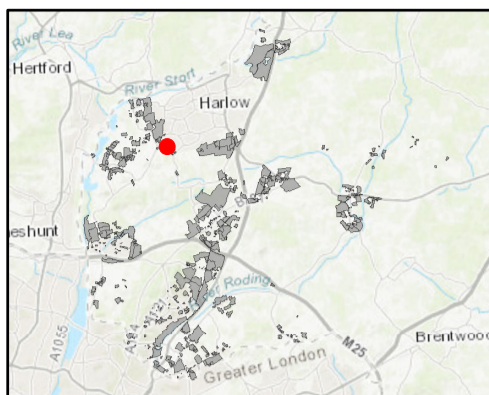
**Source for baseline yield:** Taken from Draft Policy SP 3 Allocations around Harlow contained in the Draft Local Plan


**Site constraints:** No constraints identified.

**Site selection adjustment:** None

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

**Dwellings:** 1,000



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
**SR-0068-N**  
 Issue  
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 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(-)	Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to 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 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-0081  
**Parish:** Roydon  
**Size (ha):** 16.05  
**Address:** Hamlet Hill Land, Hamlet Hill, Roydon, Essex

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

**Baseline yield:** 478 dwellings

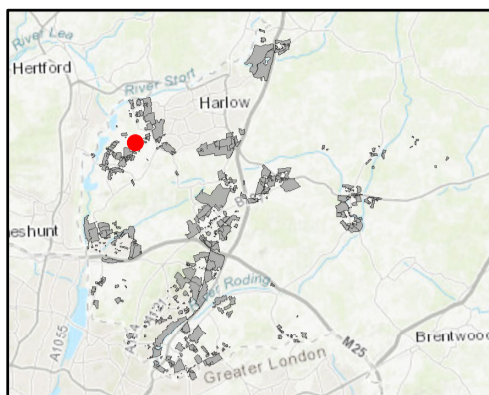
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** Gas pipeline will reduce capacity due to buffer along southern edge. Reduction by 1/4.


**Site selection adjustment:** None

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

**Dwellings:** 358



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
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 Issue  
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 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
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	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	(-)	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 in the site may preclude development.
6.2a Distance to gas and oil pipelines	(--)	Gas or oil pipelines pose a major constraint to development. They will be difficult to overcome and affect a large part of the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	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-0094  
**Parish:** Roydon  
**Size (ha):** 5.05  
**Address:** Land at North of Villa Nursery, Reeves Lane, Roydon, Essex

**Primary use:** Residential  
**Site notes:** Existing agricultural field.

**Baseline yield:** 154 dwellings

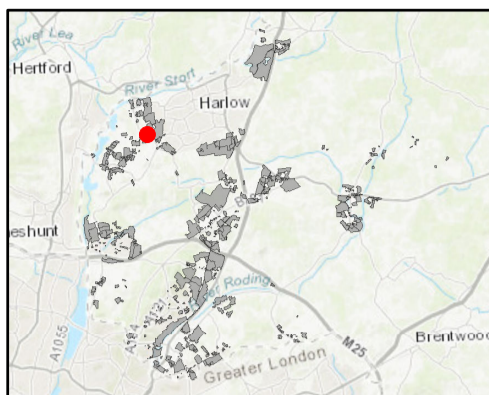
**Source for baseline yield:** Assumption based on 30 dph

**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:** 126



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
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**Issue**  
 Date  
**March 2018**  
 Drawing No  
**SR-0094**  
 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 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	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	(-)	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	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-0095  
**Parish:** Roydon  
**Size (ha):** 4.48  
**Address:** Merry Weather Nursery, Reeves Lane, Roydon, Essex

**Primary use:** Residential  
**Site notes:** Nursery (Glasshouses) and existing agricultural field.

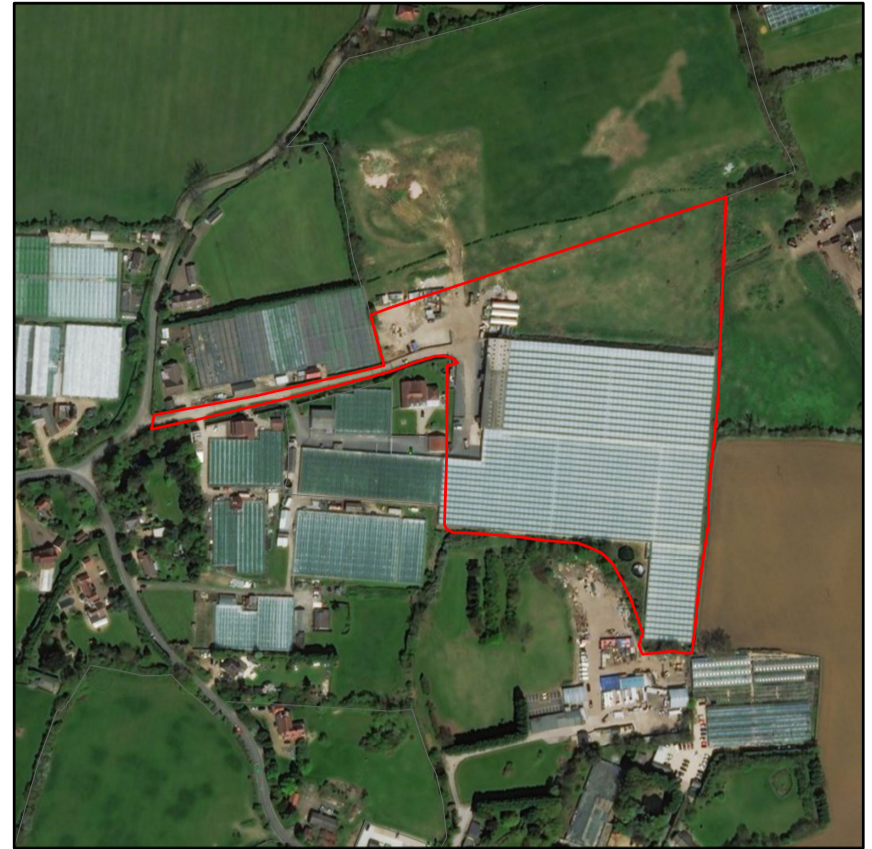
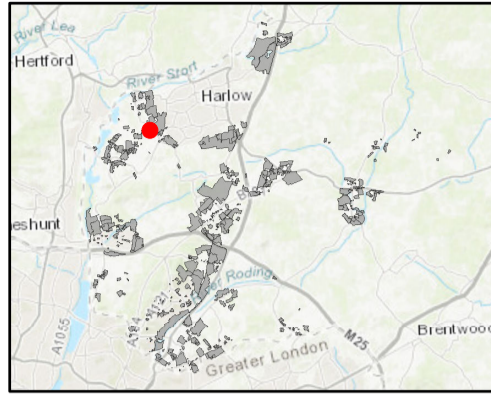
**Baseline yield:** 126 dwellings  
**Source for baseline yield:** Assumption based on 30 dph

**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:** 126



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
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 Drawing No  
**SR-0095**  
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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	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	(-)	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	(-)	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-0096  
**Parish:** Roydon  
**Size (ha):** 0.68  
**Address:** Villa Nursery, Reeves Lane, Roydon, Essex

**Primary use:** Residential  
**Site notes:** Nursery (Glasshouses) cover the site.

**Baseline yield:** 21 dwellings

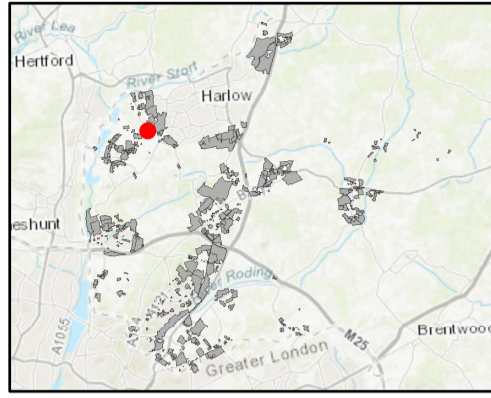
**Source for baseline yield:** Assumption based on 30 dph

**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:** 21



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
**SR-0096**  
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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 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	(-)	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	(-)	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-0107  
**Parish:** Roydon  
**Size (ha):** 3.37  
**Address:** Land at Epping and Parsloe Road, Roydon, Essex (Blakes Farm)

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

**Baseline yield:** 135 dwellings comprising 100 market homes and 35 affordable

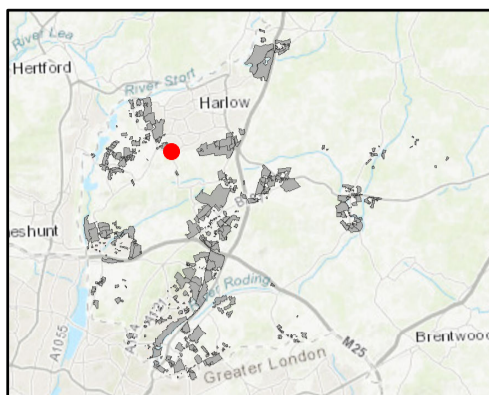
**Source for baseline yield:** Indicated in Call for Sites

**Site constraints:** None

**Site selection adjustment:** None

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

**Dwellings:** 135



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-0107</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	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

# Site Suitability Assessment

**Site Reference:** SR-0109  
**Parish:** Roydon  
**Size (ha):** 1.30  
**Address:** Richmonds Farm, Parsloe Road, Epping Green, CM16 6QB

**Primary use:** Residential  
**Site notes:** Farmyard and Former Nursery

**Baseline yield:** 37 dwellings

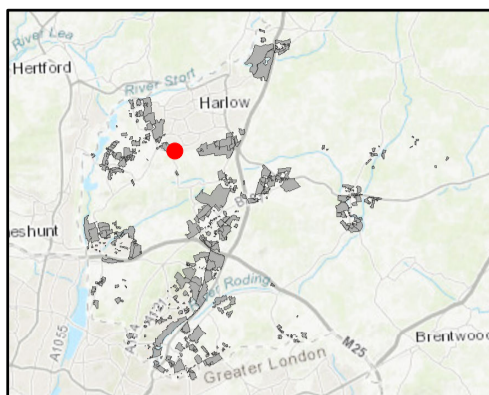
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** None

**Site selection adjustment:** None

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

**Dwellings:** 37



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue | March 2018**  
 Drawing No | Issue  
**SR-0109 | 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 BAP priority habitat with no main features buffer zone. The site may indirectly affect the habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++) Site within Flood Zone 1.	
1.8a Impact on heritage assets	(-) Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.	Site contains GII Richmond Farmhouse and possible curtilage listed outbuildings. Potential harm to setting but possible mitigation through high quality design/materials and appropriate layout/density.
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	(+) Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(-) Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	(-) Site is more than 4000m from the nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0 Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to 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 (Harlow).
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 form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on the adjacent highly sensitive landscape character area.
5.2 Settlement character sensitivity	0 Development is unlikely to have an effect on settlement character.	Proposed low density development is not likely to impact on character of the settlement in this location, subject to the sensitive layout/scale and high quality design and materials to mitigate any impacts on the Grade II Listed Farmhouse.
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 Parsloe Road.
6.5 Contamination constraints	(-) Potential contamination on site, which could be mitigated.	Potential contamination (Industrial Works, Farm & 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.	B563

# Site Suitability Assessment

**Site Reference:** SR-0117  
**Parish:** Roydon  
**Size (ha):** 1.31  
**Address:** The paddock to the rear of Barn House, Farm Close, Roydon, Essex, CM19 5LW  
**Primary use:** Residential  
**Site notes:** Open land.

**Baseline yield:** 39 dwellings

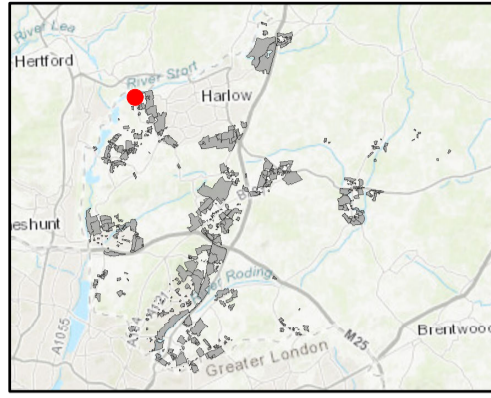
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** None

**Site selection adjustment:** None

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

**Dwellings:** 39



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue | March 2018**  
 Drawing No | Issue  
**SR-0117 | 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. The site is partially within a Woodland 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.
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. Partially adjacent to Roydon Village Conservation Area. Possible harm through sprawling settlement away from historic linear core but has already happened on west side. Possible mitigation through sensitive 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	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	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 more than 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement. 100% greenfield site, adjacent to an existing settlement (Roydon).
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. The scale and extent of development is limited and it is set back and screened from the historic core by modern development and is unlikely to negatively impact the adjacent Conservation Area, or wider character of the settlement.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade. Access to site would need to be through Farm Close or Temple Mead.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (Infilled Gravel Pit, Farm). 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-0140  
**Parish:** Roydon  
**Size (ha):** 0.37  
**Address:** Hill Farm Nursery, Hamlet Hill, Roydon, Harlow, Essex

**Primary use:** Residential  
**Site notes:** Wooded/scrubland

**Baseline yield:** 12 dwellings

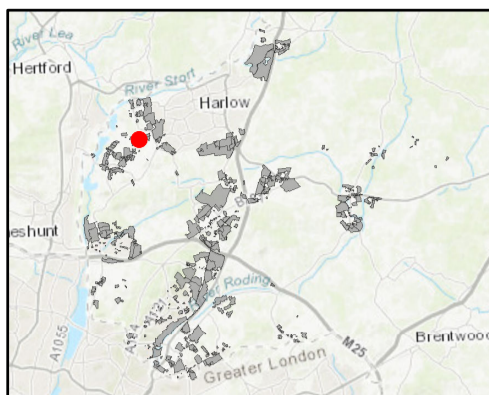
**Source for baseline yield:** Assumption based on 30 dph

**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:** 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-0140</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 adjacent to a BAP priority habitat with no main features, and 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.	
1.8a Impact on heritage assets	0 Site is located within the setting of a heritage asset and effects can be mitigated.	Adjacent to Nazeing and South Roydon Conservation Area to east, impact on setting. Unlikely to impact on setting of Grade I Listed Building due to distance. Possible mitigation through high quality design/materials and sensitive layout.
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 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, 2,100m 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 form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on the adjacent landscape character area.
5.2 Settlement character sensitivity	(-) Development could detract from the existing settlement character.	Site is heavily vegetated plot within Roydon. Proposed density of development is higher than that of adjacent plots, and therefore could negatively impact the character of the village.
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 there is tree coverage across much of the site, the percentage of the site area affected by protected trees is limited, and these would not be a significant constraint.
6.4 Access to site	(+) Suitable access to site already exists.	Access off Hamlet Hill.
6.5 Contamination constraints	(-) Potential contamination on site, which could be mitigated.	Potential contamination (Horticultural Nursery). Potential adverse impact that could be mitigated.
6.6 Traffic impact	Site below site size threshold where it would be expected to significantly affect congestion.	B565

# Site Suitability Assessment

**Site Reference:** SR-0142  
**Parish:** Roydon  
**Size (ha):** 3.17  
**Address:** Beale Oaken, Tylers Road, Roydon Hamlet, Essex

**Primary use:** Residential  
**Site notes:** Dwelling and agricultural field

**Baseline yield:** 91 dwellings

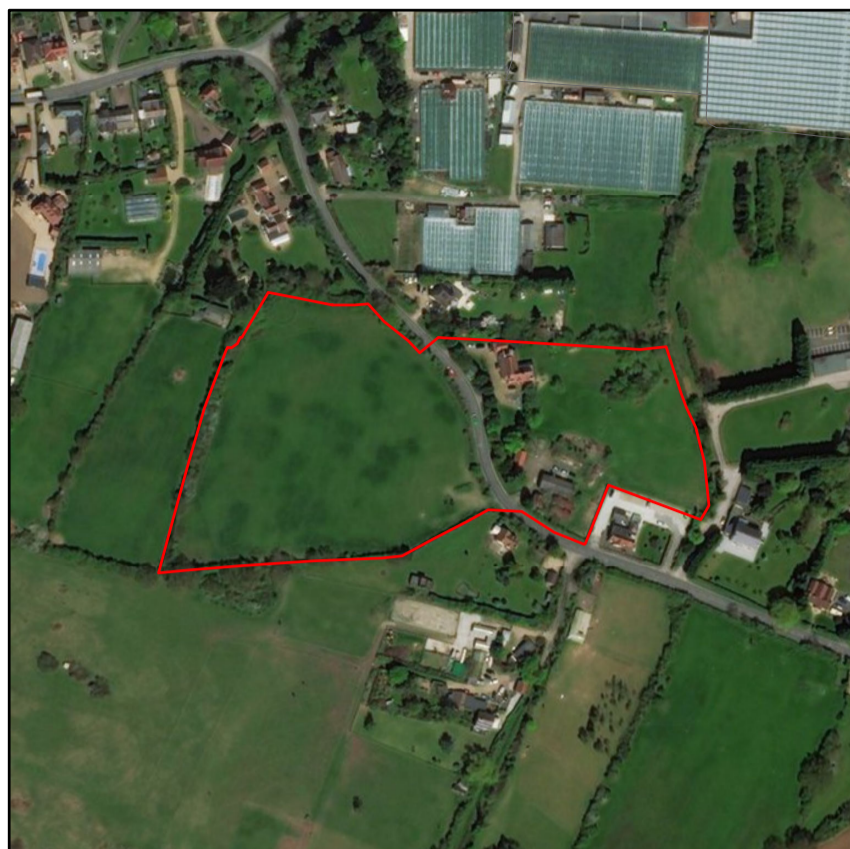
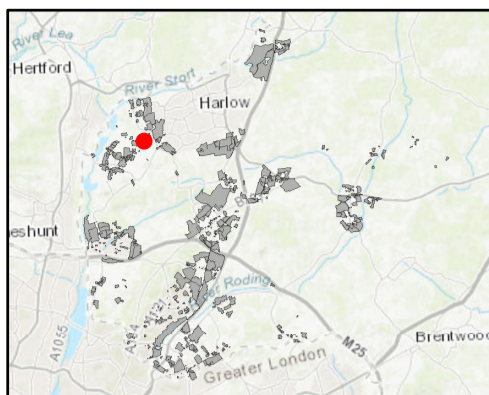
**Source for baseline yield:** Assumption based on 30 dph

**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:** 91



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
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**Issue** | **March 2018**  
 Drawing No | Issue  
**SR-0142** | **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 the buffer zone for BAP priority habitat with no main features. The site may indirectly affect the habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is within the 250m buffer for the Nazeing Church Fields 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 located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.	Partially within Nazeing and South Roydon Conservation Area. Unlikely to impact on setting of Grade I Listed Building. Possible mitigation through high quality design/materials and sensitive layout.
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	(-) 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.	100% greenfield site, 2,400m 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.	As a result of the site characteristics 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 on the edge of the existing settlement with scattered developments around it. Therefore, development is likely to affect the predominantly semi-rural character of the area.
6.1 Topography constraints	(-) Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0 Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+) Suitable access to site already exists.	Access off Hamlet Hill.
6.5 Contamination constraints	(-) Potential contamination on site, which could be mitigated.	Potential contamination on east site (Horticultural Nursery / 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.	B566

# Site Suitability Assessment

**Site Reference:** SR-0157  
**Parish:** Roydon  
**Size (ha):** 2.05  
**Address:** Mount Pleasant House, Harlow Road, Roydon, Essex

**Primary use:** Residential  
**Site notes:** Dwelling house and gardens

**Baseline yield:** 150 dwellings comprising 100 market homes and 50 affordable

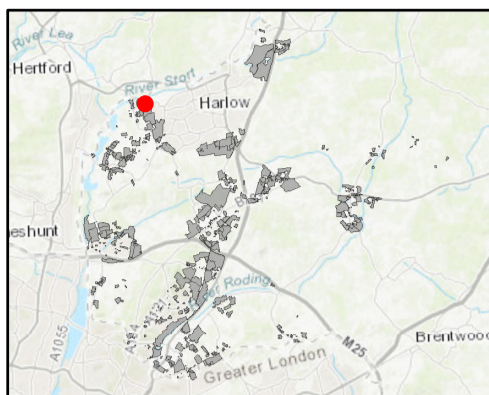
**Source for baseline yield:** Indicated in Call for Sites

**Site constraints:** Lower density 30 dph

**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
<b>Issue</b>	<b>March 2018</b>
Drawing No	Issue
<b>SR-0157</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	0	Site is located within the setting of a heritage asset and effects can be mitigated.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	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 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	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	0	Area around the site expected to be uncongested at peak time.



# Site Suitability Assessment

**Site Reference:** SR-0167  
**Parish:** Roydon  
**Size (ha):** 0.44  
**Address:** Belmont, Hamlet Hill, Roydon

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

**Baseline yield:** 13 dwellings

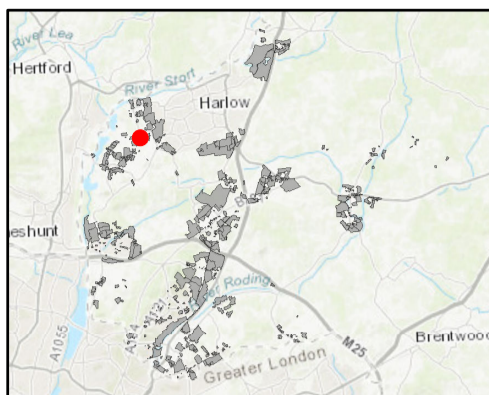
**Source for baseline yield:** Assumption based on 30 dph

**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:** 13



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
**SR-0167**  
 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	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	(-)	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-0169  
**Parish:** Roydon  
**Size (ha):** 0.53  
**Address:** The Old Coal Yard, off 32 High Street, Roydon

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

**Baseline yield:** 16 dwellings

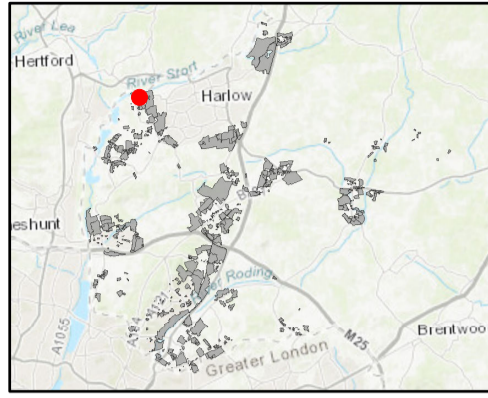
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** None

**Site selection adjustment:** None

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

**Dwellings:** 16



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue | March 2018**  
 Drawing No | Issue  
**SR-0169 | 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	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	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	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 more than 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development 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	(-)	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-0197  
**Parish:** Roydon  
**Size (ha):** 0.50  
**Address:** Land adjacent to Kingsmead, Epping Road, Roydon, Essex

**Primary use:** Residential  
**Site notes:** Lawn, part of large domestic garden

**Baseline yield:** 5 dwellings

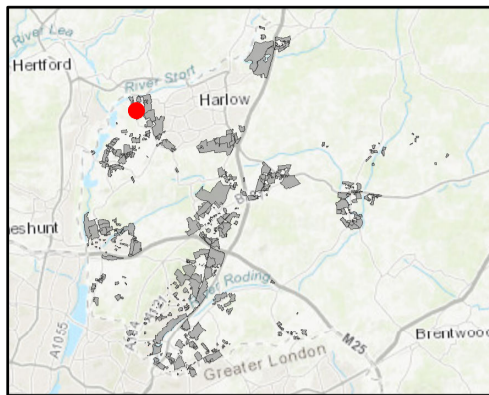
**Source for baseline yield:** Indicated in Call for Sites

**Site constraints:** None

**Site selection adjustment:** None

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

**Dwellings:** 5



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
**SR-0197**  
 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	(-)	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	(-)	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 more than 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development 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	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-0197-N  
**Parish:** Roydon  
**Size (ha):** 1.35  
**Address:** Kingsmead School, Epping Road, Roydon, Essex, CM19 5HU

**Primary use:** Residential  
**Site notes:** Former private school with grounds

**Baseline yield:** 40 dwellings

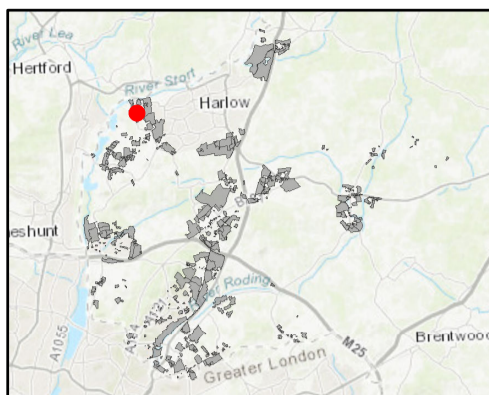
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** No constraints identified.


**Site selection adjustment:** None

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

**Dwellings:** 40



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue | March 2018**  
 Drawing No | Issue  
**SR-0197-N | Rev 1**

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

Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	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	(-)	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 more than 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development 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	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.
6.5 Contamination constraints	0	No contamination issues identified on site to date.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.

# Site Suitability Assessment

**Site Reference:** SR-0241  
**Parish:** Roydon  
**Size (ha):** 0.94  
**Address:** Land on South side of Common Road (Rosewood Farm), Broadley Common, Essex and Land at rear of Meadow Lodge, Epping Road, Nazeing, Essex  
**Primary use:** Residential  
**Site notes:**

**Baseline yield:** 38 dwellings comprising 8 market homes and 30 affordable homes

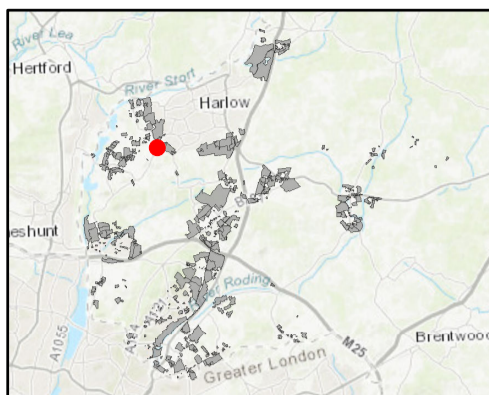
**Source for baseline yield:** Indicated in Call for Sites

**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:** 38



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
**SR-0241**  
 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	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.	Within N&SR Conservation Area potential for some development with appropriate layout and high quality design/materials. Broadley Common has largely retained its historic linear development pattern so development here should respect this.
1.8b Impact on archaeology	(-) Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	0 Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-) Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	(-) Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+) Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(-) Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	(-) Site is more than 4000m from the nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0 Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0 Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0 Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network	Not applicable.	
4.1 Brownfield and Greenfield Land	(--) Majority of the site is greenfield land that is neither within nor adjacent to a settlement.	100% greenfield site, neither 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	0 Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	0 Development is unlikely to have an effect on settlement character.	Low density development is proposed which reflects the rural character of the area. Therefore, development is not likely to have an impact on the character of the area, subject to sensitive design to reflect the sites location within a 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.	Access off Common Road.
6.5 Contamination constraints	(-) Potential contamination on site, which could be mitigated.	Potential contamination (Smallholding / Stables). 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-0303-N  
**Parish:** Roydon  
**Size (ha):** 11.96  
**Address:** Land to the West of Roydon at Temple Farm, Roydon, Essex, CM19 5EB  
**Primary use:** Residential  
**Site notes:** Agricultural field

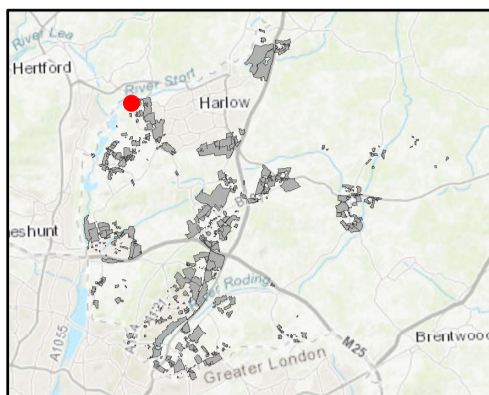
**Baseline yield:** 250 dwellings  
**Source for baseline yield:** Indicated in representation to Draft Local Plan consultation

**Site constraints:** Flood constraint on northern part of site (8% of site area). However, proposed site layout provided by promoter accounts for this constraint and the affected areas are not proposed for development (open space). No adjustment made to capacity.

**Site selection adjustment:** None

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

**Dwellings:** 250



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue** | **March 2018**  
 Drawing No | Issue  
**SR-0303-N** | **Rev 1**  
**ARUP** | **Epping Forest District Council**  
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Criteria	Score	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	Residential development between 400m and 2km from Lee Valley Special Protection Area. Evidence from the Habitats Regulation Assessment (2016) indicates that in-combination effects from urbanisation or recreational pressure are unlikely.
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	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is partially within three BAP priority habitat buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation could be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(+)	Site within Flood Zone 2 and exception test not required.	Some 92% of the site is in Flood Zone 1. Higher Flood Risk Zones 2, 3a and 3b, covering 8%, are located in the northern corner 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.	Adjacent to Roydon Village CA. Impact on setting of CA; as the west of the historic core has been developed, harm here is less than on the east. Possible mitigation through small scale development, sensitive 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 less than 1000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(-)	Site is more than 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (Roydon).
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.	Although the scale and extent of development is substantial, it is set back and screened from the historic core by modern development and is unlikely to negatively impact the adjacent Conservation Area, or wider character of the settlement.
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 on to High Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Farmyard / Infilled Gravel Pit). Potential adverse impact could be mitigated.
6.6 Traffic impact	(--)	Moderate peak time congestion expected within the vicinity of the site.	B573

# Site Suitability Assessment

**Site Reference:** SR-0304

**Parish:** Roydon

**Size (ha):** 9.12

**Address:** Roydon, North-east Area

**Primary use:** Residential

**Site notes:** Broad Area North-east of Roydon

**Baseline yield:** 273 dwellings

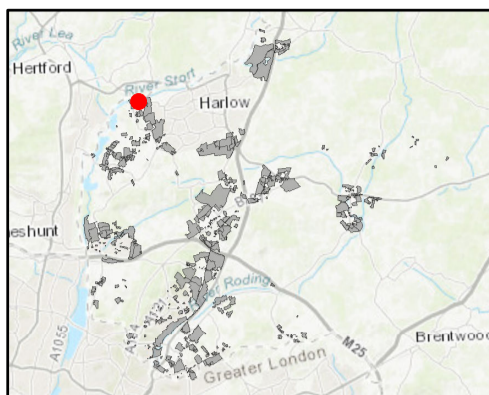
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** None

**Site selection adjustment:** None

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

**Dwellings:** 273



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-0304</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. 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 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 adjacent to an area of Wood Pasture and Parkland. It is in 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.
1.7 Flood risk	(++)	Site within Flood Zone 1. Some 94% of the site is in Flood Zone 1. Higher Flood Risk Zones 2, 3a and 3b, covering 6%, is located on the eastern edge 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. West of site within Roydon Village CA. Development here would undermine historic linear layout of village and harm its significance (lost to west but retained to east). Possible mitigation through small scale development along Harlow Road to the south.
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. The majority of the site is within moderate/very low sensitivity Green Belt parcels and touches a very high sensitivity Green Belt parcel. If released, the existing heavily planted eastern edge would limit harm to the purposes of the wider Green Belt.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	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 more than 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement. 100% greenfield site, adjacent to an existing settlement (Roydon).
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 may improve settlement character through redevelopment of a run-down site or improvement in townscape. Proposed development provides an opportunity to establish a new settlement character, and improve / reinforce the character of the outlying eastern parts of Roydon, subject to sensitive design reflecting the adjacent listed buildings.
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 Harlow Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination over small parts of the site (Brickworks / Gravel Pit / infilled pond). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.

# Site Suitability Assessment

**Site Reference:** SR-0306  
**Parish:** Roydon  
**Size (ha):** 14.05  
**Address:** Roydon, south-east Area

**Primary use:** Residential  
**Site notes:** Broad Area south-east of Roydon

**Baseline yield:** 200 dwellings.

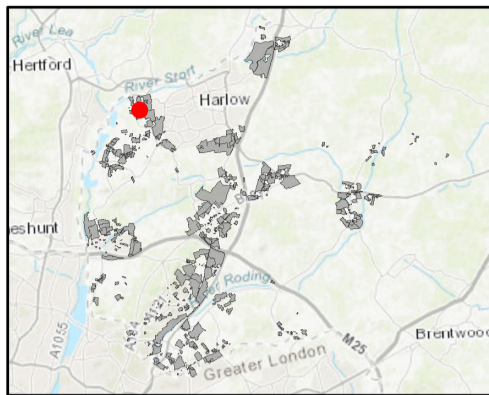
**Source for baseline yield:** Based on promoter material. Developer proposals recognise potential to provide a 'green buffer'.

**Site constraints:** None

**Site selection adjustment:** Capacity re-assessed based on promoter material. Site boundary re-drawing removing the recreation ground and allotments.

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

**Dwellings:** 421



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-0306</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. 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 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 4 Ancient trees directly affected by the site. The trees are dispersed at the edges of the site. Impacts to the Ancient trees may be mitigated due to the low density and by considered masterplanning or translocation.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is adjacent to two BAP priority habitats and lies 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 adjacent to the Worlds End 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	0	Site is located within the setting of a heritage asset and effects can be mitigated. Unlikely to impact on settings of Registered Park and Garden, SM or GI Listed Building due to distance. Positioned between two CAs so possible impact on settings. Possible mitigation through sensitive 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	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium. The majority of the site is located within a low sensitivity Green Belt parcel. The site area is well aligned with identified buffer features which would limit potential harm to the purposes of the wider Green Belt if the site was released.
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	(-)	Site is more than 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement. 100% greenfield site, adjacent to an existing settlement (Roydon).
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 and the recreation ground has been omitted for the development site boundary. Development will not involve the loss of public open space.
5.1 Landscape sensitivity	(--)	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character. The scale of the proposed development and the extent of the site, is likely to have a negative affect on the semi-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	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. Access would need to be substantially upgraded with new access points (existing access is not sufficient).
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination over small part of the site (Sewage Works). 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-0423  
**Parish:** Roydon  
**Size (ha):** 0.88  
**Address:** Land East of Little Brook Road, Roydon

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

**Baseline yield:** 27 dwellings

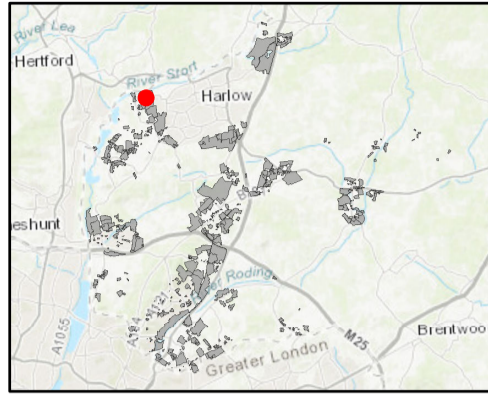
**Source for baseline yield:** Assumption based on 30 dph

**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:** 27



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue** | **March 2018**  
 Drawing No | Issue  
**SR-0423** | **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	(-) 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 south 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 almost wholly within a Wet Woodland buffer and partially within a Deciduous Woodland buffer zone. 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 Worlds End LWS. The site is unlikely to affect the features and species of the LWS.
1.7 Flood risk	(++) Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+) Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on settings of Registered Park and Garden, Conservation Area or Grade I Listed Building due to distance and scale.
1.8b Impact on archaeology	(-) Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	0 Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(--) Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	0 Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+) Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+) Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+) Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+) Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(-) 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, 600m from an existing settlement (Roydon).
4.2 Impact on agricultural land	(--) Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	(--) Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.	
5.2 Settlement character sensitivity	0 Development is unlikely to have an effect on settlement character.	Low density development is proposed which reflects the semi-rural character of the area. Therefore, development is not likely to have an impact on the character of the area.
6.1 Topography constraints	(--) Topographical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines	0 Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(-) Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	Access would need to be achieved through existing properties along road.
6.5 Contamination constraints	0 No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	0 Area around the site expected to be uncongested at peak time.	B576

# Site Suitability Assessment

**Site Reference:** SR-0424  
**Parish:** Roydon  
**Size (ha):** 4.36  
**Address:** Water Lane Cottage and Adjacent Field

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

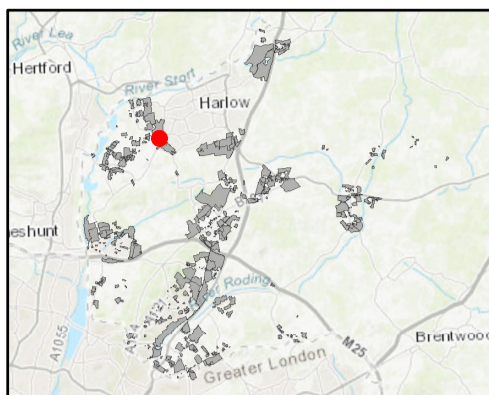
**Baseline yield:** 131 dwellings  
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** None

**Site selection adjustment:** None

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

**Dwellings:** 131



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
**SR-0424**  
 Issue  
**Rev 2**



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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(-)	Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be 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	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	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-0675  
**Parish:** Roydon  
**Size (ha):** 0.24  
**Address:** Parkfields Garages, Nos. 4-19, Roydon

**Primary use:** Residential  
**Site notes:** Council owned garages with associated parking and turning area.

**Baseline yield:** 7 dwellings

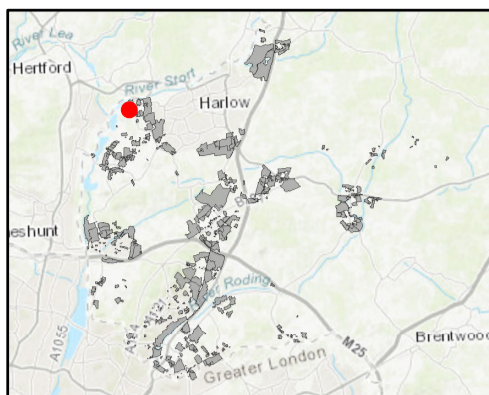
**Source for baseline yield:** Assumption based on 30 dph

**Site constraints:** Site is an awkward shape.

**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	Date
<b>Issue</b>	<b>March 2018</b>
Drawing No	Issue
<b>SR-0675</b>	<b>Rev 2</b>

**ARUP**

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(+)	Site is 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 more than 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.
4.2 Impact on agricultural land	0	Development of the site would not result in the loss of agricultural land.
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	(--)	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.
6.1 Topography constraints	(-)	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		Site below site size threshold where it would be expected to significantly affect congestion.

# Site Suitability Assessment

**Site Reference:** SR-0890  
**Parish:** Roydon  
**Size (ha):** 6.33  
**Address:** Land at Epping Road, Roydon, Harlow, Essex

**Primary use:** Residential  
**Site notes:** One residential dwelling with outbuildings and garden and agricultural field to the rear

**Baseline yield:** 60 dwellings

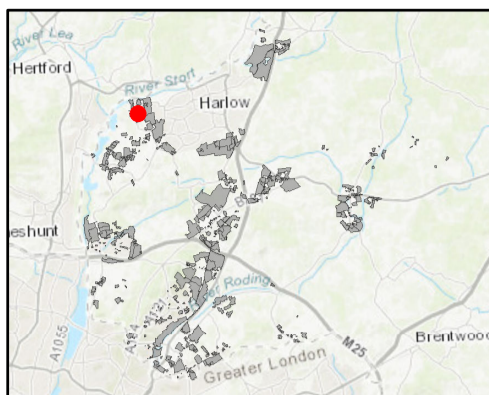
**Source for baseline yield:** Indicated in Request for Pre-Application Planning Advice form (dwellings equivalent to 9 dph)

**Site constraints:** Site is 90% covered by a SR-0306. As such the yield is reduced 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 ROY-B which is within or near to this site. Refer to Appendix B1.4 for further details.

**Dwellings:** 60



Client  
**Epping Forest District Council**

Job Title  
**Epping Forest District Local Plan**

Drawing Status  
**Issue**

Date  
**March 2018**

Drawing No  
**SR-0890**

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. 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 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 is 1 Ancient tree directly affected by the site. The tree is located in the north-eastern corner 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 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 Worlds End 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	0	Site is located within the setting of a heritage asset and effects can be mitigated. Unlikely to impact on settings of RPG, Scheduled Monument, or Grade I Listed Building due to distance. Possible impact on setting of Nazeing and South Roydon CA but possible mitigation through sensitive 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	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium. Almost all the site is within a low sensitivity Green Belt parcel which is separated from the wider Green Belt by dense planted buffers to the east. If the site was released it would have limited harm to the purposes of the wider Green Belt.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(-)	Site is more than 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement. 95% greenfield site, adjacent to an existing settlement (Roydon).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	(+)	Development could provide an opportunity to improve links to adjacent existing public open space or provide access to open space which is currently private. No public open space is located in the site area. Development will not involve the loss of public open space. An existing site masterplan identifies opportunities to provide new public open spaces in the development proposal.
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 rural character of the area. Therefore, development is not likely to have an impact on the character of the area.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	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 track off Epping Road, which would require upgrading to support development.
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-0912  
**Parish:** Roydon  
**Size (ha):** 0.90  
**Address:** The Dellers, Epping Road, Broadley Common, Nazeing, Essex, EN9 2DH  
**Primary use:** Residential  
**Site notes:** Residential dwelling and grazing land

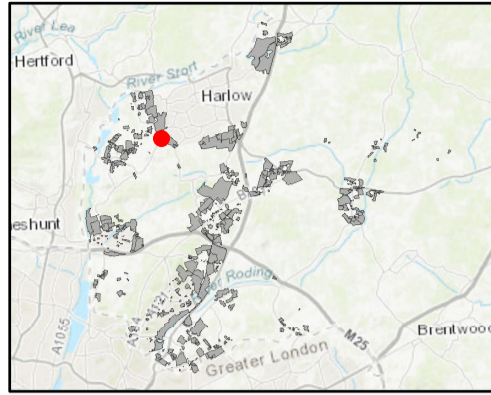
**Baseline yield:** 27 dwellings  
**Source for baseline yield:** Assumption based on 30 dph

**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:** 27



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
**SR-0912**  
 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	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.	
1.6 Impact on Local 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 to rear of plot contrary to historic pattern of development and potentially harmful – possible mitigation through reduction in density, appropriate 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	(-) Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	(-) Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+) Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(-) Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	(-) Site is more than 4000m from the nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0 Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to 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.	80% greenfield site, 350m from an existing settlement (Harlow).
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.	Proposed development is of a higher density than surrounding development, located within a Conservation Area and would extend past the existing settlement edge constituting sprawl.
6.1 Topography constraints	0 No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0 Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+) Suitable access to site already exists.	Existing access from Epping Road.
6.5 Contamination constraints	(-) Potential contamination on site, which could be mitigated.	Potential contamination (Horticultural Nursery). Potential adverse impact could be mitigated.
6.6 Traffic impact	(-) Low level congestion expected at peak times within the vicinity of the site.	B580

# Site Suitability Assessment

**Site Reference:** SR-0956  
**Parish:** Roydon  
**Size (ha):** 1.51  
**Address:** Halls Green, Land lying to the North of Epping Green, CM19 5DG

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

**Baseline yield:** 45 dwellings

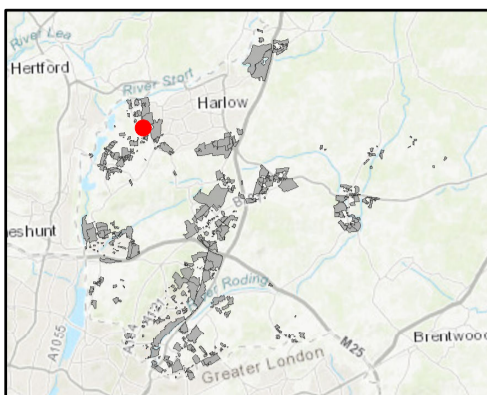
**Source for baseline yield:** Assumption based on 30 dph

**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:** 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-0956</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	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 encompasses all of a BAP priority habitat with no main feature, and is in two BAP priority habitat buffer zones. The site is likely to directly affect the whole of the BAP priority habitat and effects may not be mitigable.
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is partially within the Roydon Brickfields North 250m buffer zone. The site may indirectly affect the Local Wildlife Sites, but mitigation could be implemented to address this.
1.7 Flood risk	(++) Site within Flood Zone 1.	
1.8a Impact on heritage assets	(-) Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.	Within Nazeing and South Roydon CA and adjacent Grade II Listed Building Baldwyns. Development of 45 dwellings would negatively impact on CA and setting of Listed Building – smaller development along roadside acceptable if 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 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.	100% greenfield site, 800m from an existing settlement (Harlow).
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.	Proposed development is of a higher density than surrounding dispersed linear village, located within a Conservation Area and adjacent to Grade II Listed Building Baldwyns. Negative impact could be mitigated through lower scale/density and design.
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.	Access can be achieved from Epping Road to the site.
6.5 Contamination constraints	0 No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	(-) Low level congestion expected at peak times within the vicinity of the site.	

# Site Suitability Assessment

**Site Reference:** SR-0964-Z  
**Parish:** Roydon  
**Size (ha):** 72.30  
**Address:** Land to the West of Harlow between Old House Lane, Epping Road, Water Lane and Katherines, Harlow, Essex, CM19 5DJ  
**Primary use:** Residential  
**Site notes:** Agricultural fields and glasshouses / nurseries

**Baseline yield:** 1,100 dwellings

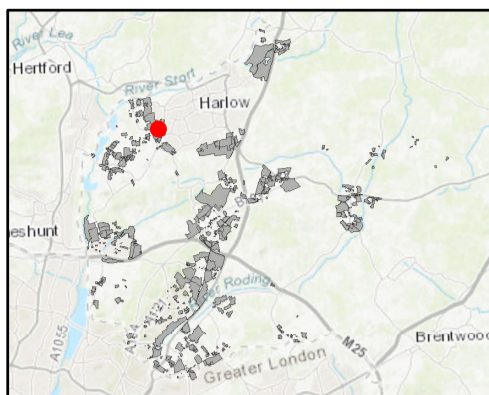
**Source for baseline yield:** Indicated in representation to Draft Local Plan consultation

**Site constraints:** No constraints identified.


**Site selection adjustment:** None

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

**Dwellings:** 1,100



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
**SR-0964-Z**  
 Issue  
**Rev 1**

**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	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.
1.3a Impact on Ancient Woodland	(-)	Site is adjacent to or contains Ancient Woodland but possible effects can be mitigated.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.
1.6 Impact on Local Wildlife Sites	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(-)	Site is 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 more than 2400m from an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	(--)	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.
5.2 Settlement character sensitivity	(+)	Development 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	(-)	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-0976  
**Parish:** Roydon  
**Size (ha):** 2.65  
**Address:** Parklands Nursery, Parkfields, Roydon, Harlow, Essex, CM19 5JB

**Primary use:** Residential  
**Site notes:** Agricultural land, dwelling and outbuildings

**Baseline yield:** 80 dwellings

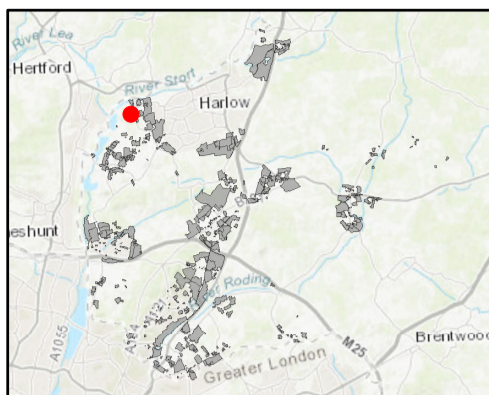
**Source for baseline yield:** Assumption based on 30 dph

**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:** 80



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue | March 2018**  
 Drawing No | Issue  
**SR-0976 | Rev 1**



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Criteria	Score	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	Residential development between 400m and 2km from Lee Valley Special Protection Area. Evidence from the Habitats Regulation Assessment (2016) indicates that in-combination effects from urbanisation or recreational pressure are unlikely.
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	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 Wood Pasture and Parkland, and wholly within three BAP priority habitat buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation could be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
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 and existing built form in between.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+)	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 more than 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	80% greenfield site, adjacent to an existing settlement (Roydon).
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.	Proposed development on edge of settlement is higher density than surrounding development and could affect settlement character. Impact could be mitigated through lower density.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	Although protected trees are present on or adjacent to the site, it is likely that they could be incorporated into the proposed layout, subject to reasonable care, without adverse impact on the suitability of the site for development.
6.4 Access to site	(+)	Suitable access to site already exists.	Existing access from Parkfields.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Horticultural Nursery). Potential adverse impact could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	



# Site Suitability Assessment

**Site Reference:** SR-1011  
**Parish:** Roydon  
**Size (ha):** 2.33  
**Address:** New Barns Farm, Epping Road, Roydon, Harlow, Essex, CM19 5DB  
**Primary use:** Residential  
**Site notes:** Agricultural buildings and field

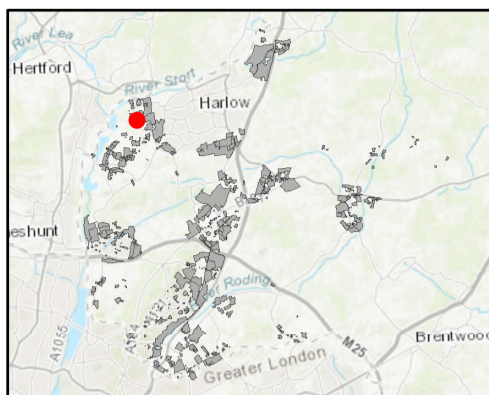
**Baseline yield:** 9 dwellings  
**Source for baseline yield:** Indicated in pre-application request

**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:** 9



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status | Date  
**Issue | March 2018**  
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**SR-1011 | 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	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).	Residential development between 400m and 2km from Lee Valley Special Protection Area. Evidence from the Habitats Regulation Assessment (2016) indicates that in-combination effects from urbanisation or recreational pressure are unlikely.
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 feature, and is within three BAP priority habitat buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation could be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is partially within the World End LWS 250m buffer zone. The site may indirectly affect the Local Wildlife Site, but mitigation can be implemented to address this.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
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 site contains 2 GII LBs. Proposed number of dwellings would cause unacceptable harm to settings of LBs and CA. Sympathetic conversion of historic barns would be acceptable.
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	(-)	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, 100m from an existing settlement (Roydon).
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.	Proposed low density development on edge of village and retention of Listed Buildings on site not likely to impact on settlement character.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	The proportionate area affected by the protected tree cover is limited, and so subject to care in the layout it would not be a significant constraint.
6.4 Access to site	(+)	Suitable access to site already exists.	Existing multiple points of access from Epping Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Farm / Infilled 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.	B584