



## **B1.6.4 Results of Stage 3/6.3 Capacity and Stage 4/6.4 Deliverability Assessments**


## Legend - Stage 3/4 and Stage 6.3/6.4 Residential Maps


### Sites


 Residential Sites for Testing at Stage 3/4 and Stage 6.3/6.4


### Basemap


 Parish Boundary


 Motorway


 A Road (Dual Carriageway)


 A Road (Single Carriageway)


 B Road

 Railway Station

 London Underground Station

 National Rail

 London Underground Central Line

 Epping Ongar Heritage Railway



**Report on Site Selection**

**ARUP**

Epping Forest District Council

Drawing No.  
EFDC-S3/4-001-Rev2

Date: March 2018

Scale: 1:8,000 @A3

**Content**  
Residential Sites for Testing at Stage 3/4 and Stage 6.3/6.4 in Buckhurst Hill

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

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**Legend**

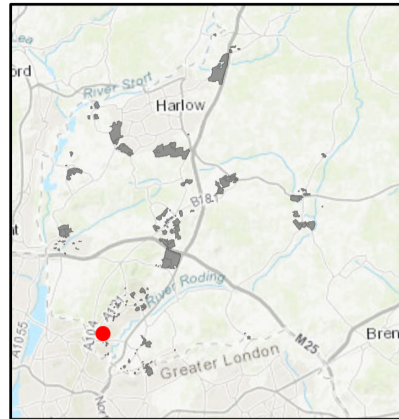
Residential Sites for Testing at Stage 3/4 and Stage 6.3/6.4

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

N  
B835

## Site Deliverability Assessment

**Site Reference:** SR-0176  
**Settlement:** Buckhurst Hill  
**Address:** St Just, 1 Powell Road, Buckhurst Hill, Essex, IG9 5RD  
**Notes:** Site comprises a large residential garden  
**Land type:** Low performing Green Belt adjacent to a settlement  
**Primary use:** Residential



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>Rev 2</b>

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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

**Site constraints affecting extent of developable area**

**Site area (ha):** 1.23  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Local Nature Reserve and LoWS relate to the same area to the east of the site, and affect a small part of the eastern boundary, equating to less than 0.01 hectares.  
**Area of site subject to non-major policy constraints (ha):** 0.00  
**Unconstrained site area (ha):** 1.22

**Establishing indicative baseline density**

**Site located in:** Large Village  
**Site setting is:** Other  
**Site is near a commuter hub:** Yes  
**Indicative baseline density (dph):** 58.5  
**Indicative baseline yield (units):** 71

### Refining the indicative site density

**Identified density constraints:** Internationally Protected Sites; Nationally Protected Sites; Heritage - Locally Listed Building

**Constraints density adjustment:** -35% **(dph):** 38.0

**Justification for adjustment:** Proximity to Epping Forest SAC, SSSI, and LNR reduces site density to provide a buffer to development. Locally Listed Building on-site; density reduced further to account for this.

**Local setting:** No adjustment made for local setting.

**Local setting density adjustment:** 0% **(dph):** 38.0

**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.

**Mixed use density adjustment:** 0% **(dph):** 38.0

**Gross to net adjustment:** -10% **(dph):** 34.2

**Existing on-site development (units):** 1

**Indicative net site capacity (units):** 40

**Further site boundary amendment:** Yes

**Justification for further site boundary amendment:** Based on constraints assessment, development should not extend beyond the existing line of development; this is approximately 0.84 hectares and equates to 69%. No further reduction required.

**Updated unconstrained site area (ha):** 0.85

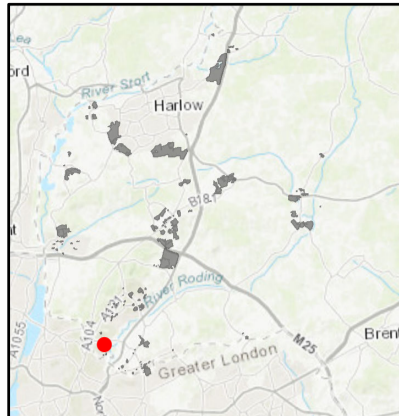
**Updated indicative net site capacity (units):** 31

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years
1.3 On-site restrictions	0	Site is subject to restrictions but agreement in place or being negotiated to overcome them, or not judged to be a constraint
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	0	Site is located within 1km of a primary school with either a current or forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	0	Site is located within 1km of a health facility (GP) with a patient list size that exceeds recommended GP/patient ratio
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There is a current deficiency in the quantum of open space within this settlement. However, no open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works with current or planned additional capacity to meet additional demand
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District
3.7 Impact on water networks	(+)	Settlement is served by water network with no known capacity issues
3.8 Impact on wastewater networks	(+)	Settlement is served by wastewater network with capacity to meet additional demand

## Site Deliverability Assessment

**Site Reference:** SR-0225  
**Settlement:** Buckhurst Hill  
**Address:** Queens Road, Lower Car Park, Buckhurst Hill, IG9 5  
**Notes:** Not applicable.  
**Land type:** Urban brownfield  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**

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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.43  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Settlement Capacity Study indicates that London Underground parking could be re-provided through basement parking and therefore no reduction in available site area made.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 0.43

### Establishing indicative baseline density

**Site located in:** Large Village  
**Site setting is:** Large Village Centre  
**Site is near a commuter hub:** Yes  
**Indicative baseline density (dph):** 76.0  
**Indicative baseline yield (units):** 32

### Refining the indicative site density

**Identified density constraints:** Internationally Protected Sites; Nationally Protected Sites; Ancient Woodland

**Constraints density adjustment:** 0% **(dph):** 76.1

**Justification for adjustment:** Although site is located near to Epping Forest SAC, SSSI and Ancient Woodland, site is located in an urban location and a reduction to the baseline density is therefore not required.

**Local setting:** Car park sites were generally identified in the Council's Settlement Capacity Study as being suitable for higher densities. Density increased accordingly.

**Local setting density adjustment:** +50% **(dph):** 114.1

**Incorporate mixed use development:** Although the site was not assessed as part of the Settlement Capacity Study, its characteristics are similar to other car park sites, and therefore an allowance for employment/retail uses has been assumed.

**Mixed use density adjustment:** -15% **(dph):** 97.0

**Gross to net adjustment:** 0% **(dph):** 97.0

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 41

**Further site boundary amendment:** No

**Justification for further site boundary amendment:** No amendment to site area.

**Updated unconstrained site area (ha):** 0.43

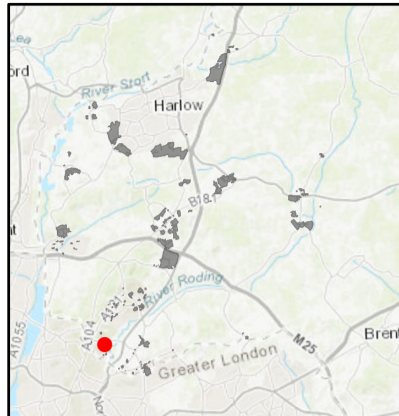
**Updated indicative net site capacity (units):** 41

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020
2.1 Site marketability	(-)	Site is not being actively marketed
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	0	Site is located within 1km of a primary school with either a current or forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There is a current deficiency in the quantum of open space within this settlement. However, no open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works with current or planned additional capacity to meet additional demand
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District
3.7 Impact on water networks	(+)	Settlement is served by water network with no known capacity issues
3.8 Impact on wastewater networks	(+)	Settlement is served by wastewater network with capacity to meet additional demand

## Site Deliverability Assessment

**Site Reference:** SR-0225-N  
**Settlement:** Buckhurst Hill  
**Address:** Queens Road Car Park and land to the rear of 16 Forest Edge and 7 Briar Close, Buckhurst Hill, Essex, IG9 5EF  
**Notes:** Car park and rear garden  
  
**Land type:** Urban brownfield  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
 Issue  
**Rev 1**  
  
  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.51  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Settlement Capacity Study indicates that London Underground parking could be re-provided through basement parking and therefore no reduction in available site area made.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 0.51

### Establishing indicative baseline density

**Site located in:** Large Village  
**Site setting is:** Large Village Centre  
**Site is near a commuter hub:** Yes  
**Indicative baseline density (dph):** 76.0  
**Indicative baseline yield (units):** 38

### Refining the indicative site density

**Identified density constraints:** Internationally Protected Sites; Nationally Protected Sites; Ancient Woodland

**Constraints density adjustment:** 0% **(dph):** 76.1

**Justification for adjustment:** Although site is located near to Epping Forest SAC, SSSI and Ancient Woodland, site is located in an urban location and a reduction to the baseline density is therefore not required.

**Local setting:** Car park sites were generally identified in the Council's Settlement Capacity Study as being suitable for higher densities. Density increased accordingly.

**Local setting density adjustment:** +50% **(dph):** 114.1

**Incorporate mixed use development:** Although the site was not assessed as part of the Settlement Capacity Study, its characteristics are similar to other car park sites, and therefore an allowance for employment/retail uses has been assumed.

**Mixed use density adjustment:** -15% **(dph):** 97.0

**Gross to net adjustment:** 0% **(dph):** 97.0

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 49

**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.

**Updated unconstrained site area (ha):** 0.51

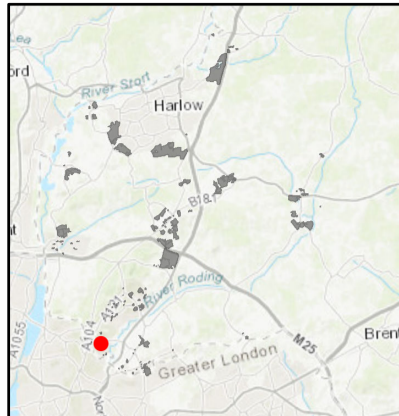
**Updated indicative net site capacity (units):** 49

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(-)	Site ownership is unknown or is in multiple ownership and the other owners are either unknown, oppose the development or are promoting another conflicting scheme
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years
1.3 On-site restrictions	(-)	Site subject to restrictions and there is limited prospect of the restriction being overcome
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020
2.1 Site marketability	(-)	Site is not being actively marketed
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	0	Site is located within 1km of a primary school with either a current or forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0576  
**Settlement:** Buckhurst Hill  
**Address:** 71 - 73 Queens Road, Buckhurst Hill, Essex, IG9 5BW  
**Notes:** Retail at the ground floor and flats above.  
**Land type:** Urban brownfield  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.03  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 0.03

### Establishing indicative baseline density

**Site located in:** Large Village  
**Site setting is:** Large Village Centre  
**Site is near a commuter hub:** Yes  
**Indicative baseline density (dph):** 76.0  
**Indicative baseline yield (units):** 2

### Refining the indicative site density

**Identified density constraints:** Internationally Protected Sites; Nationally Protected Sites; Ancient Woodland

**Constraints density adjustment:** 0% **(dph):** 76.1

**Justification for adjustment:** Site is limited in size, therefore capacity not likely to be affected by identified constraints. No capacity adjustment made.

**Local setting:** The site extent is largely coterminous with the footprint of the existing building. Capacity adjusted to account for lack of requirement for external open space / access normally included within development density multiplier.

**Local setting density adjustment:** +200% **(dph):** 228.2

**Incorporate mixed use development:** The SLAA indicates that the site would comprise ground floor retail with housing above. The capacity has been reduced accordingly.

**Mixed use density adjustment:** -33% **(dph):** 152.1

**Gross to net adjustment:** 0% **(dph):** 152.1

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 4

**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.

**Updated unconstrained site area (ha):** 0.03

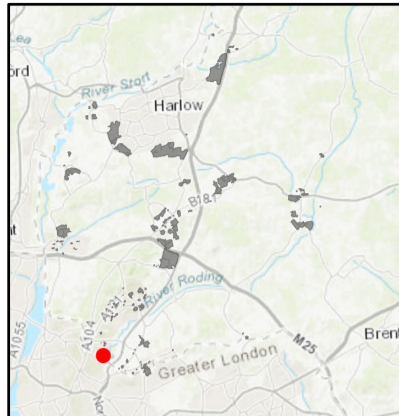
**Updated indicative net site capacity (units):** 4

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(-)	Site ownership is unknown or is in multiple ownership and the other owners are either unknown, oppose the development or are promoting another conflicting scheme
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown
2.1 Site marketability	(-)	Site is not being actively marketed
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0810  
**Settlement:** Buckhurst Hill  
**Address:** Community Facility north of Station Way, Buckhurst Hill, Essex  
**Notes:** Community hall (in use) and associated car parking. Element of car parking also allocated for use by customers of adjacent local shops.  
**Land type:** Urban brownfield  
**Primary use:** Residential



Client  
**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

## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.15  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 0.15

### Establishing indicative baseline density

**Site located in:** Large Village  
**Site setting is:** Large Village Local  
**Site is near a commuter hub:** Yes  
**Indicative baseline density (dph):** 67.3  
**Indicative baseline yield (units):** 10

### Refining the indicative site density

**Identified density constraints:** Internationally Protected Sites; Nationally Protected Sites; Ancient Woodland; TPOs

**Constraints density adjustment:** -10% **(dph):** 60.5

**Justification for adjustment:** Internationally Protected Sites, Nationally Protected Sites, Ancient Woodland not likely to constrain capacity given site size and urban location. TPOs on edge of site likely to constrain capacity to provide adequate buffer.

**Local setting:** No adjustment made for local setting.

**Local setting density adjustment:** 0% **(dph):** 60.5

**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.

**Mixed use density adjustment:** 0% **(dph):** 60.5

**Gross to net adjustment:** 0% **(dph):** 60.5

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 9

**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.

**Updated unconstrained site area (ha):** 0.15

**Updated indicative net site capacity (units):** 9

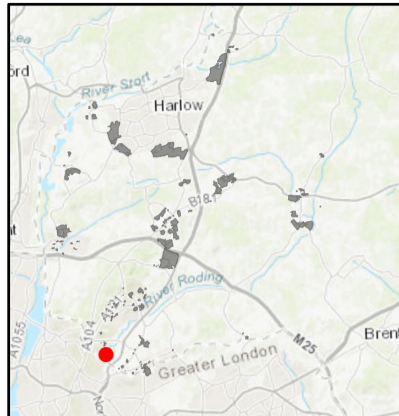
## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership An enquiry through the Land Registry confirmed the site is owned by Buckhurst Hill Parish Council.
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown The site in use as a community hall and the owners have confirmed that this use will not cease in the foreseeable future as it is intended to upgrade the hall.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions No data is held on on-site restrictions.
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown The owner has confirmed that the site is not available for development.
2.1 Site marketability	(-)	Site is not being actively marketed As the site is owned by Buckhurst Hill Parish Council, it is assumed that it has not been marketed for development.
2.2 Site viability	(+)	No viability issues identified While no information is held on the site's viability, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability No data is held for on-site constraints.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation



## Site Deliverability Assessment

**Site Reference:** SR-0811  
**Settlement:** Buckhurst Hill  
**Address:** Site south of Hornbeam Road, Buckhurst Hill, Essex  
**Notes:** Four blocks of existing flats and associated landscaping and access.  
**Land type:** Urban brownfield  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.51  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 0.51

### Establishing indicative baseline density

**Site located in:** Large Village  
**Site setting is:** Other  
**Site is near a commuter hub:** Yes  
**Indicative baseline density (dph):** 58.5  
**Indicative baseline yield (units):** 29

### Refining the indicative site density

**Identified density constraints:** Internationally Protected Sites; Nationally Protected Site

**Constraints density adjustment:** 0% **(dph):** 58.5

**Justification for adjustment:** Site is existing housing site, therefore Internationally / Nationally Protected Sites not likely to constrain capacity. No capacity adjustment made.

**Local setting:** Intensification of existing housing site is appropriate in this location. Adjustment made to increase density.

**Local setting density adjustment:** +100% **(dph):** 117.0

**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.

**Mixed use density adjustment:** 0% **(dph):** 117.0

**Gross to net adjustment:** 0% **(dph):** 117.0

**Existing on-site development (units):** 30

**Indicative net site capacity (units):** 29

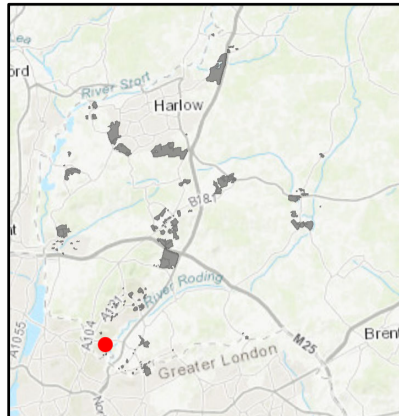
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.51  
**Updated indicative net site capacity (units):** 29

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(-)	Site ownership is unknown or is in multiple ownership and the other owners are either unknown, oppose the development or are promoting another conflicting scheme
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown
2.1 Site marketability	(-)	Site is not being actively marketed
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0813  
**Settlement:** Buckhurst Hill  
**Address:** Stores at Lower Queens Road, Buckhurst Hill, Essex  
**Notes:** A parade of local shops with residential flats above and associated parking and access. Access also used for adjacent block of flats.  
**Land type:** Urban brownfield  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.30  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 0.30

### Establishing indicative baseline density

**Site located in:** Large Village  
**Site setting is:** Large Village Centre  
**Site is near a commuter hub:** Yes  
**Indicative baseline density (dph):** 76.0  
**Indicative baseline yield (units):** 23

### Refining the indicative site density

**Identified density constraints:** Internationally Protected Sites; Nationally Protected Sites; Ancient Woodland; Heritage - Listed Building

**Constraints density adjustment:** 0% **(dph):** 76.1

**Justification for adjustment:** Although site is located near to Epping Forest SAC, SSSI and Ancient Woodland, site is located in an urban location and a reduction to the baseline density is not required. Impact on listed war memorial opposite not likely to require reduction.

**Local setting:** The Council's intention to redevelop existing medium density housing site would require an uplift in density above the baseline. Site capable of accommodating significantly higher density. Adjustment made for local setting.

**Local setting density adjustment:** +75% **(dph):** 133.1

**Incorporate mixed use development:** The Settlement Capacity Study recommended this site incorporate employment/retail uses and assumed some 190sqm of employment space, which equates to circa 2% of the site area. The capacity has been reduced accordingly.

**Mixed use density adjustment:** -2% **(dph):** 130.4

**Gross to net adjustment:** 0% **(dph):** 130.4

**Existing on-site development (units):** 24

**Indicative net site capacity (units):** 15

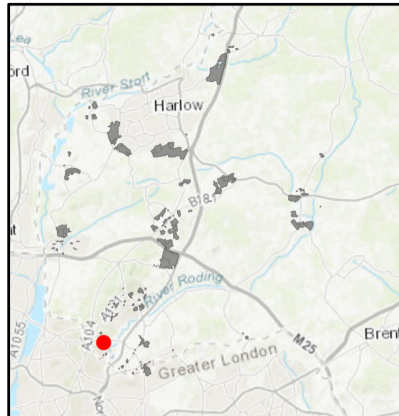
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.30  
**Updated indicative net site capacity (units):** 15

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information provided through the LPD Survey 2016 confirmed that the site is in single ownership.
1.2 Existing uses	0	Existing uses on-site which could cease between two and 10 years Information provided by Epping Forest District Council in July 2016 confirmed that there are existing leases on the site which end within 5-10 years.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions Epping Forest District Council, the freehold owners of the site, confirmed in July 2016 that there are no known restrictions on the site.
1.4 Site availability	0	Site expected to be available between 2021 and 2025 Confirmed by information provided by Epping Forest District Council in July 2016.
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer Confirmed by information provided by Epping Forest District Council.
2.2 Site viability	(+)	No viability issues identified While no information is held on the site's viability, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	0	Site is located within 1km of a primary school with either a current or forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There is a current deficiency in the quantum of open space within this settlement. However, no open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure The proposed allocations provide opportunities to enhance green infrastructure. In particular, SR-0176 provides opportunities to link Linder's Field Local Nature Reserve into the settlement.
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works with current or planned additional capacity to meet additional demand
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District
3.7 Impact on water networks	(+)	Settlement is served by water network with no known capacity issues
3.8 Impact on wastewater networks	(+)	Settlement is served by wastewater network with capacity to meet additional demand

## Site Deliverability Assessment

**Site Reference:** SR-0816  
**Settlement:** Buckhurst Hill  
**Address:** Car park at Back Lane, Buckhurst Hill, Essex  
**Notes:** Car park for Waitrose which is in use.  
**Land type:** Urban brownfield  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.12  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Settlement Capacity Study indicates that some surface parking would remain taking approximately 20% of site.

**Area of site subject to non-major policy constraints (ha):** 0.02

**Unconstrained site area (ha):** 0.10

### Establishing indicative baseline density

**Site located in:** Large Village  
**Site setting is:** Large Village Centre  
**Site is near a commuter hub:** Yes  
**Indicative baseline density (dph):** 76.0  
**Indicative baseline yield (units):** 7

### Refining the indicative site density

**Identified density constraints:** Internationally Protected Sites; Nationally Protected Sites  
**Constraints density adjustment:** 0% **(dph):** 76.1  
**Justification for adjustment:** Small site located in urban location, therefore impact on Nationally Protected Sites not likely to constrain capacity. No capacity adjustment made.  
**Local setting:** Town Centre car park location suitable for higher amount of intensification than indicated by baseline. Adjustment made to account for local setting.  
**Local setting density adjustment:** +50% **(dph):** 114.1  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 114.1  
**Gross to net adjustment:** 0% **(dph):** 114.1  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 10

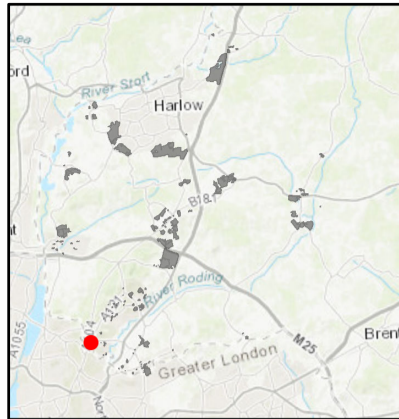
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.10  
**Updated indicative net site capacity (units):** 10

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information provided by Epping Forest District Council confirmed that the site is in single ownership.
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown The site is currently leased to Waitrose, which would preclude the site coming forward for at least 10 years.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions No information is held on the presence of on-site restrictions.
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown Information provided by Epping Forest District Council indicates that, as a result of the existing lease on the site, the site would not be available for development within the plan period.
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer Confirmed by information provided by Epping Forest District Council.
2.2 Site viability	(+)	No viability issues identified While no information is held on the site's viability, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	0	Site is located within 1km of a primary school with either a current or forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0817  
**Settlement:** Buckhurst Hill  
**Address:** Toby Carvery car park, Junction of Queens Road and High Road, Buckhurst Hill, Essex  
**Notes:** Car park for Toby Carvery. The public house is in use.  
**Land type:** Urban brownfield  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 0.32  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.  
**Area of site subject to non-major policy constraints (ha):** 0.00  
**Unconstrained site area (ha):** 0.10  
**Establishing indicative baseline density**  
**Site located in:** Large Village  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 39.0  
**Indicative baseline yield (units):** 3

### Refining the indicative site density

**Identified density constraints:** Internationally Protected Sites; Nationally Protected Sites; Ancient Woodland; TPOs  
**Constraints density adjustment:** 0% **(dph):** 39.0  
**Justification for adjustment:** TPOs and Epping Forest Buffer Lands located to the west and north of the site. Development could be incorporated sensitively so no reduction applied. Impact on other constraints not likely to reduce capacity given urban location of site.  
**Local setting:** Car park sites were generally identified in the Council's Settlement Capacity Study as being suitable for higher densities. Density increased accordingly.  
**Local setting density adjustment:** +100% **(dph):** 78.0  
**Incorporate mixed use development:** The Settlement Capacity Study makes provision for a small amount of employment space. Given the reduced site area assessed, it is not considered feasible to incorporate employment/retail uses. No adjustment has therefore been made.  
**Mixed use density adjustment:** 0% **(dph):** 78.0  
**Gross to net adjustment:** 0% **(dph):** 78.0  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 7

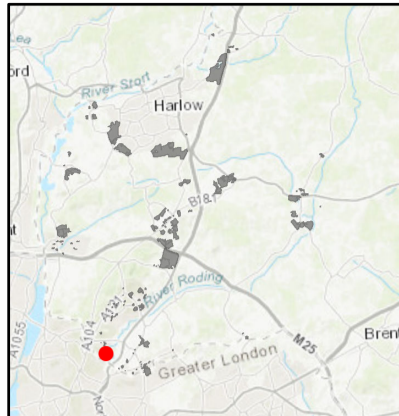
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.10  
**Updated indicative net site capacity (units):** 7

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership An enquiry through the Land Registry confirmed that the area of the site assessed through the capacity assessment is in single ownership.
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown Based on a desk-top assessment of site characteristics, the site is currently in use as a car park. It is not known when this use could cease.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions No data is held on on-site restrictions.
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown The availability of the site is unknown.
2.1 Site marketability	(-)	Site is not being actively marketed As no response has been received from the site owner, it is assumed for the purposes of this assessment that the site is not being marketed.
2.2 Site viability	(+)	No viability issues identified While no information is held on the site's viability, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability No data is held on on-site constraints.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	0	Site is located within 1km of a primary school with either a current or forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	0	Site is located within 1km of a health facility (GP) with a patient list size that exceeds recommended GP/patient ratio
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0865  
**Settlement:** Buckhurst Hill  
**Address:** Saint Elisabeth's Church, Chestnut Avenue, Buckhurst Hill, Essex, IG9 6BN  
**Notes:** Vacant church and church hall with associated parking  
**Land type:** Urban brownfield  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.14  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 0.14

### Establishing indicative baseline density

**Site located in:** Large Village  
**Site setting is:** Other  
**Site is near a commuter hub:** Yes  
**Indicative baseline density (dph):** 58.5  
**Indicative baseline yield (units):** 8

### Refining the indicative site density

**Identified density constraints:** Internationally Protected Sites; Nationally Protected Sites

**Constraints density adjustment:** 0% **(dph):** 58.5

**Justification for adjustment:** Impact to Internationally and Nationally Protected Sites not likely to require reduction of baseline density due to low level of proposed development. No capacity adjustment made.

**Local setting:** Appeal site inspector's report identified the heritage value of the church. Given the assumption for retention and conversion of the existing church building, density has been reduced accordingly.

**Local setting density adjustment:** -50% **(dph):** 29.3

**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.

**Mixed use density adjustment:** 0% **(dph):** 29.3

**Gross to net adjustment:** 0% **(dph):** 29.3

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 4

**Further site boundary amendment:** No

**Justification for further site boundary amendment:** No amendment to site area.

**Updated unconstrained site area (ha):** 0.14

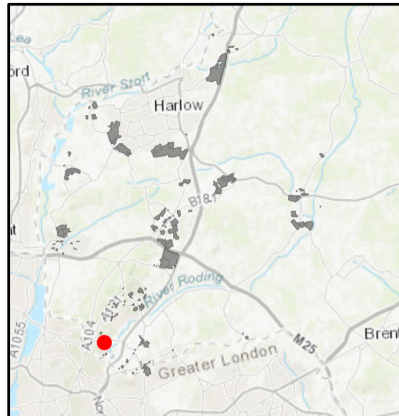
**Updated indicative net site capacity (units):** 4

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership The Strategic Land Availability Assessment indicates that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years The Strategic Land Availability Assessment does not indicate a timescale for on-site uses to cease, but based on a desk-top review the site is currently a vacant church and church hall which it is judged would not constrain development of the site.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions No data is held on on-site restrictions.
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown The availability of the site is unknown.
2.1 Site marketability	(-)	Site is not being actively marketed As the position on the site is unknown following the LPD Survey 2016, it is assumed that the site is not being actively marketed.
2.2 Site viability	(+)	No viability issues identified Although no viability testing has been undertaken by the site promoters, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-1003  
**Settlement:** Buckhurst Hill  
**Address:** Victoria House, Victoria Road, Buckhurst Hill, Essex, IG9 5EX  
**Notes:** Car park and office building  
**Land type:** Urban brownfield  
**Primary use:** Residential



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>Rev 1</b>

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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.11  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 0.10

### Establishing indicative baseline density

**Site located in:** Large Village  
**Site setting is:** Large Village Centre  
**Site is near a commuter hub:** Yes  
**Indicative baseline density (dph):** 76.0  
**Indicative baseline yield (units):** 7

### Refining the indicative site density

**Identified density constraints:** Nationally Protected Sites  
**Constraints density adjustment:** 0% **(dph):** 76.1  
**Justification for adjustment:** Impacts on SSSI are not likely to constraint capacity due distance from the site. Site is previously developed within an existing settlement. No capacity adjustment made.  
**Local setting:** Urban redevelopment site and site characteristics would support higher densities. Density has been increased accordingly.  
**Local setting density adjustment:** +100% **(dph):** 152.1  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 152.1  
**Gross to net adjustment:** 0% **(dph):** 152.1  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 15

**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.10  
**Updated indicative net site capacity (units):** 15

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	0	Site is located within 1km of a primary school with either a current or forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation



**Report on Site Selection**

**ARUP**

Epping Forest District Council

Drawing No. EFDC-S3/4-002-Rev2  
 Date: March 2018  
 Scale: 1:20,000 @A3

**Content**  
 Residential Sites for Testing at Stage 3/4 and Stage 6.3/6.4 in Chigwell and Chigwell Row

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**

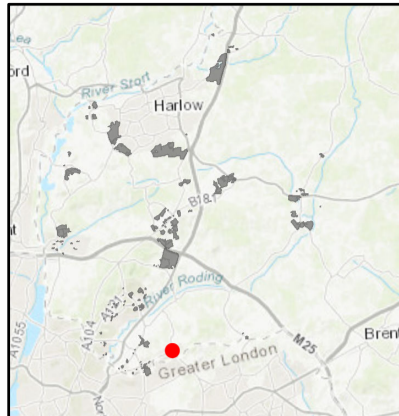
Residential Sites for Testing at Stage 3/4 and Stage 6.3/6.4

N  
 B847

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

## Site Deliverability Assessment

**Site Reference:** SR-0916  
**Settlement:** Chigwell Row  
**Address:** The Maypole, 171 Lambourne Road, Chigwell, Essex, IG7 6EF  
**Notes:** Closed public house and car park  
**Land type:** Urban brownfield  
**Primary use:** Residential



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

## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.21  
**On-site major policy constraints:** HSE Inner Zone affects northern and eastern boundaries of the site.  
**Area of site subject to major policy constraints (ha):** 0.02  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 0.19

### Establishing indicative baseline density

**Site located in:** Small Village  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 34.5  
**Indicative baseline yield (units):** 6

### Refining the indicative site density

**Identified density constraints:** Gas Pipelines  
**Constraints density adjustment:** -10% **(dph):** 31.1  
**Justification for adjustment:** HSE High Pressure Gas pipelines affect the north and east of the site. The capacity is reduced to limit the number of homes located within the Inner and Middle Consultation Zone.  
**Local setting:** The site is a prominent corner location in built-up part of the village, and would support a higher density development, particular to the southwest corner, and to direct development away from the gas pipeline.  
**Local setting density adjustment:** +100% **(dph):** 62.1  
**Incorporate mixed use development:** Site is assumed for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 62.1  
**Gross to net adjustment:** 0% **(dph):** 62.1  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 11

**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.19  
**Updated indicative net site capacity (units):** 11

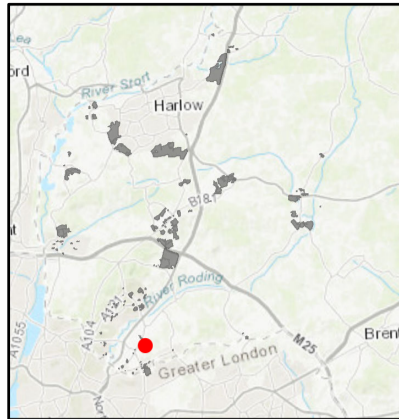
## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information provided through the LPD Survey 2017 confirms that the site is in single ownership.
1.2 Existing uses	0	Existing uses on-site which could cease between two and 10 years Information provided through the LPD Survey 2017 indicates that the site is currently a drinking establishment/restaurant/café, which could cease within 5-10 years.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions Information provided through the LPD Survey 2017 indicates that, despite uncertainty over the presence of legal constraints or ransom strips, there are no known restrictions that would prevent the site coming forward.
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown Information provided through the LPD Survey 2017 confirmed that the site would be available within 5-10 years.
2.1 Site marketability	(-)	Site is not being actively marketed Confirmed by information provided through the LPD Survey 2017.
2.2 Site viability	(+)	No viability issues identified Information provided through the LPD Survey 2017 confirms that no viability testing has been undertaken by the site promoters. However, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability. The Stage 6.2 assessment states that contamination constraints whilst present can be mitigated. A high pressure gas pipeline runs through the northern part of the site although impacts may be mitigated through careful design and layout.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	(-)	There is a current deficiency in the quantum of open space within this settlement. The cumulative impact of the proposed allocations would result in a reduction in land for open space Proposed allocation SR-0557 will be subject to a comprehensive masterplan which may result in a short term reduction in amenity greenspace. However, the overall masterplan will seek to re-provide existing provision through reconfiguration.
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure Development of SR-0557 would result in the reconfiguration of amenity greenspace through a regeneration-led comprehensive masterplan
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works with current or planned additional capacity to meet additional demand
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District
3.7 Impact on water networks	(-)	Settlement is served by water network which is unlikely to be able to meet additional demand - upgrades to the existing infrastructure expected to be required
3.8 Impact on wastewater networks	(+)	Settlement is served by wastewater network with capacity to meet additional demand



## Site Deliverability Assessment

**Site Reference:** 16\_Site\_02-N-C  
**Settlement:** Chigwell  
**Address:** Land North of Vicarage Lane, Chigwell, IG7 6LS  
**Notes:** Agricultural fields  
**Land type:** Medium performing Green Belt adjacent to a settlement  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
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**March 2018**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 4.84  
**On-site major policy constraints:** Flood Zone 3b affects southern edge of site.  
**Area of site subject to major policy constraints (ha):** 0.04  
**On-site non-major policy constraints:** Flood Zones 3a and 2 affect southern edge of site. Allotments and BAP Habitat located on western part of site.  
**Area of site subject to non-major policy constraints (ha):** 1.30  
**Unconstrained site area (ha):** 3.53  
**Establishing indicative baseline density**  
**Site located in:** Large Village  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 39.0  
**Indicative baseline yield (units):** 137

### Refining the indicative site density

**Identified density constraints:** Nationally Protected Sites; Ancient/Veteran Trees outside Ancient Woodland; BAP Habitat; Settlement Character  
**Constraints density adjustment:** -20% **(dph):** 31.2  
**Justification for adjustment:** Reduction in density to account for settlement character constraints. The other identified constraints are not considered to reduce capacity further.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% **(dph):** 31.2  
**Incorporate mixed use development:** Site assumed for residential development only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 31.2  
**Gross to net adjustment:** -10% **(dph):** 28.1  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 99

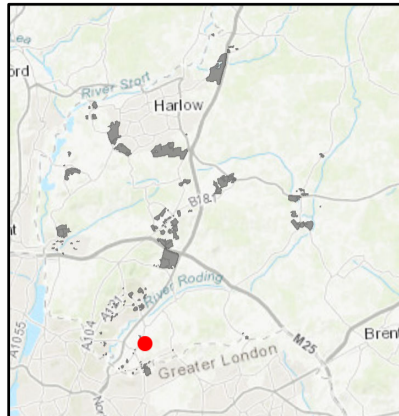
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 3.53  
**Updated indicative net site capacity (units):** 99

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information provided through the LPD Survey 2017 indicates that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years The LPD Survey 2017 response confirmed that the site is in use as allotments and open agricultural land. The allotments should be retained or re-provided within the site. It is judged that this would not preclude the site coming forward for development.
1.3 On-site restrictions	0	Site is subject to restrictions but agreement in place or being negotiated to overcome them, or not judged to be a constraint Information provided through the LPD Survey 2017 indicates that a public right of way runs through the site. The promoter confirmed that this could be retained and it is judged that this would not constrain development.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020 Confirmed by information provided through the LPD Survey 2017.
2.1 Site marketability	(+)	Site is under option to a developer Confirmed by information provided through the LPD Survey 2017.
2.2 Site viability	(+)	No viability issues identified Information provided through the LPD Survey 2017 indicates that an initial appraisal has shown no viability issues. The promoter confirmed that the site could provide full affordable housing provision on site.
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability. The LPD Survey 2017 indicates that whilst small part of site is within Flood Zones 2, 3a and 3b, all development is proposed within Flood Zone 1. Stage 6.2 assessment states contamination and topographical constraints could be mitigated.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	0	Site is located within 1km of a primary school with either a current or forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0318  
**Settlement:** Chigwell  
**Address:** Chigwell, north-east area  
**Notes:** Broad area north-east of Chigwell  
**Land type:** Medium performing Green Belt adjacent to a settlement  
**Primary use:** Residential



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

## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 14.88  
**On-site major policy constraints:** Flood Zone 3b affects southern edge of site. HSE Inner Zone affects northern and eastern parts of site.  
**Area of site subject to major policy constraints (ha):** 0.28  
**On-site non-major policy constraints:** Allotments located on southern part of site. BAP habitats located in southern and central parts of site.

**Area of site subject to non-major policy constraints (ha):** 1.94

**Unconstrained site area (ha):** 12.66

### Establishing indicative baseline density

**Site located in:** Large Village  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 39.0  
**Indicative baseline yield (units):** 493

### Refining the indicative site density

**Identified density constraints:** Ancient/Veteran Trees outside of Ancient Woodland; BAP Habitat; Heritage; Gas Pipelines  
**Constraints density adjustment:** -20% **(dph):** 31.2  
**Justification for adjustment:** Reduction in density to provide a buffer to Protected and Veteran Trees, BAP Habitats, gas pipeline and Conservation Area constraints. Capacity reduced accordingly.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% **(dph):** 31.2  
**Incorporate mixed use development:** Site is assumed for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 31.2  
**Gross to net adjustment:** -35% **(dph):** 20.3  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 256

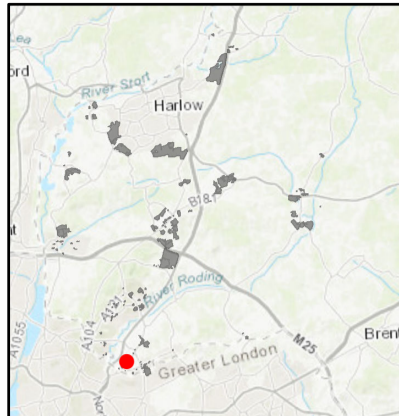
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** Part of this site is subject to a planning permission EPF/2899/15 for 36 dwellings and the remainder parts of the site are assessed under other site references 16\_Site\_02-N-C and SR-0990. Therefore the site capacity is reduced to 0.  
**Updated unconstrained site area (ha):** 12.66  
**Updated indicative net site capacity (units):** 0

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information provided through the LPD Survey 2016 confirms that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years Information provided through the LPD Survey 2016 confirms that there are currently no uses on-site.
1.3 On-site restrictions	0	Site is subject to restrictions but agreement in place or being negotiated to overcome them, or not judged to be a constraint Information provided through the LPD Survey 2017 indicates that a public right of way runs through the site. The promoter confirmed that this would be retained and it is judged that this would not constrain development.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020 Confirmed by information provided through the LPD Survey 2016.
2.1 Site marketability	(-)	Site is not being actively marketed Confirmed by information provided through the LPD Survey 2016.
2.2 Site viability	(+)	No viability issues identified Although no viability testing has been undertaken by the site promoters, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability. Regulation 18 Draft Local Plan consultation response confirms there are no known on-site constraints which could impact upon deliverability. Stage 2 assessment indicates that flood risk and contamination constraints could be mitigated.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	0	Site is located within 1km of a primary school with either a current or forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0478B  
**Settlement:** Chigwell  
**Address:** Part of Chigwell Nurseries, 245 High Road, Chigwell, Essex, IG7 5BL  
**Notes:** Nursery.  
**Land type:** Previously developed land in the Green Belt  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
 Issue  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 1.66  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 1.66

### Establishing indicative baseline density

**Site located in:** Large Village  
**Site setting is:** Other  
**Site is near a commuter hub:** Yes  
**Indicative baseline density (dph):** 58.5  
**Indicative baseline yield (units):** 97

### Refining the indicative site density

**Identified density constraints:** Heritage - Listed Building

**Constraints density adjustment:** 0% **(dph):** 58.5

**Justification for adjustment:** Listed buildings located near to site, however a reduction in capacity is not likely to be required to mitigate impact on setting. No density reduction made.

**Local setting:** Predominant urban form of surrounding area is generally detached properties in larger plots fronting the road. A reduction in density applied to reflect local character.

**Local setting density adjustment:** -25% **(dph):** 43.9

**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.

**Mixed use density adjustment:** 0% **(dph):** 43.9

**Gross to net adjustment:** -10% **(dph):** 39.5

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 65

**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.

**Updated unconstrained site area (ha):** 1.66

**Updated indicative net site capacity (units):** 65

## Availability and Achievability Assessment

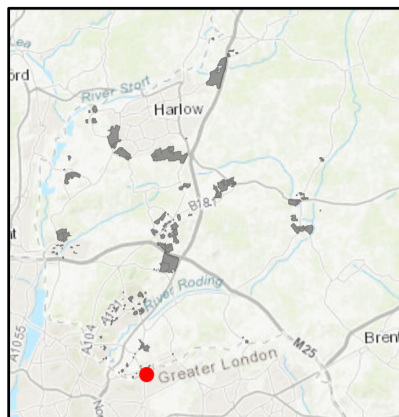
Criteria	Score	Qualitative Assessment
1.1 Ownership	0	Site is in multiple ownership where landowners are promoting independent schemes that are not in conflict, or working collaboratively on a scheme, and there is an agreement in place between the parties
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020
2.1 Site marketability	(-)	Site is not being actively marketed
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	(-)	There is a current deficiency in the quantum of open space within this settlement. The cumulative impact of the proposed allocations would result in a reduction in land for open space
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works with current or planned additional capacity to meet additional demand
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District
3.7 Impact on water networks	(-)	Settlement is served by water network which is unlikely to be able to meet additional demand - upgrades to the existing infrastructure expected to be required
3.8 Impact on wastewater networks	(+)	Settlement is served by wastewater network with capacity to meet additional demand

## Site Deliverability Assessment

**Site Reference:** SR-0557  
**Settlement:** Chigwell  
**Address:** The Limes Estate

**Notes:** Extensive residential area including shops and services including a police station. There is substantial elements of open space on site.

**Land type:** Urban brownfield  
**Primary use:** Residential



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>Rev 2</b>

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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 22.59  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** A small part of the site boundary is affected by the allotments located to the north and south of Lime's Avenue where it meets Fencepiece Road.  
**Area of site subject to non-major policy constraints (ha):** 0.02  
**Unconstrained site area (ha):** 22.57

### Establishing indicative baseline density

**Site located in:** Large Village  
**Site setting is:** Large Village Local  
**Site is near a commuter hub:** Yes  
**Indicative baseline density (dph):** 67.3  
**Indicative baseline yield (units):** 1,518

### Refining the indicative site density

**Identified density constraints:** Power Lines  
**Constraints density adjustment:** 0% (dph): 67.3  
**Justification for adjustment:** Power Lines located in north of site, however not likely to pose a constraint to development.  
**Local setting:** The Estate is of a medium to high density character. The whole Estate should be comprehensively masterplanned and through this appropriate densities should be determined which reflect the urban character of the area. No local setting adjustment made.  
**Local setting density adjustment:** 0% (dph): 67.3  
**Incorporate mixed use development:** Site is promoted for residential development with the assumption that non-residential and community uses are re-provided on site. No mixed use capacity adjustment made.  
**Mixed use density adjustment:** 0% (dph): 67.3  
**Gross to net adjustment:** -35% (dph): 43.7  
**Existing on-site development (units):** 778  
**Indicative net site capacity (units):** 209

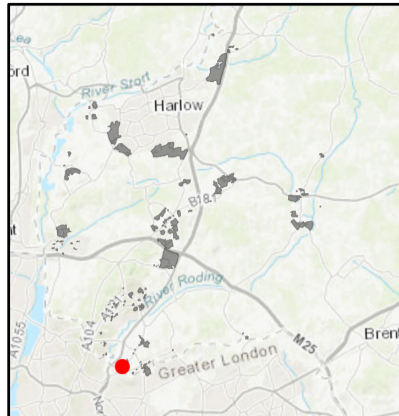
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** Comprehensive masterplanned redevelopment of the Estate would mean only existing open space parts of site will come forward within the Plan period, with a capacity of 100 net dwellings. Revision of the site boundary is not required.  
**Updated unconstrained site area (ha):** 20.09  
**Updated indicative net site capacity (units):** 100

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information provided through the LPD Survey 2016 confirms that the site is in single ownership.
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown Information provided by Epping Forest District Council in Sept. 2017 confirmed that, though residential uses would not cease during the plan period, open space areas would be available for development in the last five years of the plan period.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions The promoter has confirmed that there are no on-site restrictions.
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown Information provided by Epping Forest District Council in September 2017 confirms that, given challenges around leases on the site, parts of it will be made available towards the end of the plan period.
2.1 Site marketability	(-)	Site is not being actively marketed The promoter has confirmed that the site has not been actively marketed.
2.2 Site viability	(+)	No viability issues identified While no information is held on the site's viability, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	0	Site is located within 1km of a primary school with either a current or forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	(-)	There is a current deficiency in the quantum of open space within this settlement. The cumulative impact of the proposed allocations would result in a reduction in land for open space Proposed allocation SR-0557 will be subject to a comprehensive masterplan which may result in a short term reduction in amenity greenspace. However, the overall masterplan will seek to re-provide existing provision through reconfiguration.
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure Development of SR-0557 would result in the reconfiguration of amenity greenspace through a regeneration-led comprehensive masterplan
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works with current or planned additional capacity to meet additional demand
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District
3.7 Impact on water networks	(-)	Settlement is served by water network which is unlikely to be able to meet additional demand - upgrades to the existing infrastructure expected to be required
3.8 Impact on wastewater networks	(+)	Settlement is served by wastewater network with capacity to meet additional demand

## Site Deliverability Assessment

**Site Reference:** SR-0588  
**Settlement:** Chigwell  
**Address:** Land at Chigwell Convent and The Gate Lodge, 801 and 803 Chigwell Road, Woodford Bridge, IG8 8AU  
**Notes:** Open land used as a paddock to the front of Chigwell Convent. Also includes a single dwelling.  
**Land type:** Urban open space  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
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**Rev 2**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 1.64  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.  
**Area of site subject to non-major policy constraints (ha):** 0.00  
**Unconstrained site area (ha):** 1.64  
**Establishing indicative baseline density**  
**Site located in:** Large Village  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 39.0  
**Indicative baseline yield (units):** 64

### Refining the indicative site density

**Identified density constraints:** Heritage - Listed Building  
**Constraints density adjustment:** -50% **(dph):** 19.5  
**Justification for adjustment:** A reduction in density is required to mitigate impacts on the setting of the Listed Buildings and views, and in particular protection of listed piers, gateway and railings.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% **(dph):** 19.5  
**Incorporate mixed use development:** Site is assumed for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 19.5  
**Gross to net adjustment:** -10% **(dph):** 17.6  
**Existing on-site development (units):** 1  
**Indicative net site capacity (units):** 27

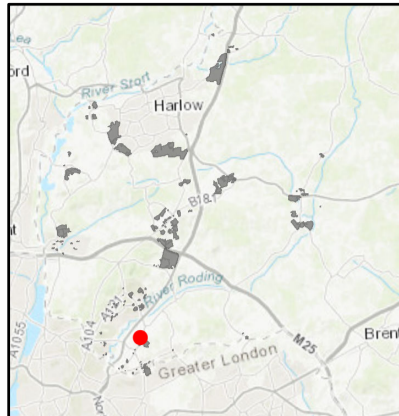
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 1.64  
**Updated indicative net site capacity (units):** 28

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	0	Site expected to be available between 2021 and 2025
2.1 Site marketability	(-)	Site is not being actively marketed
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	(-)	There is a current deficiency in the quantum of open space within this settlement. The cumulative impact of the proposed allocations would result in a reduction in land for open space
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works with current or planned additional capacity to meet additional demand
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District
3.7 Impact on water networks	(-)	Settlement is served by water network which is unlikely to be able to meet additional demand - upgrades to the existing infrastructure expected to be required
3.8 Impact on wastewater networks	(+)	Settlement is served by wastewater network with capacity to meet additional demand

## Site Deliverability Assessment

**Site Reference:** SR-0601  
**Settlement:** Chigwell  
**Address:** Front Site, Former Grange Farm, High Road, Chigwell, Essex, IG7 6DP  
**Notes:** Former dwellings (now demolished). Construction of three new dwellings has commenced on site.  
**Land type:** Previously developed land in the Green Belt  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.87  
**On-site major policy constraints:** HSE Inner Zone runs through the centre of the site from west to east.  
**Area of site subject to major policy constraints (ha):** 0.11  
**On-site non-major policy constraints:** BAP Habitat affects the northwest part of the site.

**Area of site subject to non-major policy constraints (ha):** 0.11

**Unconstrained site area (ha):** 0.64

### Establishing indicative baseline density

**Site located in:** Large Village  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 39.0  
**Indicative baseline yield (units):** 25

### Refining the indicative site density

**Identified density constraints:** Settlement Character; Gas Pipelines; TPOs; Heritage - Conservation Area and Listed Building

**Constraints density adjustment:** 0% **(dph):** 39.0

**Justification for adjustment:** The majority of the site is located within the HSE Middle Zone. However indicative site density and total number of dwellings falls below HSE thresholds. No reduction made. Other constraints not likely to affect capacity.

**Local setting:** Narrow layout of the unconstrained parts of the site may reduce the site capacity marginally.

**Local setting density adjustment:** -10% **(dph):** 35.1

**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.

**Mixed use density adjustment:** 0% **(dph):** 35.1

**Gross to net adjustment:** 0% **(dph):** 35.1

**Existing on-site development (units):** 4

**Indicative net site capacity (units):** 18

**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** Site was granted consent for four dwellings and work on site has commenced. Due to identified constraints and irregular site configuration, it is unlikely to have capacity any further development. The capacity of the site has been revised to 0 dwellings.

**Updated unconstrained site area (ha):** 0.64

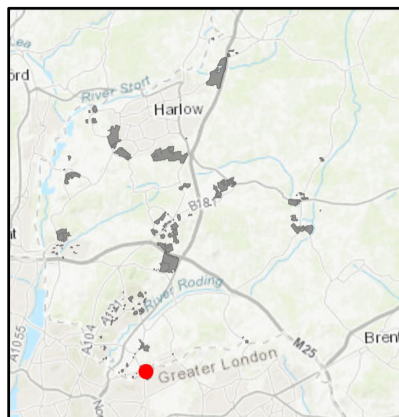
**Updated indicative net site capacity (units):** 0

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(+)	Information provided through the LPD Survey 2016 confirms that the site is in single ownership.
1.3 On-site restrictions	0	There are no existing uses on-site or existing uses could cease in less than two years
1.4 Site availability	(+)	Confirmed by information provided through the LPD Survey 2016.
2.1 Site marketability	(+)	Site is subject to restrictions but agreement in place or being negotiated to overcome them, or not judged to be a constraint
2.2 Site viability	(+)	The northern part of the site is subject to legal restrictions around a national grid gas main, and there are power cables serving a sub-station in the south of the site. However, it was judged that these constraints may be mitigated through design.
2.3 On-site and physical infrastructure constraints	0	Site expected to be available between 2016 and 2020
2.4a Primary schools (Planning area)	0	Site is under option to a developer
2.4b Primary schools	0	Information provided through the LPD Survey 2016 confirmed that the site is owned by a developer.
2.5a Secondary schools (Planning area)	0	No viability issues identified
2.5b Secondary schools	(-)	Although no viability testing has been undertaken by the site promoters, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.6 Access to open space	(-)	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability.
2.7 Health	(-)	There may be some constraints from the existing electricity and gas infrastructure which may impact on development. Impacts may be mitigated through design.
2.8 Impact on mineral deposits	(+)	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
3.1 Cumulative loss of open space in settlement		Site is located within 1km of a primary school with either a current or forecast capacity deficit.
3.2 Cumulative impact on primary school (Planning area)		Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
3.3 Cumulative impact on secondary schools (Planning area)		Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
3.4 Cumulative impact on the green infrastructure		Site is more than 600m from existing publicly accessible open space.
3.5 Cumulative impact on sewage treatment work capacity		Site is located more than 1km from a health facility (GP).
3.6 Cumulative impact on Central Line capacity		None of the site is located within a minerals safeguarding area
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0820  
**Settlement:** Chigwell  
**Address:** Green Space north and south of Copperfield, Limes Estate, Chigwell, Essex  
**Notes:** Large amount of open amenity land, including an area which is used as a football pitch.  
**Land type:** Urban open space  
**Primary use:** Residential



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**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 5.03  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** The Council's Settlement Capacity Study indicates roughly a quarter of the site should be retained as public open space.  
**Area of site subject to non-major policy constraints (ha):** 1.26  
**Unconstrained site area (ha):** 3.77

### Establishing indicative baseline density

**Site located in:** Large Village  
**Site setting is:** Other  
**Site is near a commuter hub:** Yes  
**Indicative baseline density (dph):** 58.5  
**Indicative baseline yield (units):** 220

### Refining the indicative site density

**Identified density constraints:** TPOs  
**Constraints density adjustment:** 0% **(dph):** 58.5  
**Justification for adjustment:** TPOs are located to the north of the site and would not likely pose a constraint on development. No capacity adjustment made.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% **(dph):** 58.5  
**Incorporate mixed use development:** The Settlement Capacity Study recommended this site incorporate employment/retail uses and assumed some 1,000sqm of employment space, which equates to circa 5% of the site area. The capacity has been reduced accordingly.  
**Mixed use density adjustment:** -5% **(dph):** 55.6  
**Gross to net adjustment:** -10% **(dph):** 50.0  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 188

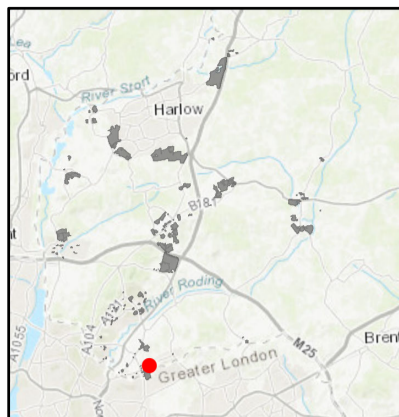
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No site boundary adjustment, however the promoter has confirmed that the site is not available within the Plan period.  
**Updated unconstrained site area (ha):** 3.77  
**Updated indicative net site capacity (units):** 188

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information provided through the LPD Survey 2016 confirms that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years Based on a desk-top review of site characteristics, the site is currently open space. It is judged that this would not preclude the site coming forward for development.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions The promoter has confirmed that there are no on-site restrictions on the site.
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown Information provided by Epping Forest District Council confirms that the site will not be available for development during the plan period.
2.1 Site marketability	(-)	Site is not being actively marketed The promoter has confirmed that the site has not been actively marketed.
2.2 Site viability	(+)	No viability issues identified While no information is held on the site's viability, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	0	Site is located within 1km of a primary school with either a current or forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0822  
**Settlement:** Chigwell  
**Address:** Green space at Warren Court, Chigwell, Essex  
**Notes:** Open amenity space, with pedestrian walkway over part of the site. Western side of the site is thin, with a large amount of tree coverage.  
**Land type:** Urban open space  
**Primary use:** Residential



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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

**Site constraints affecting extent of developable area**

**Site area (ha):** 0.20  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** The Council's Settlement Capacity Study indicates roughly 20% of the site should be retained as public open space.  
**Area of site subject to non-major policy constraints (ha):** 0.04  
**Unconstrained site area (ha):** 0.16

**Establishing indicative baseline density**

**Site located in:** Large Village  
**Site setting is:** Large Village Local  
**Site is near a commuter hub:** Yes  
**Indicative baseline density (dph):** 67.3  
**Indicative baseline yield (units):** 10

### Refining the indicative site density

**Identified density constraints:** No constraints

**Constraints density adjustment:** 0% **(dph):** 67.3  
**Justification for adjustment:** No constraints affecting site capacity identified. No capacity adjustment made.

**Local setting:** No adjustment made for local setting.

**Local setting density adjustment:** 0% **(dph):** 67.3  
**Incorporate mixed use development:** The Settlement Capacity Study recommended this site incorporate employment/retail uses and assumed some 120sqm of employment space, which equates to circa 15% of the site area. The capacity has been reduced accordingly.

**Mixed use density adjustment:** -15% **(dph):** 57.2  
**Gross to net adjustment:** 0% **(dph):** 57.2  
**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 8

**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No site boundary adjustment, however the promoter has confirmed that the site is a local amenity space and not available in the Plan period.  
**Updated unconstrained site area (ha):** 0.16  
**Updated indicative net site capacity (units):** 8

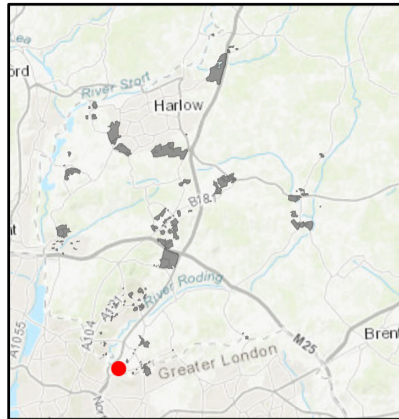
## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership An enquiry through the Land Registry confirmed that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years Based on a desk-top review of site characteristics, the site is currently amenity open space. It is judged that this would not preclude the site coming forward for development.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions No data is held on on-site restrictions.
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown The site is a small amenity open space owned by a residents' association. It was judged that the site would not be available for development.
2.1 Site marketability	(-)	Site is not being actively marketed As the site is owned by a residents' association, it is assumed that it has not been marketed for development.
2.2 Site viability	(+)	No viability issues identified While no information is held on the site's viability, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation



## Site Deliverability Assessment

**Site Reference:** SR-0823  
**Settlement:** Chigwell  
**Address:** Travelodge Hotel, Chigwell Road, Chigwell, Essex  
**Notes:** Hotel which is in use and a pay and display car park. Car park also used for parking for the adjacent pub.  
**Land type:** Urban brownfield  
**Primary use:** Residential



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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.29  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 0.29

### Establishing indicative baseline density

**Site located in:** Large Village  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 39.0  
**Indicative baseline yield (units):** 11

### Refining the indicative site density

**Identified density constraints:** TPOs  
**Constraints density adjustment:** -20% **(dph):** 31.2  
**Justification for adjustment:** TPOs within and adjacent to site may require further reduction in capacity to accommodate lower density buffers. No further reduction required for other identified constraints.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% **(dph):** 31.2  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 31.2  
**Gross to net adjustment:** 0% **(dph):** 31.2  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 9

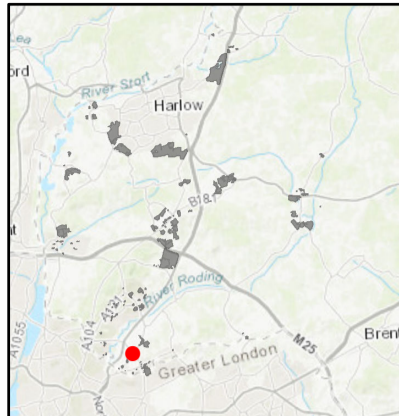
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.29  
**Updated indicative net site capacity (units):** 9

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership An enquiry through the Land Registry confirmed that the car park area, for which the capacity was assessed, is in single ownership.
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown Based on a desk-top assessment of site characteristics, the site is currently in use as a car park. It is not known when this use could cease.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions No data is held on on-site restrictions.
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown The availability of the site is unknown.
2.1 Site marketability	(-)	Site is not being actively marketed As no response has been received from the site owner, it is assumed for the purposes of this assessment that the site is not being marketed.
2.2 Site viability	(+)	No viability issues identified While no information is held on the site's viability, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability No data is held on on-site constraints.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.7 Health	0	Site is located within 1km of a health facility (GP) with a patient list size that exceeds recommended GP/patient ratio
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0824  
**Settlement:** Chigwell  
**Address:** Volvo Car Dealership, High Road, Chigwell, Essex  
**Notes:** Existing car dealership which is in use.  
**Land type:** Urban brownfield  
**Primary use:** Residential



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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.16  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 0.16

### Establishing indicative baseline density

**Site located in:** Large Village  
**Site setting is:** Large Village Centre  
**Site is near a commuter hub:** Yes  
**Indicative baseline density (dph):** 76.0  
**Indicative baseline yield (units):** 11

### Refining the indicative site density

**Identified density constraints:** No constraints

**Constraints density adjustment:** 0% **(dph):** 76.1

**Justification for adjustment:** No constraints affecting site capacity identified. No capacity adjustment made.

**Local setting:** Higher density setting and character of surrounding development likely to support higher densities. Density increased accordingly.

**Local setting density adjustment:** +100% **(dph):** 152.1

**Incorporate mixed use development:** The Settlement Capacity Study recommended this site incorporate 97.1 sqm of ground floor employment/retail uses equating to 15% of site area at assumed plot ratio of 0.4. The capacity has been reduced accordingly.

**Mixed use density adjustment:** -15% **(dph):** 129.3

**Gross to net adjustment:** 0% **(dph):** 129.3

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 20

**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.

**Updated unconstrained site area (ha):** 0.16

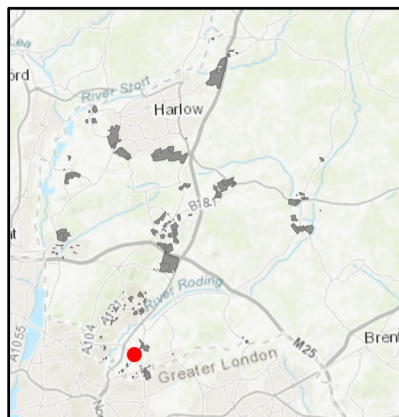
**Updated indicative net site capacity (units):** 20

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(-)	Site ownership is unknown or is in multiple ownership and the other owners are either unknown, oppose the development or are promoting another conflicting scheme An enquiry through the Land Registry confirmed that the site has a complex ownership pattern, with multiple titles across a private garage site.
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown Based on a desk-top review of site characteristics, the site is a private garage site. An enquiry through the Land Registry confirmed that the site has a complex ownership pattern, thus the timescale for this use to cease is unknown.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions No data is held on on-site restrictions.
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown An enquiry through the Land Registry confirmed that the site has a complex ownership pattern and the availability of the site is unknown.
2.1 Site marketability	(-)	Site is not being actively marketed An enquiry through the Land Registry confirmed that the site has a complex ownership pattern, thus it is assumed that it has not been marketed.
2.2 Site viability	(+)	No viability issues identified While no information is held on the site's viability, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability No data is held on on-site constraints.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0825  
**Settlement:** Chigwell  
**Address:** Garage site and garden, Brook Parade/Brook Way, Chigwell, Essex  
**Notes:** Existing garages and open amenity space. The amenity space has a large amount of tree coverage.  
**Land type:** Urban open space  
**Primary use:** Residential



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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.19  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 0.19

### Establishing indicative baseline density

**Site located in:** Large Village  
**Site setting is:** Large Village Centre  
**Site is near a commuter hub:** Yes  
**Indicative baseline density (dph):** 76.0  
**Indicative baseline yield (units):** 14

### Refining the indicative site density

**Identified density constraints:** TPOs  
**Constraints density adjustment:** -50% **(dph):** 38.0  
**Justification for adjustment:** TPOs cover large part of site, and are likely to reduce capacity by 50% in order to provide adequate protection / buffers. Density reduced accordingly.

**Local setting:** Car park sites were generally identified in the Council's Settlement Capacity Study as being suitable for higher densities. Density increased accordingly.

**Local setting density adjustment:** +50% **(dph):** 57.0

**Incorporate mixed use development:** The Settlement Capacity Study makes provision for a small amount of employment space. Due to site size it is not considered feasible to incorporate employment/retail uses. No adjustment has therefore been made.

**Mixed use density adjustment:** 0% **(dph):** 57.0

**Gross to net adjustment:** 0% **(dph):** 57.0

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 10

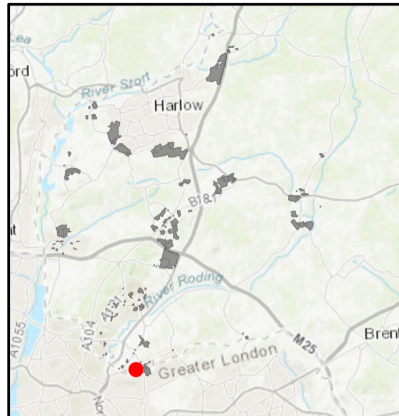
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.19  
**Updated indicative net site capacity (units):** 10

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership An enquiry through the Land Registry confirmed that the site is in single ownership.
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown An enquiry through the Land Registry confirmed that there are multiple leaseholds for the garage sites, and the timescale for these uses to cease is unknown.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions No data is held on on-site restrictions.
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown The availability of the site is unknown.
2.1 Site marketability	(-)	Site is not being actively marketed As no response has been received from the site owner, it is assumed for the purposes of this assessment that the site is not being marketed.
2.2 Site viability	(+)	No viability issues identified While no information is held on the site's viability, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability No data is held on on-site constraints.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0869  
**Settlement:** Chigwell  
**Address:** 46 Stradbroke Drive, Chigwell, Essex, IG7 5QZ  
**Notes:** One residential dwelling and garden  
**Land type:** Urban brownfield  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.20  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 0.20

### Establishing indicative baseline density

**Site located in:** Large Village  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 39.0  
**Indicative baseline yield (units):** 7

### Refining the indicative site density

**Identified density constraints:** TPOs  
**Constraints density adjustment:** -10% **(dph):** 35.1  
**Justification for adjustment:** TPOs located along northern and eastern site boundaries likely to require reduction in density in order to provide adequate buffers. Capacity adjusted accordingly.  
**Local setting:** Density reduced marginally to reflect lower density setting and character of surrounding development, and predominant urban form of with properties set in larger plots. Density reduced to account for setting.  
**Local setting density adjustment:** -20% **(dph):** 28.1  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 28.1  
**Gross to net adjustment:** 0% **(dph):** 28.1  
**Existing on-site development (units):** 1  
**Indicative net site capacity (units):** 4

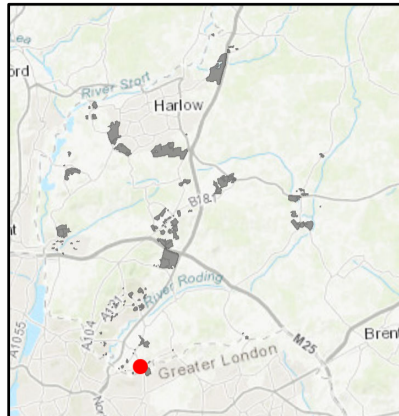
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.20  
**Updated indicative net site capacity (units):** 4

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership The Strategic Land Availability Assessment indicates that the site is in single ownership.
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown Based on a desk-top review of site characteristics the existing land use is residential, and the Strategic Land Availability Assessment does not indicate the anticipated timescale for on-site uses to cease.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions No data is held on on-site restrictions.
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown The availability of the site is unknown.
2.1 Site marketability	(-)	Site is not being actively marketed As the position on the site is unknown following the LPD Survey 2016, it is assumed that the site is not being actively marketed.
2.2 Site viability	(+)	No viability issues identified Although no viability testing has been undertaken by the site promoters, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0895  
**Settlement:** Chigwell  
**Address:** 105 Manor Road / 281 Fencepiece Road, Chigwell, Essex, IG7 5PN  
**Notes:** Two residential dwellings with gardens  
**Land type:** Urban brownfield  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
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**Issue**  
 Date  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.07  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 0.07

### Establishing indicative baseline density

**Site located in:** Large Village  
**Site setting is:** Other  
**Site is near a commuter hub:** Yes  
**Indicative baseline density (dph):** 58.5  
**Indicative baseline yield (units):** 4

### Refining the indicative site density

**Identified density constraints:** No constraints

**Constraints density adjustment:** 0% **(dph):** 58.5

**Justification for adjustment:** No constraints affecting site capacity identified. No capacity adjustment made.

**Local setting:** Higher density setting and character of surrounding development, therefore intensification of site is appropriate in this location. Density has been increased accordingly.

**Local setting density adjustment:** +100% **(dph):** 117.0

**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.

**Mixed use density adjustment:** 0% **(dph):** 117.0

**Gross to net adjustment:** 0% **(dph):** 117.0

**Existing on-site development (units):** 2

**Indicative net site capacity (units):** 6

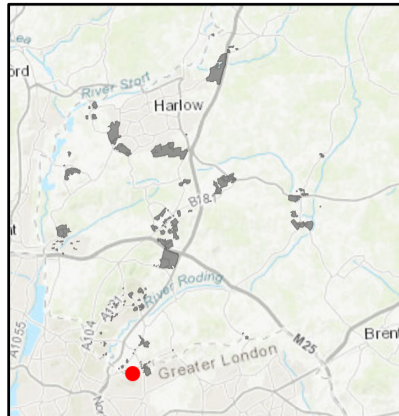
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.07  
**Updated indicative net site capacity (units):** 6

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	0	Site is located within 1km of a primary school with either a current or forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	(-)	There is a current deficiency in the quantum of open space within this settlement. The cumulative impact of the proposed allocations would result in a reduction in land for open space
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works with current or planned additional capacity to meet additional demand
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District
3.7 Impact on water networks	(-)	Settlement is served by water network which is unlikely to be able to meet additional demand - upgrades to the existing infrastructure expected to be required
3.8 Impact on wastewater networks	(+)	Settlement is served by wastewater network with capacity to meet additional demand

## Site Deliverability Assessment

**Site Reference:** SR-0897  
**Settlement:** Chigwell  
**Address:** 15 Stradbroke Drive, Chigwell, Essex, IG7 5QU  
**Notes:** Residential dwelling (two buildings) and surrounding woodland  
**Land type:** Urban open space  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

**Site constraints affecting extent of developable area**

**Site area (ha):** 0.69  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Almost entire site is identified as a BAP Habitat with the exception of some small areas located within the site boundary.  
**Area of site subject to non-major policy constraints (ha):** 0.61  
**Unconstrained site area (ha):** 0.08

**Establishing indicative baseline density**

**Site located in:** Large Village  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 39.0  
**Indicative baseline yield (units):** 3

### Refining the indicative site density

**Identified density constraints:** BAP Habitat; TPOs  
**Constraints density adjustment:** 0% (dph): 39.0  
**Justification for adjustment:** BAP Habitat covers the majority of the site, which has been removed from the site area. No further reduction to site capacity required to account for TPOs.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% (dph): 39.0  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% (dph): 39.0  
**Gross to net adjustment:** 0% (dph): 39.0  
**Existing on-site development (units):** 2  
**Indicative net site capacity (units):** 1

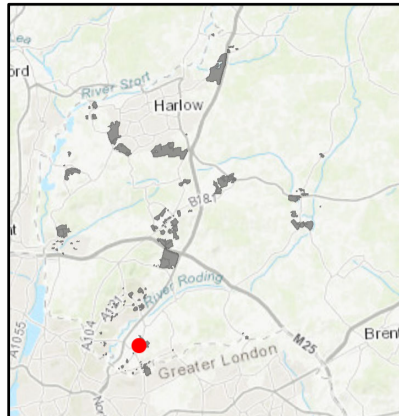
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No site boundary adjustment. However, due to the dwellings on site and the identified constraints, there is no realistic prospect of delivering homes on this site. The capacity of the site has been revised 0 net dwellings.  
**Updated unconstrained site area (ha):** 0.08  
**Updated indicative net site capacity (units):** 0

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0898  
**Settlement:** Chigwell  
**Address:** Grange Court, 72 High Road, Chigwell, Essex, IG7 6PT  
**Notes:** Grade II\* listed Georgian House previously used by Chigwell School as a boarding house. Currently vacant.  
**Land type:** Urban brownfield  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 0.42  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.  
**Area of site subject to non-major policy constraints (ha):** 0.00  
**Unconstrained site area (ha):** 0.08  
**Establishing indicative baseline density**  
**Site located in:** Large Village  
**Site setting is:** Other  
**Site is near a commuter hub:** Yes  
**Indicative baseline density (dph):** 58.5  
**Indicative baseline yield (units):** 4

### Refining the indicative site density

**Identified density constraints:** Heritage - Listed Building;  
**Constraints density adjustment:** 0% **(dph):** 58.5  
**Justification for adjustment:** Sensitive conversion of the site likely to be supported, therefore baseline capacity not likely to require reduction. No capacity adjustment made.  
**Local setting:** The area of the site proposed for development is only the footprint of the existing building. The density has been adjusted to account for the absence of external space in the site boundary.  
**Local setting density adjustment:** +100% **(dph):** 117.0  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 117.0  
**Gross to net adjustment:** 0% **(dph):** 117.0  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 9

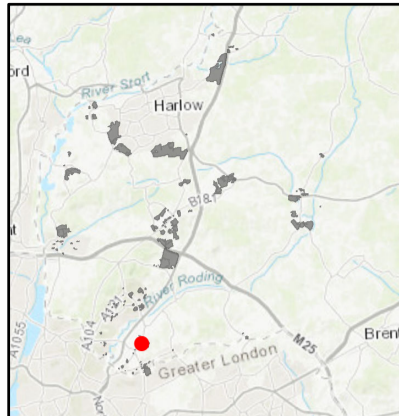
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.08  
**Updated indicative net site capacity (units):** 9

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	0	Site is located within 1km of a primary school with either a current or forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	(-)	There is a current deficiency in the quantum of open space within this settlement. The cumulative impact of the proposed allocations would result in a reduction in land for open space
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works with current or planned additional capacity to meet additional demand
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District
3.7 Impact on water networks	(-)	Settlement is served by water network which is unlikely to be able to meet additional demand - upgrades to the existing infrastructure expected to be required
3.8 Impact on wastewater networks	(+)	Settlement is served by wastewater network with capacity to meet additional demand

## Site Deliverability Assessment

**Site Reference:** SR-0990  
**Settlement:** Chigwell  
**Address:** Land at Chigwell Glebe between High Road and Vicarage Lane, Chigwell, Essex, IG7 6QB  
**Notes:** Paddock  
**Land type:** Medium performing Green Belt adjacent to a settlement  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
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**Issue**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 1.74  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 1.74

### Establishing indicative baseline density

**Site located in:** Large Village  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 39.0  
**Indicative baseline yield (units):** 67

### Refining the indicative site density

**Identified density constraints:** Ancient/Veteran Trees outside Ancient Woodland; Heritage - Conservation Area; TPOs  
**Constraints density adjustment:** -40% **(dph):** 23.4  
**Justification for adjustment:** Conservation Area constraint would require a reduction in density. No further reduction required to mitigate other identified constraints.

**Local setting:** Location of site would require a further reduction in density to address the historic character and built form and account for the need for provision of open space and enhancing the public right of way.

**Local setting density adjustment:** -30% **(dph):** 16.4

**Incorporate mixed use development:** Site is assumed for residential use only. No mixed use capacity adjustment.

**Mixed use density adjustment:** 0% **(dph):** 16.4

**Gross to net adjustment:** -10% **(dph):** 14.7

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 25

**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 1.74  
**Updated indicative net site capacity (units):** 25

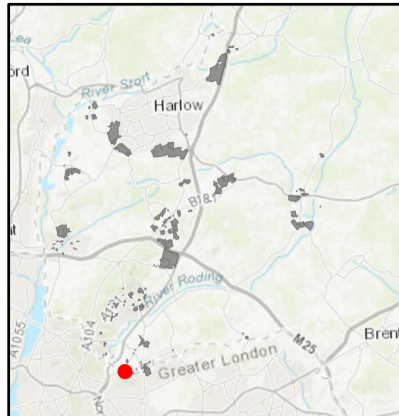
## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(+)	Information submitted through the Regulation 18 Draft Local Plan consultation indicates that the site is in single ownership.
1.3 On-site restrictions	0	There are no existing uses on-site or existing uses could cease in less than two years
1.4 Site availability	(+)	Information submitted through the Regulation 18 Draft Local Plan consultation confirms that the site is currently in use as a paddock. It is judged that this would not preclude the site coming forward for development.
2.1 Site marketability	(-)	Information provided through the LPD Survey 2016 for overlapping site SR-0318 indicates that a public right of way crosses the site. The promoter confirmed that this could be retained and this would not constrain development.
2.2 Site viability	(+)	Information provided through the LPD Survey 2016 for overlapping site SR-0318 indicates that the site is available immediately.
2.3 On-site and physical infrastructure constraints	(+)	Information provided through the LPD Survey 2016 for overlapping site SR-0318 indicates that the site has not been marketed to date.
2.4a Primary schools (Planning area)	0	No viability issues identified
2.4b Primary schools	0	Although no viability testing has been undertaken by the site promoters, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.5a Secondary schools (Planning area)	0	There are no known on-site constraints which would impact upon deliverability
2.5b Secondary schools	(-)	There are no known on-site constraints which would impact upon deliverability
2.6 Access to open space	(-)	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.7 Health	(-)	Site is located within 1km of a primary school with either a current or forecast capacity deficit.
2.8 Impact on mineral deposits	(+)	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
3.1 Cumulative loss of open space in settlement		Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
3.2 Cumulative impact on primary school (Planning area)		Site is more than 600m from existing publicly accessible open space.
3.3 Cumulative impact on secondary schools (Planning area)		Site is located more than 1km from a health facility (GP).
3.4 Cumulative impact on the green infrastructure		None of the site is located within a minerals safeguarding area
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation



## Site Deliverability Assessment

**Site Reference:** SR-0998  
**Settlement:** Chigwell  
**Address:** Cornerways, Turpins Lane, Chigwell, Essex, IG8 8BA  
**Notes:** Single detached dwelling  
**Land type:** Urban open space  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
 Issue  
**Rev 1**  
  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.08  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 0.08

### Establishing indicative baseline density

**Site located in:** Large Village  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 39.0  
**Indicative baseline yield (units):** 2

### Refining the indicative site density

**Identified density constraints:** Settlement Character  
**Constraints density adjustment:** -23% **(dph):** 30.0  
**Justification for adjustment:** Appeal decision for this site stated that the promoted density of 80 dph would not be supported due to impact on character, and a density closer to 30 dph in line with neighbouring developments would be more appropriate. Density reduced accordingly.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% **(dph):** 30.0  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 30.0  
**Gross to net adjustment:** 0% **(dph):** 30.0  
**Existing on-site development (units):** 1  
**Indicative net site capacity (units):** 1

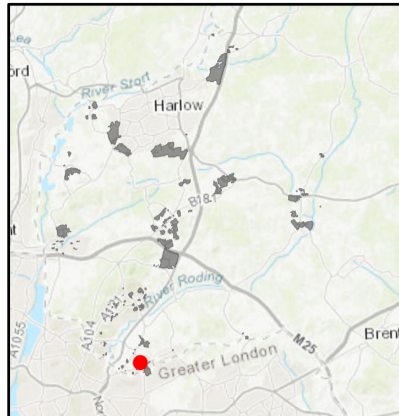
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.08  
**Updated indicative net site capacity (units):** 1

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership As a planning application was received in October 2016, EPF/2390/16, it is assumed for the purposes of this assessment that the site is in single ownership.
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown A planning application for 8 residential units in Oct. 2016, EPF/2390/16, did not confirm on-site uses; it is assumed (based on a desk-top assessment) that the site is currently in residential use and the timescale for this use ceasing is unknown.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions No data is held on on-site restrictions.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020 As there has been a planning application for 8 residential units in October 2016, EPF/2390/16, it is assumed that the site would be available for development in the short term.
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer As a planning application was submitted for 8 residential units in October 2016, EPF/2390/16, it is assumed for the purposes of this assessment that it has been actively marketed for development.
2.2 Site viability	(+)	No viability issues identified While no information is held on the site's viability, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability. The Stage 6.2 assessment indicates that topographical constraints in the site may preclude development. However, it is considered that design solutions could limit impacts.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-1009  
**Settlement:** Chigwell  
**Address:** 130 Hainault Road, Chigwell, Essex, IG7 5DL  
**Notes:** Single detached dwelling  
**Land type:** Urban open space  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
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**Rev 1**  
**ARUP** Epping Forest District Council  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 0.16  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.  
**Area of site subject to non-major policy constraints (ha):** 0.00  
**Unconstrained site area (ha):** 0.16  
**Establishing indicative baseline density**  
**Site located in:** Large Village  
**Site setting is:** Other  
**Site is near a commuter hub:** Yes  
**Indicative baseline density (dph):** 58.5  
**Indicative baseline yield (units):** 9

### Refining the indicative site density

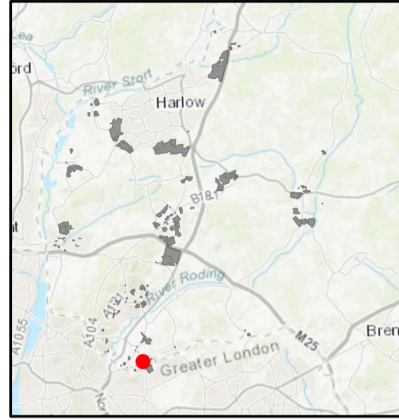
**Identified density constraints:** Settlement Character  
**Constraints density adjustment:** -50% **(dph):** 29.3  
**Justification for adjustment:** The Settlement Character Study and pre-application enquiry response indicate that the baseline density of the site should be reduced to avoid overdevelopment. Capacity reduced accordingly.  
**Local setting:** Any replacement development should be in the general location of the existing building and not extend into the garden. This is considered to reduce capacity further.  
**Local setting density adjustment:** -50% **(dph):** 14.6  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 14.6  
**Gross to net adjustment:** 0% **(dph):** 14.6  
**Existing on-site development (units):** 1  
**Indicative net site capacity (units):** 1  
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.16  
**Updated indicative net site capacity (units):** 1

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	0	Site is located within 1km of a primary school with either a current or forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	0	Site is located 400-600m from existing publicly accessible open space.
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-1010  
**Settlement:** Chigwell  
**Address:** Amar Nivas, 146 Hainault Road, Chigwell, Essex, IG7 5DL  
**Notes:** Single detached dwelling  
**Land type:** Urban open space  
**Primary use:** Residential



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

## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 0.17  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.  
**Area of site subject to non-major policy constraints (ha):** 0.00  
**Unconstrained site area (ha):** 0.17  
**Establishing indicative baseline density**  
**Site located in:** Large Village  
**Site setting is:** Other  
**Site is near a commuter hub:** Yes  
**Indicative baseline density (dph):** 58.5  
**Indicative baseline yield (units):** 10

### Refining the indicative site density

**Identified density constraints:** Settlement Character  
**Constraints density adjustment:** -15% **(dph):** 49.7  
**Justification for adjustment:** Settlement character assessment and pre-application enquiry response indicate that the baseline capacity would need to be reduced to a maximum of around 50 dph to mitigate impact on local character. Density reduced accordingly.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% **(dph):** 49.7  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 49.7  
**Gross to net adjustment:** 0% **(dph):** 49.7  
**Existing on-site development (units):** 1  
**Indicative net site capacity (units):** 7

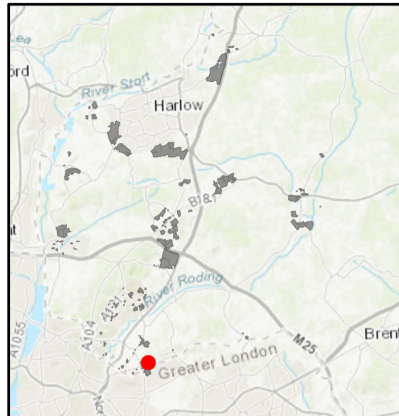
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.17  
**Updated indicative net site capacity (units):** 7

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	0	Site is located within 1km of a primary school with either a current or forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	(-)	There is a current deficiency in the quantum of open space within this settlement. The cumulative impact of the proposed allocations would result in a reduction in land for open space
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works with current or planned additional capacity to meet additional demand
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District
3.7 Impact on water networks	(-)	Settlement is served by water network which is unlikely to be able to meet additional demand - upgrades to the existing infrastructure expected to be required
3.8 Impact on wastewater networks	(+)	Settlement is served by wastewater network with capacity to meet additional demand

## Site Deliverability Assessment

**Site Reference:** SR-1017  
**Settlement:** Chigwell  
**Address:** 2A/2B Oak Lodge Avenue, Chigwell, Essex, IG7 5HZ  
**Notes:** Two single dwellings  
**Land type:** Urban brownfield  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
 Issue  
**Rev 1**  
  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 0.10  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.  
**Area of site subject to non-major policy constraints (ha):** 0.00  
**Unconstrained site area (ha):** 0.10

**Establishing indicative baseline density**  
**Site located in:** Large Village  
**Site setting is:** Large Village Local  
**Site is near a commuter hub:** Yes  
**Indicative baseline density (dph):** 67.3  
**Indicative baseline yield (units):** 6

### Refining the indicative site density

**Identified density constraints:** Settlement Character  
**Constraints density adjustment:** 0% **(dph):** 67.3  
**Justification for adjustment:** The Council's Settlement Character Study and a pre-application enquiry response indicate that quantum and scale of development should be limited to around six dwellings. A reduction in the baseline density is not required. No capacity adjustment made.  
**Local setting:** The pre-application enquiry response indicates that any replacement development should respect the existing building line, and not extend development into the garden area. This is not considered to reduce the capacity further.  
**Local setting density adjustment:** 0% **(dph):** 67.3  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 67.3  
**Gross to net adjustment:** 0% **(dph):** 67.3  
**Existing on-site development (units):** 2  
**Indicative net site capacity (units):** 4

**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.10  
**Updated indicative net site capacity (units):** 4

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation



**Report on Site Selection**

**ARUP**

Epping Forest District Council

Drawing No. EFDC-S3/4-003-Rev2

Date: March 2018

Scale: 1:5,000 @A3

**Content**

Residential Sites for Testing at Stage 3/4 and Stage 6.3/6.4 in Coopersale

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**Legend**

Residential Sites for Testing at Stage 3/4 and Stage 6.3/6.4

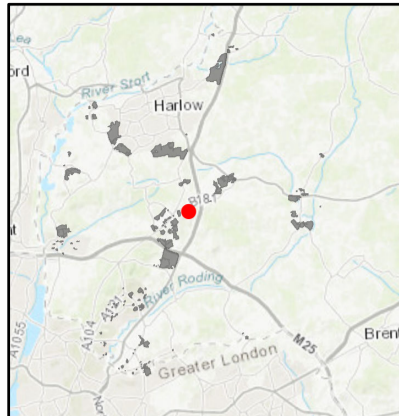
N

B869

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

## Site Deliverability Assessment

**Site Reference:** SR-0404  
**Settlement:** Coopersale  
**Address:** Institute Road Allotments, Coopersale  
**Notes:** Not applicable.  
**Land type:** Urban open space  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.79  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Around 79% of site is allotments. These are not statutorily protected and not currently in use however it is judged that they should not be developed. 50% of site is leased to the Coopersale Institute which is not expected to cease within Plan period.

**Area of site subject to non-major policy constraints (ha):** 0.63

**Unconstrained site area (ha):** 0.16

### Establishing indicative baseline density

**Site located in:** Small Village  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 34.5  
**Indicative baseline yield (units):** 5

### Refining the indicative site density

**Identified density constraints:** Nationally Protected Sites; Ancient Woodland; Access  
**Constraints density adjustment:** -50% **(dph):** 17.3  
**Justification for adjustment:** Site bounded to west by rail track and to north, south and east by existing development, therefore capacity reduction not likely required for SSSI. Access issues and Ancient Woodland likely to significantly reduce capacity. Capacity reduced accordingly.  
**Local setting:** Planning permission for 27 units on site. Adjustment made to reflect permitted quantum of development.  
**Local setting density adjustment:** +95% **(dph):** 33.6  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 33.6  
**Gross to net adjustment:** 0% **(dph):** 33.6  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 5

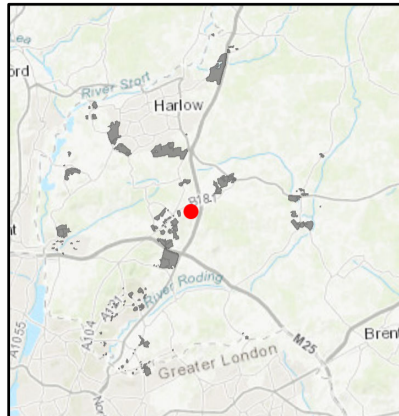
**Further site boundary amendment:** Yes  
**Justification for further site boundary amendment:** Development of this site should be limited to the parts of the site which are not allotments. This equates to around 20.5% of the site area. However this has been accounted for in the on-site major policy constraints.  
**Updated unconstrained site area (ha):** 0.16  
**Updated indicative net site capacity (units):** 5

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(-)	Site ownership is unknown or is in multiple ownership and the other owners are either unknown, oppose the development or are promoting another conflicting scheme
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown
2.1 Site marketability	(-)	Site is not being actively marketed
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0987  
**Settlement:** Coopersale  
**Address:** Ground Floor, 28-31 Parklands and Upper Floors 32-39 Parklands, Coopersale, Epping, Essex, CM16 7RE  
**Notes:** Retail uses and residential dwellings  
**Land type:** Urban brownfield  
**Primary use:** Residential



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>Rev 1</b>

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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

**Site constraints affecting extent of developable area**

**Site area (ha):** 0.16  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.  
**Area of site subject to non-major policy constraints (ha):** 0.00  
**Unconstrained site area (ha):** 0.16

**Establishing indicative baseline density**

**Site located in:** Small Village  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 34.5  
**Indicative baseline yield (units):** 5

### Refining the indicative site density

**Identified density constraints:** Nationally Protected Sites; Settlement Character

**Constraints density adjustment:** 0% **(dph):** 34.5

**Justification for adjustment:** Nationally protected site is not considered to constrain capacity due to distance from site. Impact on settlement character does not require a reduction to the baseline density. No capacity adjustment made.

**Local setting:** The site characteristics (flatted development) mean that the site is likely to support redevelopment at higher densities than the baseline density.

**Local setting density adjustment:** +200% **(dph):** 103.5

**Incorporate mixed use development:** It is considered that the site should re-provide retail on ground floor in accordance with the Call for Sites form. Capacity reduced accordingly

**Mixed use density adjustment:** -20% **(dph):** 82.8

**Gross to net adjustment:** 0% **(dph):** 82.8

**Existing on-site development (units):** 7

**Indicative net site capacity (units):** 6

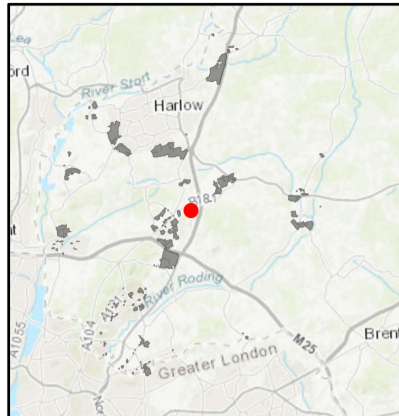
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.16  
**Updated indicative net site capacity (units):** 6

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information submitted through the Council's Call for Sites 2016/2017 indicates that the site is in single ownership.
1.2 Existing uses	0	Existing uses on-site which could cease between two and 10 years Information submitted through the Council's Call for Sites 2016/2017 indicates that the site is currently in residential and retail use, which would be available for development within 5 years.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions Information submitted through the Council's Call for Sites 2016/2017 indicates that there are no known on-site restrictions affecting the site.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020 Information submitted through the Council's Call for Sites 2016/2017 confirms that the site would be available between 2016 and 2020.
2.1 Site marketability	(-)	Site is not being actively marketed Information submitted through the Council's Call for Sites 2016/2017 confirms that the site has not been marketed.
2.2 Site viability	(+)	No viability issues identified While no information is held on the site's viability, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability. Information submitted through the Council's Call for Sites 2016/2017 indicates the site has existing connections to mains water, sewerage, electricity, gas and highways. Stage 6.2 assessment states that contamination constraints could be mitigated.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There is a current deficiency in the quantum of open space within this settlement. However, no open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure In particular, SR-0069, SR-0069/33, SR-0333Bi, SR-0445, SR-1002, SR-0113A and SR-0113B could collectively enhance the public rights of way network and link ecological assets to the settlement. Re-development of SR-0556 would result in the loss of woodland open space.
3.5 Cumulative impact on sewage treatment work capacity	0	Settlement is served by a Sewage Treatment Works which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required
3.6 Cumulative impact on Central Line capacity	0	The proposed allocations in this settlement are expected to result in a minor increase in the expected forecast peak use of the Central Line stations within Epping Forest District, which will not affect the capacity of these stations
3.7 Impact on water networks	(+)	Settlement is served by water network with no known capacity issues
3.8 Impact on wastewater networks	0	Settlement is served by wastewater network which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required

## Site Deliverability Assessment

**Site Reference:** SR-0996  
**Settlement:** Coopersale  
**Address:** Newstead, 19 Coopersale Common, Coopersale, Epping, Essex, CM16 7QS  
**Notes:** Single detached dwelling  
**Land type:** Urban open space  
**Primary use:** Residential



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>Rev 1</b>

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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.14  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 0.14

### Establishing indicative baseline density

**Site located in:** Small Village  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 34.5  
**Indicative baseline yield (units):** 4

### Refining the indicative site density

**Identified density constraints:** Nationally Protected Sites; Settlement Character  
**Constraints density adjustment:** 0% (dph): 34.5  
**Justification for adjustment:** Settlement character impact not considered to require a reduction to the baseline density. No reduction for nationally protected sites due to distance.

**Local setting:** No adjustment made for local setting.

**Local setting density adjustment:** 0% (dph): 34.5

**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.

**Mixed use density adjustment:** 0% (dph): 34.5

**Gross to net adjustment:** 0% (dph): 34.5

**Existing on-site development (units):** 1

**Indicative net site capacity (units):** 3

**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.14  
**Updated indicative net site capacity (units):** 3

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation





**Report on Site Selection**

**ARUP**

Epping Forest District Council

Drawing No. EFDC-S3/4-004-Rev2
Date: March 2018
Scale: 1:13,000 @A3

**Content**  
Residential Sites for Testing at Stage 3/4 and Stage 6.3/6.4 in Epping

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**

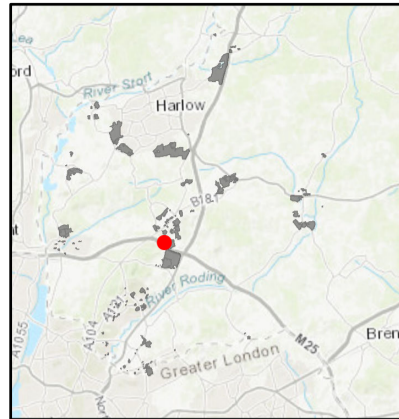
Residential Sites for Testing at Stage 3/4 and Stage 6.3/6.4

N  
B873

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

## Site Deliverability Assessment

**Site Reference:** SR-0069/33  
**Settlement:** Epping  
**Address:** Land South of Epping  
**Notes:** Open land.  
**Land type:** High performing Green Belt adjacent to a settlement  
**Primary use:** Residential



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>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

## Indicative Site Capacity Assessment

**Site boundary amendment:** None

**Site constraints affecting extent of developable area**

**Site area (ha):** 12.47

**On-site major policy constraints:** Not applicable.

**Area of site subject to major policy constraints (ha):** 0.00

**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 12.47

**Establishing indicative baseline density**

**Site located in:** Town

**Site setting is:** Other

**Site is near a commuter hub:** No

**Indicative baseline density (dph):** 45.0

**Indicative baseline yield (units):** 561

### Refining the indicative site density

**Identified density constraints:** Power Lines; Internationally Protected Sites; Nationally Protected Sites; TPOs; Air Quality; Access

**Constraints density adjustment:** 0% **(dph):** 45.0

**Justification for adjustment:** Impact on Internationally / Nationally Protected Sites and TPOs not likely to require density reduction. Electricity line and air quality constraints do not reduce capacity. Access requirements assumed not to constrain capacity. No adjustment made.

**Local setting:** No adjustment made for local setting.

**Local setting density adjustment:** 0% **(dph):** 45.0

**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.

**Mixed use density adjustment:** 0% **(dph):** 45.0

**Gross to net adjustment:** -35% **(dph):** 29.3

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 364

**Further site boundary amendment:** Yes

**Justification for further site boundary amendment:** Site SR-0069 is located entirely within the boundary of SR-0069/33. Therefore, the unconstrained area of site SR-0069 has been removed to avoid double counting.

**Updated unconstrained site area (ha):** 10.55

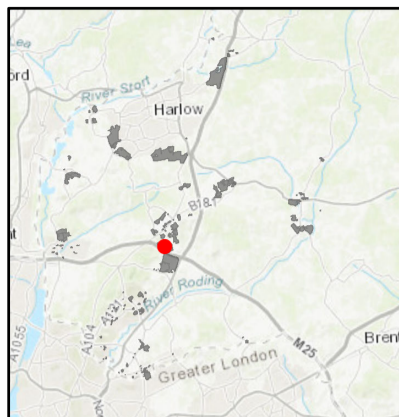
**Updated indicative net site capacity (units):** 308

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(+)	Information submitted through the Regulation 18 Draft Local Plan consultation confirms that the site is in single ownership. This was corroborated by an enquiry through the Land Registry
1.3 On-site restrictions	(-)	There are no existing uses on-site or existing uses could cease in less than two years
1.4 Site availability	(+)	Site subject to restrictions and there is limited prospect of the restriction being overcome
2.1 Site marketability	(-)	Site expected to be available between 2016 and 2020
2.2 Site viability	(+)	Site is not being actively marketed
2.3 On-site and physical infrastructure constraints	(+)	No viability issues identified
2.4a Primary schools (Planning area)	0	There are no known on-site constraints which would impact upon deliverability. The site has existing connections to utilities including water, main sewerage, electricity, and to highways infrastructure.
2.4b Primary schools	(-)	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.5a Secondary schools (Planning area)	0	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5b Secondary schools	(-)	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.6 Access to open space	0	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.7 Health	(-)	Site is located 400-600m from existing publicly accessible open space.
2.8 Impact on mineral deposits	(+)	Site is located more than 1km from a health facility (GP).
3.1 Cumulative loss of open space in settlement	0	None of the site is located within a minerals safeguarding area
3.2 Cumulative impact on primary school (Planning area)	0	There is a current deficiency in the quantum of open space within this settlement. However, no open space is lost as a result of the proposed allocations in the settlement
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.5 Cumulative impact on sewage treatment work capacity	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure
3.6 Cumulative impact on Central Line capacity	0	Settlement is served by a Sewage Treatment Works which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required
3.7 Impact on water networks	(+)	The proposed allocations in this settlement are expected to result in a minor increase in the expected forecast peak use of the Central Line stations within Epping Forest District, which will not affect the capacity of these stations
3.8 Impact on wastewater networks	0	Settlement is served by water network with no known capacity issues
		In particular, SR-0069, SR-0069/33, SR-0333Bi, SR-0445, SR-1002, SR-0113A and SR-0113B could collectively enhance the public rights of way network and link ecological assets to the settlement. Re-development of SR-0556 would result in the loss of woodland open space.
		Settlement is served by wastewater network which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required
		B874

## Site Deliverability Assessment

**Site Reference:** SR-0069  
**Settlement:** Epping  
**Address:** Land at Ivy Chimneys Road, Epping  
**Notes:** Agricultural field  
**Land type:** High performing Green Belt adjacent to a settlement  
**Primary use:** Residential



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

## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 1.92  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.  
**Area of site subject to non-major policy constraints (ha):** 0.00  
**Unconstrained site area (ha):** 1.92  
**Establishing indicative baseline density**  
**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 45.0  
**Indicative baseline yield (units):** 86

### Refining the indicative site density

**Identified density constraints:** TPOs; Settlement Character  
**Constraints density adjustment:** -10% **(dph):** 40.5  
**Justification for adjustment:** TPOs on northern boundary likely to require buffer to mitigate impacts and impact on settlement character would require a reduction in density. Capacity reduced accordingly.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% **(dph):** 40.5  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 40.5  
**Gross to net adjustment:** -10% **(dph):** 36.5  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 69

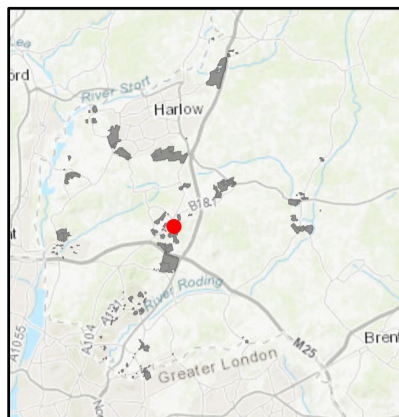
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 1.92  
**Updated indicative net site capacity (units):** 69

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information provided through the LPD Survey 2016 confirms that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years Confirmed by the LPD Survey 2016.
1.3 On-site restrictions	(-)	Site subject to restrictions and there is limited prospect of the restriction being overcome A Regulation 18 consultation representation made by a local resident states that the site is subject to a ransom strip owned by the Corporation of London; this is supported by a Land Registry enquiry. It is not clear how this could be overcome.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020 Confirmed by information provided through the LPD Survey 2016.
2.1 Site marketability	(-)	Site is not being actively marketed Confirmed by information provided through the LPD Survey 2016.
2.2 Site viability	(+)	No viability issues identified Although no viability testing has been undertaken by the site promoters, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	0	Site is located 400-600m from existing publicly accessible open space.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There is a current deficiency in the quantum of open space within this settlement. However, no open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure In particular, SR-0069, SR-0069/33, SR-0333Bi, SR-0445, SR-1002, SR-0113A and SR-0113B could collectively enhance the public rights of way network and link ecological assets to the settlement. Re-development of SR-0556 would result in the loss of woodland open space.
3.5 Cumulative impact on sewage treatment work capacity	0	Settlement is served by a Sewage Treatment Works which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required
3.6 Cumulative impact on Central Line capacity	0	The proposed allocations in this settlement are expected to result in a minor increase in the expected forecast peak use of the Central Line stations within Epping Forest District, which will not affect the capacity of these stations
3.7 Impact on water networks	(+)	Settlement is served by water network with no known capacity issues
3.8 Impact on wastewater networks	0	Settlement is served by wastewater network which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required

## Site Deliverability Assessment

**Site Reference:** SR-0071  
**Settlement:** Epping  
**Address:** Land at Standards Hill, Epping  
**Notes:** Agricultural/vacant fields  
**Land type:** Medium performing Green Belt adjacent to a settlement  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 14.43  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** North, east, centre and part of the south-west of the site are constrained by the BAP habitat.

**Area of site subject to non-major policy constraints (ha):** 10.90  
**Unconstrained site area (ha):** 3.53

### Establishing indicative baseline density

**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 45.0  
**Indicative baseline yield (units):** 158

### Refining the indicative site density

**Identified density constraints:** Nationally Protected Sites; BAP Habitat; TPOs  
**Constraints density adjustment:** -20% **(dph):** 36.0  
**Justification for adjustment:** Density reduced to account for likely requirement to provide a buffer around BAP Habitat and clusters of TPOs. Proximity of site to Nationally Protected Sites not likely to reduce capacity further.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% **(dph):** 36.0  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 36.0  
**Gross to net adjustment:** -10% **(dph):** 32.4  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 114

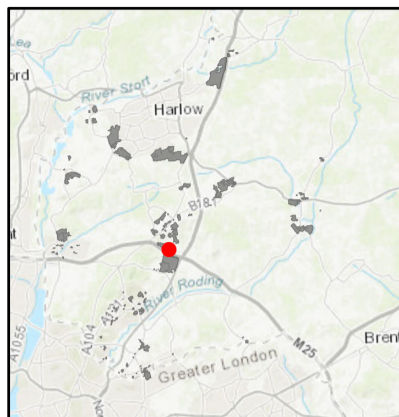
**Further site boundary amendment:** Yes  
**Justification for further site boundary amendment:** Development should be limited to the south-western part of the site which is unconstrained by BAP Habitats and TPO. This requires a further reduction of 4% of the unconstrained site area.  
**Updated unconstrained site area (ha):** 3.39  
**Updated indicative net site capacity (units):** 109

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020
2.1 Site marketability	(+)	Site is under option to a developer
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	0	Site is located within 1km of a health facility (GP) with a patient list size that exceeds recommended GP/patient ratio
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0113A  
**Settlement:** Epping  
**Address:** Land South of Brook Road, Epping  
**Notes:** Agricultural fields.  
**Land type:** High performing Green Belt adjacent to a settlement  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 15.87  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** All of Brook Road Amenity Green space / informal recreation ground located in north east of site however it is likely that this could be retained or reprovided on site without a reduction in capacity.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 15.60

### Establishing indicative baseline density

**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 45.0  
**Indicative baseline yield (units):** 702

### Refining the indicative site density

**Identified density constraints:** Nationally Protected Sites; Air Quality; Settlement Character; Gas Pipelines; TPOs

**Constraints density adjustment:** 0% (dph): 45.0

**Justification for adjustment:** TPOs on site likely to be incorporated within site layout with density reduction required. Electricity line located on southern boundary of site but not considered a constraint on density. Air quality not likely to reduce capacity. No adjustment made.

**Local setting:** No adjustment made for local setting.

**Local setting density adjustment:** 0% (dph): 45.0

**Incorporate mixed use development:** Site assumed for residential development only. No mixed use capacity adjustment.

**Mixed use density adjustment:** 0% (dph): 45.0

**Gross to net adjustment:** -35% (dph): 29.3

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 456

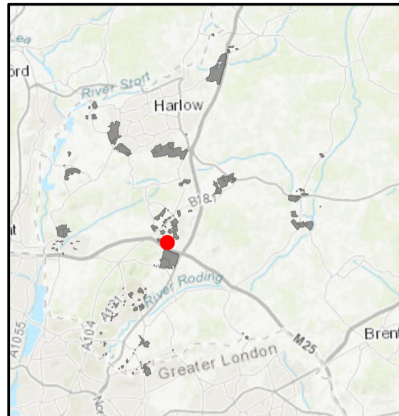
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site boundary. The capacity should be limited to approximately 265 homes in order to ensure that the total number of homes allocated in Epping can ensure that highways and air quality impacts on the Forest can be mitigated.  
**Updated unconstrained site area (ha):** 15.60  
**Updated indicative net site capacity (units):** 456

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020
2.1 Site marketability	(+)	Site is under option to a developer
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There is a current deficiency in the quantum of open space within this settlement. However, no open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure
3.5 Cumulative impact on sewage treatment work capacity	0	Settlement is served by a Sewage Treatment Works which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required
3.6 Cumulative impact on Central Line capacity	0	The proposed allocations in this settlement are expected to result in a minor increase in the expected forecast peak use of the Central Line stations within Epping Forest District, which will not affect the capacity of these stations
3.7 Impact on water networks	(+)	Settlement is served by water network with no known capacity issues
3.8 Impact on wastewater networks	0	Settlement is served by wastewater network which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required

## Site Deliverability Assessment

**Site Reference:** SR-0113B  
**Settlement:** Epping  
**Address:** Land to the South of Brook Road, Epping  
**Notes:** Open land.  
**Land type:** Medium performing Green Belt adjacent to a settlement  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 6.78  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.  
**Area of site subject to non-major policy constraints (ha):** 0.00  
**Unconstrained site area (ha):** 6.78  
**Establishing indicative baseline density**  
**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 45.0  
**Indicative baseline yield (units):** 304

### Refining the indicative site density

**Identified density constraints:** Nationally Protected Sites; Heritage - Conservation Area and Listed Building  
**Constraints density adjustment:** 0% **(dph):** 45.0  
**Justification for adjustment:** Listed Buildings and Conservation Area not likely to constrain capacity due to site size allowing for mitigation through layout and design. SSSI constraint is not likely to reduce capacity. No capacity adjustment made.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% **(dph):** 45.0  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 45.0  
**Gross to net adjustment:** -20% **(dph):** 36.0  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 243

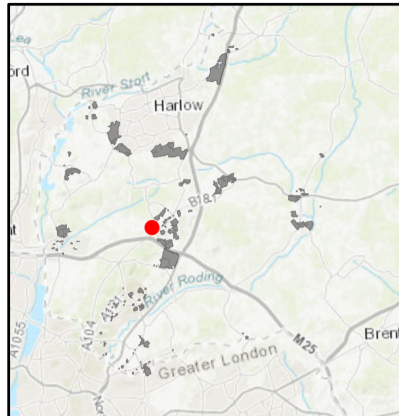
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 6.78  
**Updated indicative net site capacity (units):** 243

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	0	Information provided through the LPD Survey 2016 confirmed that the site is in multiple ownership. Part is owned separately and the intentions of this landowner are unknown, but the promoter confirmed this would not conflict with the promoted scheme.
1.2 Existing uses	(+)	Confirmed by information provided through the LPD Survey 2016.
1.3 On-site restrictions	0	A public footpath runs through the site, but it is judged that this would not constrain development.
1.4 Site availability	(+)	Confirmed by information provided through the LPD Survey 2016.
2.1 Site marketability	(+)	Based on information from the Strategic Land Availability Assessment, the site is under option to a developer.
2.2 Site viability	(+)	Although no viability testing has been undertaken by the site promoters, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	0	Information submitted through the LPD Survey 2016 indicates an identified need for utilities, highways and telecoms connections which may impact on deliverability. Connections have been identified close to the site to mitigate against these constraints.
2.4a Primary schools (Planning area)	0	
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	
2.7 Health	(-)	
2.8 Impact on mineral deposits	(+)	
3.1 Cumulative loss of open space in settlement	0	
3.2 Cumulative impact on primary school (Planning area)	0	
3.3 Cumulative impact on secondary schools (Planning area)	0	
3.4 Cumulative impact on the green infrastructure	0	In particular, SR-0069, SR-0069/33, SR-0333Bi, SR-0445, SR-1002, SR-0113A and SR-0113B could collectively enhance the public rights of way network and link ecological assets to the settlement. Re-development of SR-0556 would result in the loss of woodland open space.
3.5 Cumulative impact on sewage treatment work capacity	0	
3.6 Cumulative impact on Central Line capacity	0	
3.7 Impact on water networks	(+)	
3.8 Impact on wastewater networks	0	

## Site Deliverability Assessment

**Site Reference:** SR-0132Ci  
**Settlement:** Epping  
**Address:** Epping Sports Club, Lower Bury Lane  
**Notes:** Land to the West of Bury Lane, and Epping Sports Club - promoter indicated potential relocation.  
**Land type:** Medium performing Green Belt adjacent to a settlement  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 8.92  
**On-site major policy constraints:** An area of Epping Forest affects part of the site along Lower Bury Lane.  
**Area of site subject to major policy constraints (ha):** 0.04  
**On-site non-major policy constraints:** Not applicable.  
**Area of site subject to non-major policy constraints (ha):** 0.00  
**Unconstrained site area (ha):** 8.88

### Establishing indicative baseline density

**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 45.0  
**Indicative baseline yield (units):** 399

### Refining the indicative site density

**Identified density constraints:** TPOs; Ancient/Veteran Trees outside of Ancient Woodland; Epping Forest Buffer Land; Heritage - Conservation Area and Listed Building  
**Constraints density adjustment:** 0% **(dph):** 45.0  
**Justification for adjustment:** TPOs and Ancient / Veteran Trees and Buffer Land on-site could be accommodated in the scheme design. Western part of site includes a Listed Building and adjacent to Conservation Area; area is proposed for new sports facilities so no adjustment made.  
**Local setting:** Density reduced as surrounding development is of a lower density.  
**Local setting density adjustment:** -25% **(dph):** 33.8  
**Incorporate mixed use development:** The site includes the re-located Epping sports centre, which would leave approximately 26% of the site available (the existing sports centre site) for residential development.  
**Mixed use density adjustment:** -74% **(dph):** 8.7  
**Gross to net adjustment:** -20% **(dph):** 7.0  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 62

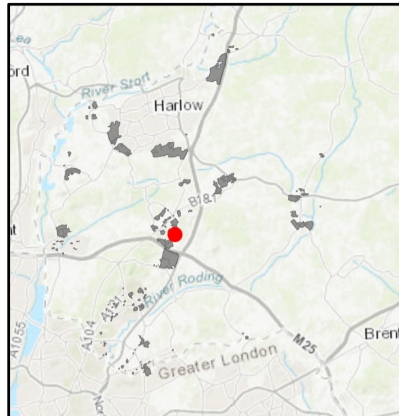
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 8.88  
**Updated indicative net site capacity (units):** 62

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information provided through the LPD Survey 2016 confirms that the site is in single ownership.
1.2 Existing uses	0	Existing uses on-site which could cease between two and 10 years Information provided through the LPD Survey 2016 confirms that the existing sports facilities would be re-located on site. It is assumed that this could be undertaken within 2-10 years.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions Confirmed by the LPD Survey 2016.
1.4 Site availability	0	Site expected to be available between 2021 and 2025 Confirmed by information provided through the LPD Survey 2016.
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer Confirmed by information provided through the LPD Survey 2016.
2.2 Site viability	0	Site viability is marginal or weaker demand for development Based on information provided by the developer, site viability may be more marginal as a result of the costs associated with relocating the sports facilities. This may be overcome by agreeing a lower affordable housing provision.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	0	Site is located within 1km of a secondary school with either a current or forecast capacity deficit
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0153  
**Settlement:** Epping  
**Address:** Land north of Stewards Green Road, Epping  
**Notes:** Agricultural fields  
**Land type:** Medium performing Green Belt adjacent to a settlement  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

**Site constraints affecting extent of developable area**

**Site area (ha):** 14.75

**On-site major policy constraints:** Not applicable.

**Area of site subject to major policy constraints (ha):** 0.00

**On-site non-major policy constraints:** Flood Zones 2 and 3a affect the south east corner of the site.

**Area of site subject to non-major policy constraints (ha):** 0.08

**Unconstrained site area (ha):** 14.67

**Establishing indicative baseline density**

**Site located in:** Town

**Site setting is:** Other

**Site is near a commuter hub:** No

**Indicative baseline density (dph):** 45.0

**Indicative baseline yield (units):** 660

### Refining the indicative site density

**Identified density constraints:** Nationally Protected Sites; Gas Pipelines; TPOs

**Constraints density adjustment:** 0% **(dph):** 45.0

**Justification for adjustment:** Intermediate Pressure Gas mains on site. However the affect small area and could be mitigated without reduction in density. No reduction for SSSI due to distance from site. No capacity adjustment made.

**Local setting:** Higher densities could be focused closer to tube station, and lower densities to the south of the site. However, this is a matter for detailed masterplanning so no adjustment made to density.

**Local setting density adjustment:** 0% **(dph):** 45.0

**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.

**Mixed use density adjustment:** 0% **(dph):** 45.0

**Gross to net adjustment:** -35% **(dph):** 29.3

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 429

**Further site boundary amendment:** Yes

**Justification for further site boundary amendment:** Development should be limited to the parts of the site removing the south east corner equating to approximately 71% of the site.

**Updated unconstrained site area (ha):** 10.42

**Updated indicative net site capacity (units):** 304

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years
1.3 On-site restrictions	0	Site is subject to restrictions but agreement in place or being negotiated to overcome them, or not judged to be a constraint
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020
2.1 Site marketability	(+)	Site is under option to a developer
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation



## Site Deliverability Assessment

**Site Reference:** SR-0208

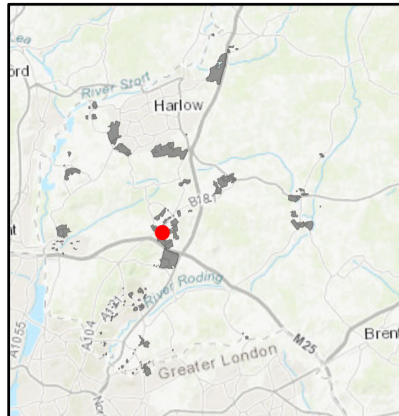
**Settlement:** Epping

**Address:** Theydon Place, Epping

**Notes:** Fallow fields and paddocks

**Land type:** High performing Green Belt adjacent to a settlement

**Primary use:** Residential



Client  
**Epping Forest District Council**

Job Title  
**Epping Forest District Local Plan**

Drawing Status	Date
<b>Issue</b>	<b>March 2018</b>
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 5.93

**On-site major policy constraints:** Not applicable.

**Area of site subject to major policy constraints (ha):** 0.00

**On-site non-major policy constraints:** Southern half of the site constrained by a Local Wildlife Site. A BAP habitat is also located on the south-eastern quarter of the site.

**Area of site subject to non-major policy constraints (ha):** 3.90

**Unconstrained site area (ha):** 2.03

### Establishing indicative baseline density

**Site located in:** Town

**Site setting is:** Other

**Site is near a commuter hub:** No

**Indicative baseline density (dph):** 45.0

**Indicative baseline yield (units):** 91

### Refining the indicative site density

**Identified density constraints:** BAP Habitat; LoWS; TPOs

**Constraints density adjustment:** -20% **(dph):** 36.0

**Justification for adjustment:** Buffer likely to be required to mitigate impact on BAP Habitat and LoWS. TPOs located on-site, which may affect site layout. Density reduced for these constraints. Effect on Epping Forest not likely to affect capacity further.

**Local setting:** No adjustment made for local setting.

**Local setting density adjustment:** 0% **(dph):** 36.0

**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.

**Mixed use density adjustment:** 0% **(dph):** 36.0

**Gross to net adjustment:** -10% **(dph):** 32.4

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 65

**Further site boundary amendment:** No

**Justification for further site boundary amendment:** No amendment to site area.

**Updated unconstrained site area (ha):** 2.03

**Updated indicative net site capacity (units):** 65

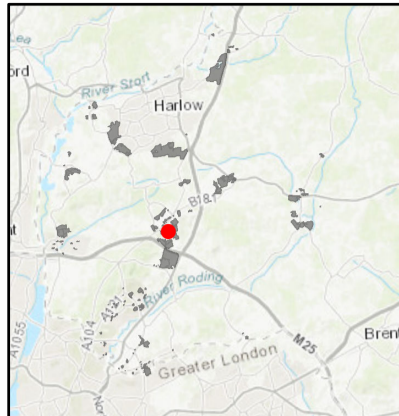
## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(+)	Information provided through the LPD Survey 2016 confirms that the site is in single ownership.
1.3 On-site restrictions	(+)	There are no existing uses on-site or existing uses could cease in less than two years
1.4 Site availability	(+)	Correspondence received by the Council in August 2017 confirms that the site is grazing land. It is judged that this should not preclude the site coming forward for development.
2.1 Site marketability	(+)	Site is not subject to any known restrictions
2.2 Site viability	(+)	A Site Deliverability Statement submitted through the Regulation 18 Draft Local Plan consultation indicates that there are no on-site restrictions affecting the site.
2.3 On-site and physical infrastructure constraints	(+)	Site expected to be available between 2016 and 2020
2.4a Primary schools (Planning area)	0	Confirmed by information provided through the LPD Survey 2016.
2.4b Primary schools	(-)	Site is under option to a developer
2.5a Secondary schools (Planning area)	0	The site freehold is owned by a house builder.
2.5b Secondary schools	0	No viability issues identified
2.6 Access to open space	(+)	Although no viability testing has been undertaken by the site promoters, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.7 Health	(-)	Information submitted through the Regulation 18 Draft Local Plan consultation confirms that there are no known on-site constraints which would impact upon deliverability
2.8 Impact on mineral deposits	(+)	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
3.1 Cumulative loss of open space in settlement		Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
3.2 Cumulative impact on primary school (Planning area)		Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
3.3 Cumulative impact on secondary schools (Planning area)		Site is located within 1km of a secondary school with either a current or forecast capacity deficit
3.4 Cumulative impact on the green infrastructure		Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
3.5 Cumulative impact on sewage treatment work capacity		Site is located more than 1km from a health facility (GP).
3.6 Cumulative impact on Central Line capacity		None of the site is located within a minerals safeguarding area
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0229  
**Settlement:** Epping  
**Address:** Epping London Underground Car Park and land adjacent to station, off Station Road, CM16 4  
**Notes:** Car park and builder's yard

**Land type:** Urban brownfield  
**Primary use:** Residential



Client  
**Epping Forest District Council**

Job Title  
**Epping Forest District Local Plan**

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<b>Issue</b>	<b>March 2018</b>
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 1.60  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Settlement Capacity Study indicates that London Underground parking could be re-provided through decked car parking, taking approximately 25% of site.

**Area of site subject to non-major policy constraints (ha):** 0.40

**Unconstrained site area (ha):** 1.20

### Establishing indicative baseline density

**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** Yes  
**Indicative baseline density (dph):** 67.5  
**Indicative baseline yield (units):** 80

### Refining the indicative site density

**Identified density constraints:** Nationally Protected Sites; Heritage - Locally Listed Building

**Constraints density adjustment:** 0% **(dph):** 67.5

**Justification for adjustment:** Urban site located some distance from Nationally Protected Sites, therefore not likely to constrain capacity. Locally Listed Building not likely to constrain capacity. No capacity adjustment made.

**Local setting:** Highly accessible car park site within town, identified as an opportunity to deliver higher densities on this site. Capacity adjusted to account for local setting.

**Local setting density adjustment:** +50% **(dph):** 101.3

**Incorporate mixed use development:** The Settlement Capacity Study recommended this site incorporate town centre uses which equates to circa 18% of the site capacity, and is likely to be accommodated on the ground floor. Capacity reduced accordingly.

**Mixed use density adjustment:** -18% **(dph):** 83.0

**Gross to net adjustment:** -10% **(dph):** 74.7

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 89

**Further site boundary amendment:** No

**Justification for further site boundary amendment:** No amendment to site area.

**Updated unconstrained site area (ha):** 1.20

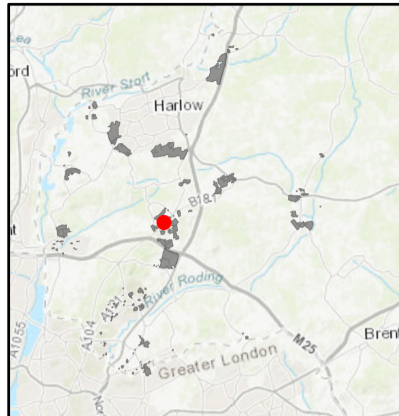
**Updated indicative net site capacity (units):** 89

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(+)	Information submitted through the Regulation 18 Draft Local Plan consultation confirms that the site is in single ownership.
1.3 On-site restrictions	(+)	There are no existing uses on-site or existing uses could cease in less than two years
1.4 Site availability	(+)	The site is currently in use as a car park. Based on information submitted through the Call for Sites 2016/17 it is understood that this use would not constrain the development of the site in the short term.
2.1 Site marketability	(-)	The Strategic Land Availability Assessment suggests that there no known on-site restrictions on the site.
2.2 Site viability	(+)	Confirmed by the Strategic Land Availability Assessment.
2.3 On-site and physical infrastructure constraints	(+)	Site is not being actively marketed
2.4a Primary schools (Planning area)	0	Confirmed by the Strategic Land Availability Assessment.
2.4b Primary schools	(-)	No viability issues identified
2.5a Secondary schools (Planning area)	0	While no information is held on the site's viability, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.5b Secondary schools	(-)	There are no known on-site constraints which would impact upon deliverability
2.6 Access to open space	(-)	There are no known on-site constraints which could impact upon deliverability. The site has existing connections to utilities including water, electricity and gas, and to highways infrastructure.
2.7 Health	(-)	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.8 Impact on mineral deposits	(+)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
3.1 Cumulative loss of open space in settlement	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
3.2 Cumulative impact on primary school (Planning area)	0	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
3.3 Cumulative impact on secondary schools (Planning area)	0	Site is more than 600m from existing publicly accessible open space.
3.4 Cumulative impact on the green infrastructure	0	Site is located more than 1km from a health facility (GP).
3.5 Cumulative impact on sewage treatment work capacity	0	None of the site is located within a minerals safeguarding area
3.6 Cumulative impact on Central Line capacity	0	There is a current deficiency in the quantum of open space within this settlement. However, no open space is lost as a result of the proposed allocations in the settlement
3.7 Impact on water networks	(+)	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.8 Impact on wastewater networks	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
		The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure
		Settlement is served by a Sewage Treatment Works which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required
		The proposed allocations in this settlement are expected to result in a minor increase in the expected forecast peak use of the Central Line stations within Epping Forest District, which will not affect the capacity of these stations
		Settlement is served by water network with no known capacity issues
		Settlement is served by wastewater network which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required

## Site Deliverability Assessment

**Site Reference:** SR-0281-N  
**Settlement:** Epping  
**Address:** St Johns Road Area, Epping Town Centre  
**Notes:** Mixed-use area comprises education and community facilities; religious, retail, residential and government uses  
**Land type:** Urban brownfield  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
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**Issue**  
 Date  
**March 2018**  
 Drawing No  
 Issue  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 2.83  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.  
**Area of site subject to non-major policy constraints (ha):** 0.00  
**Unconstrained site area (ha):** 1.49  
**Establishing indicative baseline density**  
**Site located in:** Town  
**Site setting is:** Town Centre  
**Site is near a commuter hub:** Yes  
**Indicative baseline density (dph):** 101.3  
**Indicative baseline yield (units):** 150

### Refining the indicative site density

**Identified density constraints:** Heritage - Conservation Area and Listed Building  
**Constraints density adjustment:** 0% **(dph):** 101.3  
**Justification for adjustment:** Heritage assets have been considered as part of the development brief, and have informed the capacity identified in the brief. No capacity adjustment made.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% **(dph):** 101.3  
**Incorporate mixed use development:** Residential development represents a component of development on this site which may also include leisure, retail, community, hotel, employment uses.  
**Mixed use density adjustment:** -75% **(dph):** 25.8  
**Gross to net adjustment:** -10% **(dph):** 23.2  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 34

**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 1.49  
**Updated indicative net site capacity (units):** 34

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	0	Site is in multiple ownership where landowners are promoting independent schemes that are not in conflict, or working collaboratively on a scheme, and there is an agreement in place between the parties Information provided by Epping Forest District Council in September 2017 confirmed that the site is in multiple ownership. Both freeholders are working collaboratively on a scheme.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years Information provided by Epping Forest District Council in Sept. 2017 confirmed the site contains an active Council depot (B2 use), which could be re-located to North Weald Airfield within two years, as well as vacant school/community buildings.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions Information provided by Epping Forest District Council in September 2017 indicates that there are no on-site restrictions affecting the site.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020 Confirmed by information provided by Epping Forest District Council in September 2017.
2.1 Site marketability	(+)	Site is under option to a developer Information provided by Epping Forest District Council in September 2017 confirms that the site is under option to a developer.
2.2 Site viability	(+)	No viability issues identified While no information is held on the site's viability, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability. The Stage 6.2 assessment indicates that contamination constraints whilst present could be mitigated.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	0	Site is located within 1km of a health facility (GP) with a patient list size that exceeds recommended GP/patient ratio.
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There is a current deficiency in the quantum of open space within this settlement. However, no open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure In particular, SR-0069, SR-0069/33, SR-0333Bi, SR-0445, SR-1002, SR-0113A and SR-0113B could collectively enhance the public rights of way network and link ecological assets to the settlement. Re-development of SR-0556 would result in the loss of woodland open space.
3.5 Cumulative impact on sewage treatment work capacity	0	Settlement is served by a Sewage Treatment Works which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required
3.6 Cumulative impact on Central Line capacity	0	The proposed allocations in this settlement are expected to result in a minor increase in the expected forecast peak use of the Central Line stations within Epping Forest District, which will not affect the capacity of these stations
3.7 Impact on water networks	(+)	Settlement is served by water network with no known capacity issues
3.8 Impact on wastewater networks	0	Settlement is served by wastewater network which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required

## Site Deliverability Assessment

**Site Reference:** SR-0333Bi

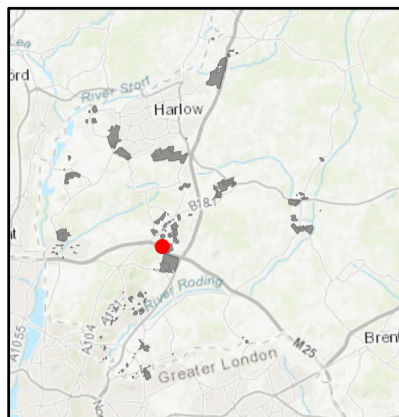
**Settlement:** Epping

**Address:** Epping, south-west area

**Notes:** Broad area south-west of Epping between settlement, M25 and railway line

**Land type:** High performing Green Belt adjacent to a settlement

**Primary use:** Residential



Client  
**Epping Forest District Council**

Job Title  
**Epping Forest District Local Plan**

Drawing Status	Date
<b>Issue</b>	<b>March 2018</b>
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 10.84

**On-site major policy constraints:** Not applicable.

**Area of site subject to major policy constraints (ha):** 0.00

**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 10.84

### Establishing indicative baseline density

**Site located in:** Town

**Site setting is:** Other

**Site is near a commuter hub:** No

**Indicative baseline density (dph):** 45.0

**Indicative baseline yield (units):** 487

### Refining the indicative site density

**Identified density constraints:** Power Lines; Internationally Protected Site; Air Quality

**Constraints density adjustment:** 0% (dph): 45.0

**Justification for adjustment:** Effects on Internationally protected site not likely to require reduction in density. Power Lines and air quality constraint located on western edge of site do not reduce capacity. No capacity adjustment made.

**Local setting:** No adjustment made for local setting.

**Local setting density adjustment:** 0% (dph): 45.0

**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.

**Mixed use density adjustment:** 0% (dph): 45.0

**Gross to net adjustment:** -35% (dph): 29.3

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 316

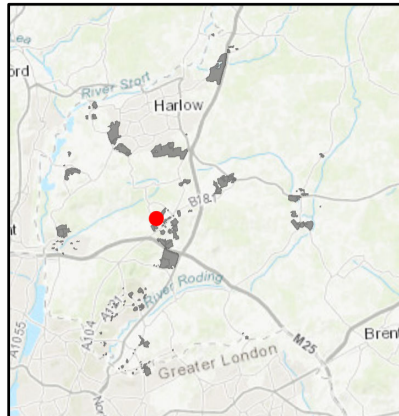
<b>Further site boundary amendment:</b>	Yes
<b>Justification for further site boundary amendment:</b>	Site SR-0069/33 is located entirely within the boundary of SR-0333Bi. Development should be limited to the northern part of the site not within SR-0069/33, of approximately 0.74 hectares to avoid double counting. This equates to 7% of the site
<b>Updated unconstrained site area (ha):</b>	0.75
<b>Updated indicative net site capacity (units):</b>	33

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	0	Information in the Strategic Land Availability Assessment indicates this site is subject to multiple ownerships. This was corroborated by an enquiry through the Land Registry in Sept. 2017, confirming that there are two separate land ownership parcels.
1.2 Existing uses	(+)	Based on information provided in the LPD Survey 2016 and further desk-top review, the site is a mixture of agricultural land and vacant scrubland. It is judged that this would not preclude the site coming forward for development.
1.3 On-site restrictions	0	A Regulation 18 consultation representation stated that the site is subject to a ransom strip owned by the Corporation of London. A Land Registry enquiry clarified that access can be provided avoiding this restriction.
1.4 Site availability	(+)	Correspondence received by the Council in Mar. 2017 indicates that the southern part would be available short term and it is assumed that the northern area would be available in the short term as a result of a pre-app. enquiry in 2017, EFi2017/ENQ/00290.
2.1 Site marketability	(-)	Although a representation was submitted through the Regulation 18 Draft Local Plan consultation regarding the site, it was not confirmed whether the site has been marketed for development.
2.2 Site viability	(+)	While no information is held on the site's viability, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	0	Site is located 400-600m from existing publicly accessible open space.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There is a current deficiency in the quantum of open space within this settlement. However, no open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure
3.5 Cumulative impact on sewage treatment work capacity	0	Settlement is served by a Sewage Treatment Works which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required
3.6 Cumulative impact on Central Line capacity	0	The proposed allocations in this settlement are expected to result in a minor increase in the expected forecast peak use of the Central Line stations within Epping Forest District, which will not affect the capacity of these stations
3.7 Impact on water networks	(+)	Settlement is served by water network with no known capacity issues
3.8 Impact on wastewater networks	0	Settlement is served by wastewater network which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required

## Site Deliverability Assessment

**Site Reference:** SR-0334  
**Settlement:** Epping  
**Address:** Epping, north-west area  
**Notes:** Broad area north-west of Epping  
**Land type:** Medium performing Green Belt adjacent to a settlement  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
 Issue  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 16.44  
**On-site major policy constraints:** The southwest and central parts of the site are Epping Forest Buffer Land (Swain's Lane).  
**Area of site subject to major policy constraints (ha):** 5.45  
**On-site non-major policy constraints:** The southwest and centre of site are constrained by a BAP habitat and Local Wildlife Site and is a public open space. A BAP protected species has been recorded on the southern boundary of the site.  
**Area of site subject to non-major policy constraints (ha):** 9.38  
**Unconstrained site area (ha):** 7.06  
**Establishing indicative baseline density**  
**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 45.0  
**Indicative baseline yield (units):** 317

### Refining the indicative site density

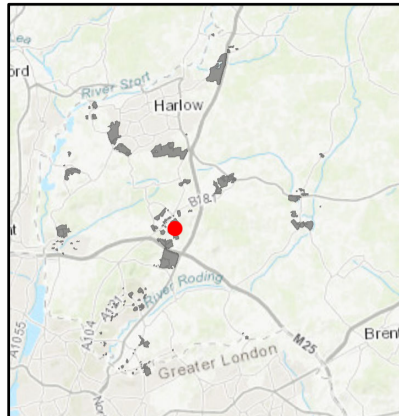
**Identified density constraints:** Nationally Protected Sites; Ancient/Veteran Trees outside of Ancient Woodland; LoWS; BAP Habitat; Heritage - Conservation Area; Settlement Character; TPOs  
**Constraints density adjustment:** -10% **(dph):** 40.5  
**Justification for adjustment:** LoWS and BAP Habitats likely to require reduction in capacity in order to provide adequate buffer. Potential impact on Conservation Area, SSSI and Veteran Trees on site, however not likely to further constrain capacity at this density.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% **(dph):** 40.5  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 40.5  
**Gross to net adjustment:** -20% **(dph):** 32.4  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 228  
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 7.06  
**Updated indicative net site capacity (units):** 228

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(-)	Site ownership is unknown or is in multiple ownership and the other owners are either unknown, oppose the development or are promoting another conflicting scheme
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown
2.1 Site marketability	(-)	Site is not being actively marketed
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0343  
**Settlement:** Epping  
**Address:** Land east of Garnon Cottage, Bower Hill, Epping  
**Notes:** Agricultural field  
**Land type:** Medium performing Green Belt adjacent to a settlement  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

**Site constraints affecting extent of developable area**

**Site area (ha):** 8.29

**On-site major policy constraints:** Not applicable.

**Area of site subject to major policy constraints (ha):** 0.00

**On-site non-major policy constraints:** A small part of the north of the site is constrained by BAP habitat.

**Area of site subject to non-major policy constraints (ha):** 0.09

**Unconstrained site area (ha):** 8.20

**Establishing indicative baseline density**

**Site located in:** Town

**Site setting is:** Other

**Site is near a commuter hub:** No

**Indicative baseline density (dph):** 45.0

**Indicative baseline yield (units):** 369

### Refining the indicative site density

**Identified density constraints:** Nationally Protected Sites; BAP Habitat

**Constraints density adjustment:** -10% **(dph):** 40.5

**Justification for adjustment:** No reduction required for SSSI due to distance from site. A reduction in density required to provide buffer to BAP Habitat on northern boundary of site.

**Local setting:** No adjustment made for local setting.

**Local setting density adjustment:** 0% **(dph):** 40.5

**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.

**Mixed use density adjustment:** 0% **(dph):** 40.5

**Gross to net adjustment:** -20% **(dph):** 32.4

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 265

**Further site boundary amendment:** No

**Justification for further site boundary amendment:** No amendment to site area.

**Updated unconstrained site area (ha):** 8.20

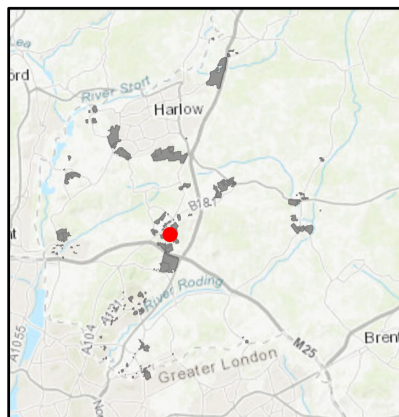
**Updated indicative net site capacity (units):** 265

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(-)	Site ownership is unknown or is in multiple ownership and the other owners are either unknown, oppose the development or are promoting another conflicting scheme
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown
2.1 Site marketability	(-)	Site is not being actively marketed
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0345  
**Settlement:** Epping  
**Address:** Coniston Court, Bower Hill, Epping, CM16 7BH  
**Notes:** Existing residential development  
**Land type:** Urban brownfield  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 0.40  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.  
**Area of site subject to non-major policy constraints (ha):** 0.00  
**Unconstrained site area (ha):** 0.40  
**Establishing indicative baseline density**  
**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** Yes  
**Indicative baseline density (dph):** 67.5  
**Indicative baseline yield (units):** 26

### Refining the indicative site density

**Identified density constraints:** TPOs  
**Constraints density adjustment:** 0% **(dph):** 67.5  
**Justification for adjustment:** There is one TPO on site, which is likely to be incorporated within site layout without reduction in capacity required. No capacity adjustment made.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% **(dph):** 67.5  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 67.5  
**Gross to net adjustment:** 0% **(dph):** 67.5  
**Existing on-site development (units):** 8  
**Indicative net site capacity (units):** 18

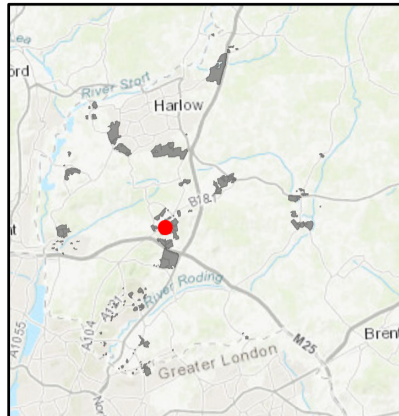
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No site boundary adjustment. However, Information from the Council's SLAA indicates that there is no prospect for existing private residential uses to cease within the plan period.  
**Updated unconstrained site area (ha):** 0.40  
**Updated indicative net site capacity (units):** 18

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(-)	Site ownership is unknown or is in multiple ownership and the other owners are either unknown, oppose the development or are promoting another conflicting scheme Information from the Strategic Land Availability Assessment suggests that the site has a complex ownership pattern. It is a private residential development in multiple ownership.
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown Information from the Strategic Land Availability Assessment indicates that there is no prospect for existing private residential uses to cease within the plan period.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions No data is held on on-site restrictions.
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown Information from the Strategic Land Availability Assessment suggests that the site is unlikely to be available during the plan period.
2.1 Site marketability	(-)	Site is not being actively marketed As the site is currently in active residential use, across multiple ownership, it is assumed that the site has not been marketed.
2.2 Site viability	(+)	No viability issues identified While no information is held on the site's viability, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability No data is held on on-site constraints.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.7 Health	0	Site is located within 1km of a health facility (GP) with a patient list size that exceeds recommended GP/patient ratio
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0347  
**Settlement:** Epping  
**Address:** Epping Sports Centre, Nicholl Road  
**Notes:** Existing sports centre building and car park  
**Land type:** Urban brownfield  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.43  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 0.43

### Establishing indicative baseline density

**Site located in:** Town  
**Site setting is:** Town Centre  
**Site is near a commuter hub:** Yes  
**Indicative baseline density (dph):** 101.3  
**Indicative baseline yield (units):** 43

### Refining the indicative site density

**Identified density constraints:** TPOs; Heritage - Conservation Area  
**Constraints density adjustment:** 0% (dph): 101.3  
**Justification for adjustment:** Site adjacent to Conservation Area, however there is limited historic or visual links to town centre identified. Clusters of TPOs on site boundary; could be accommodated through sensitive layout. No capacity adjustment made.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% (dph): 101.3  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% (dph): 101.3  
**Gross to net adjustment:** 0% (dph): 101.3  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 43

**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.43  
**Updated indicative net site capacity (units):** 43

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information provided through the LPD Survey 2016 confirms that the site is in single ownership.
1.2 Existing uses	0	Existing uses on-site which could cease between two and 10 years Information provided through the LPD Survey 2016 confirms that relocation of the leisure centre from Epping to North Weald Bassett would be required, estimated to take between two and five years.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions Information provided through the LPD Survey 2016 confirmed that there are no on-site restrictions.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020 Confirmed by the LPD Survey 2016.
2.1 Site marketability	(+)	Site is under option to a developer Confirmed by the LPD Survey 2016.
2.2 Site viability	(+)	No viability issues identified While no information is held on the site's viability, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	0	Site is located within 1km of a health facility (GP) with a patient list size that exceeds recommended GP/patient ratio
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There is a current deficiency in the quantum of open space within this settlement. However, no open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure In particular, SR-0069, SR-0069/33, SR-0333Bi, SR-0445, SR-1002, SR-0113A and SR-0113B could collectively enhance the public rights of way network and link ecological assets to the settlement. Re-development of SR-0556 would result in the loss of woodland open space.
3.5 Cumulative impact on sewage treatment work capacity	0	Settlement is served by a Sewage Treatment Works which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required
3.6 Cumulative impact on Central Line capacity	0	The proposed allocations in this settlement are expected to result in a minor increase in the expected forecast peak use of the Central Line stations within Epping Forest District, which will not affect the capacity of these stations
3.7 Impact on water networks	(+)	Settlement is served by water network with no known capacity issues
3.8 Impact on wastewater networks	0	Settlement is served by wastewater network which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required



## Site Deliverability Assessment

**Site Reference:** SR-0348

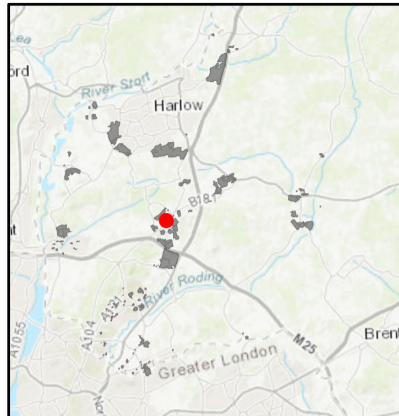
**Settlement:** Epping

**Address:** Cottis Lane Car Park

**Notes:** Pay and Display car park

**Land type:** Urban brownfield

**Primary use:** Residential



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>Rev 2</b>

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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.56

**On-site major policy constraints:** Not applicable.

**Area of site subject to major policy constraints (ha):** 0.00

**On-site non-major policy constraints:** Settlement Capacity Study assessed SR-0348 and SR-0349 together, assuming that SR-0349 only would provide additional parking. It is assumed that parking provision could be accommodated in basement parking across both sites, with land take split equally.

**Area of site subject to non-major policy constraints (ha):** 0.11

**Unconstrained site area (ha):** 0.45

### Establishing indicative baseline density

**Site located in:** Town

**Site setting is:** Town Centre

**Site is near a commuter hub:** Yes

**Indicative baseline density (dph):** 101.3

**Indicative baseline yield (units):** 45

### Refining the indicative site density

**Identified density constraints:** Heritage - Conservation Area and Listed Buildings

**Constraints density adjustment:** 0% **(dph):** 101.3

**Justification for adjustment:** Impact on setting of Conservation Area and Grade II\* Listed Building likely to limit capacity of the site to four storeys. Given the proposed density this is not considered a constraint so no adjustment made to baseline density.

**Local setting:** Car park sites were identified in the Settlement Capacity Study as being suitable for higher densities. Given baseline, density increased having regard to nearby heritage assets.

**Local setting density adjustment:** +20% **(dph):** 121.5

**Incorporate mixed use development:** Settlement Capacity Study assumes provision of town centre uses, equating to around 25% reduction in site capacity. However, it is considered employment use should be proportionally split to apply to both SR-0348 and SR-0349.

**Mixed use density adjustment:** -13% **(dph):** 106.3

**Gross to net adjustment:** 0% **(dph):** 106.3

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 47

**Further site boundary amendment:** No

**Justification for further site boundary amendment:** No amendment to site area.

**Updated unconstrained site area (ha):** 0.45

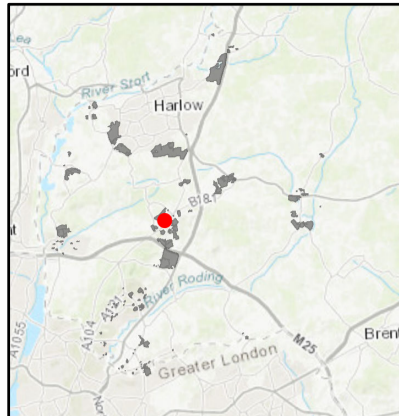
**Updated indicative net site capacity (units):** 47

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information provided through the LPD Survey 2016 confirms that the site is in single ownership.
1.2 Existing uses	0	Existing uses on-site which could cease between two and 10 years Information provided by Epping Forest District Council in July 2016 confirmed that the on-site car parking use would cease within the next five years.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions Information provided by Epping Forest District Council in July 2016 confirmed that there are no on-site restrictions on the site.
1.4 Site availability	0	Site expected to be available between 2021 and 2025 Confirmed by information provided by Epping Forest District Council in July 2016.
2.1 Site marketability	(-)	Site is not being actively marketed Confirmed by information provided through the LPD Survey 2016.
2.2 Site viability	(+)	No viability issues identified While no information is held on the site's viability, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	0	Site is located within 1km of a health facility (GP) with a patient list size that exceeds recommended GP/patient ratio
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There is a current deficiency in the quantum of open space within this settlement. However, no open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure In particular, SR-0069, SR-0069/33, SR-0333Bi, SR-0445, SR-1002, SR-0113A and SR-0113B could collectively enhance the public rights of way network and link ecological assets to the settlement. Re-development of SR-0556 would result in the loss of woodland open space.
3.5 Cumulative impact on sewage treatment work capacity	0	Settlement is served by a Sewage Treatment Works which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required
3.6 Cumulative impact on Central Line capacity	0	The proposed allocations in this settlement are expected to result in a minor increase in the expected forecast peak use of the Central Line stations within Epping Forest District, which will not affect the capacity of these stations
3.7 Impact on water networks	(+)	Settlement is served by water network with no known capacity issues
3.8 Impact on wastewater networks	0	Settlement is served by wastewater network which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required

## Site Deliverability Assessment

**Site Reference:** SR-0349  
**Settlement:** Epping  
**Address:** Bakers Lane Car Park  
**Notes:** Pay and Display car park  
**Land type:** Urban brownfield  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.42  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Settlement Capacity Study assessed SR-0348 and SR-0349 together, assuming that only SR-0349 would provide additional parking. It is assumed that parking provision could be accommodated in basement parking across both sites, with land take split equally.  
**Area of site subject to non-major policy constraints (ha):** 0.08  
**Unconstrained site area (ha):** 0.33

### Establishing indicative baseline density

**Site located in:** Town  
**Site setting is:** Town Centre  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 67.5  
**Indicative baseline yield (units):** 22

### Refining the indicative site density

**Identified density constraints:** Heritage - Conservation Area and Listed Buildings  
**Constraints density adjustment:** 0% **(dph):** 67.5  
**Justification for adjustment:** Impact on setting of Conservation Area and Grade II\* Listed Building likely to limit capacity of the site to four storeys. Given the proposed density this is not considered a constraint so no capacity adjustment made.  
**Local setting:** Car park sites were identified in the Settlement Capacity Study as being suitable for higher densities. Given baseline, density increased having regard to nearby heritage assets.  
**Local setting density adjustment:** +60% **(dph):** 108.0  
**Incorporate mixed use development:** Settlement Capacity Study assumes provision of town centre uses, equating to around 25% reduction in site capacity. However, it is considered employment use should be proportionally split to apply to both SR-0348 and SR-0349.  
**Mixed use density adjustment:** -13% **(dph):** 94.5  
**Gross to net adjustment:** 0% **(dph):** 94.5  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 31

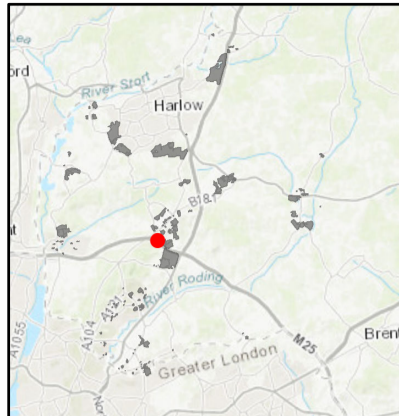
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.33  
**Updated indicative net site capacity (units):** 31

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information provided through the LPD Survey 2016 confirms that the site is in single ownership.
1.2 Existing uses	0	Existing uses on-site which could cease between two and 10 years Information provided by Epping Forest District Council in July 2016 confirmed that the on-site car parking use would cease within the next five years.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions Information provided by Epping Forest District Council in July 2016 confirmed that there are no on-site restrictions on the site.
1.4 Site availability	0	Site expected to be available between 2021 and 2025 Confirmed by information provided by Epping Forest District Council in July 2016.
2.1 Site marketability	(-)	Site is not being actively marketed Confirmed by information provided through the LPD Survey 2016.
2.2 Site viability	(+)	No viability issues identified While no information is held on the site's viability, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	0	Site is located 400-600m from existing publicly accessible open space.
2.7 Health	0	Site is located within 1km of a health facility (GP) with a patient list size that exceeds recommended GP/patient ratio
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There is a current deficiency in the quantum of open space within this settlement. However, no open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure In particular, SR-0069, SR-0069/33, SR-0333Bi, SR-0445, SR-1002, SR-0113A and SR-0113B could collectively enhance the public rights of way network and link ecological assets to the settlement. Re-development of SR-0556 would result in the loss of woodland open space.
3.5 Cumulative impact on sewage treatment work capacity	0	Settlement is served by a Sewage Treatment Works which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required
3.6 Cumulative impact on Central Line capacity	0	The proposed allocations in this settlement are expected to result in a minor increase in the expected forecast peak use of the Central Line stations within Epping Forest District, which will not affect the capacity of these stations
3.7 Impact on water networks	(+)	Settlement is served by water network with no known capacity issues
3.8 Impact on wastewater networks	0	Settlement is served by wastewater network which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required

## Site Deliverability Assessment

**Site Reference:** SR-0445  
**Settlement:** Epping  
**Address:** Greenacres, Ivy Chimneys Road, Epping, Essex, CM16 4EL  
**Notes:** Includes a dwelling but mainly grazing land.  
**Land type:** High performing Green Belt adjacent to a settlement  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 1.20  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** The southern boundary of the site is constrained by a BAP habitat.  
**Area of site subject to non-major policy constraints (ha):** 0.01  
**Unconstrained site area (ha):** 1.20  
**Establishing indicative baseline density**  
**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 45.0  
**Indicative baseline yield (units):** 53

### Refining the indicative site density

**Identified density constraints:** Nationally Protected Sites; Power Lines; BAP Habitat  
**Constraints density adjustment:** 0% (dph): 45.0  
**Justification for adjustment:** Identified constraints not likely to constrain capacity. No capacity adjustment made.  
**Local setting:** Predominant urban form in this part of Epping focuses development along the road. Considered undesirable to create 'backlands' development, therefore density is reduced to reflect this.  
**Local setting density adjustment:** -50% (dph): 22.5  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% (dph): 22.5  
**Gross to net adjustment:** -10% (dph): 20.3  
**Existing on-site development (units):** 1  
**Indicative net site capacity (units):** 23

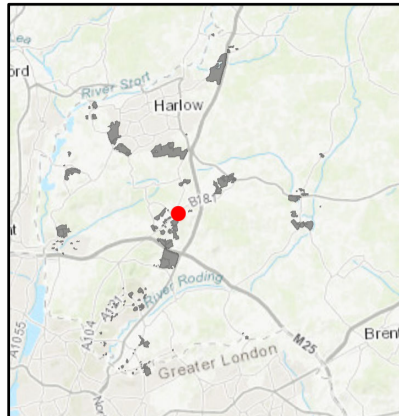
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 1.20  
**Updated indicative net site capacity (units):** 23

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership An enquiry through the Land Registry in September 2017 confirmed that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years Correspondence received by the Council in Mar. 2017 confirmed the site contains a residential dwelling and associated land. The landowner indicated that this could cease in the short term to enable comprehensive redevelopment with adjacent site SR-0069.
1.3 On-site restrictions	(-)	Site subject to restrictions and there is limited prospect of the restriction being overcome An enquiry through the Land Registry in September 2017 confirmed that the site is subject to a restrictive covenant limiting use of the site to a single dwelling house and domestic ancillary outbuildings. It is not clear how this could be overcome.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020 Correspondence received by the Council in March 2017 indicates that the site would be available in the short term.
2.1 Site marketability	(-)	Site is not being actively marketed Correspondence received by the Council in March 2017 confirms that the owners have agreement with owners of the neighbouring site to make this site available for development, but there is no indication of any formal marketing undertaken to date.
2.2 Site viability	(+)	No viability issues identified While no information is held on the site's viability, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability Information submitted through the Regulation 18 Draft Local Plan consultation indicates that access could be provided to the site.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There is a current deficiency in the quantum of open space within this settlement. However, no open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure In particular, SR-0069, SR-0069/33, SR-0333Bi, SR-0445, SR-1002, SR-0113A and SR-0113B could collectively enhance the public rights of way network and link ecological assets to the settlement. Re-development of SR-0556 would result in the loss of woodland open space.
3.5 Cumulative impact on sewage treatment work capacity	0	Settlement is served by a Sewage Treatment Works which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required
3.6 Cumulative impact on Central Line capacity	0	The proposed allocations in this settlement are expected to result in a minor increase in the expected forecast peak use of the Central Line stations within Epping Forest District, which will not affect the capacity of these stations
3.7 Impact on water networks	(+)	Settlement is served by water network with no known capacity issues
3.8 Impact on wastewater networks	0	Settlement is served by wastewater network which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required

## Site Deliverability Assessment

**Site Reference:** SR-0555  
**Settlement:** Epping  
**Address:** St Margaret's Hospital Site  
**Notes:** St Margaret's hospital complex, including several hospital buildings and associated parking.  
**Land type:** Previously developed land in the Green Belt  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 5.64  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.  
**Area of site subject to non-major policy constraints (ha):** 0.00  
**Unconstrained site area (ha):** 5.64  
**Establishing indicative baseline density**  
**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 45.0  
**Indicative baseline yield (units):** 253

### Refining the indicative site density

**Identified density constraints:** Nationally Protected Site; Ancient Woodland; Ancient/Veteran Trees outside Ancient Woodland; TPOs; Heritage - Listed Building  
**Constraints density adjustment:** -5% **(dph):** 42.8  
**Justification for adjustment:** Capacity reduced to account for retention of Listed Building. Other identified constraints not likely to constrain development capacity due to site already being developed.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% **(dph):** 42.8  
**Incorporate mixed use development:** Although the Settlement Capacity Study recommended this site incorporate some employment/retail uses, it is not considered appropriate to assume a mix of uses on site. No adjustment made.  
**Mixed use density adjustment:** 0% **(dph):** 42.8  
**Gross to net adjustment:** -20% **(dph):** 34.2  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 192  
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 5.64  
**Updated indicative net site capacity (units):** 192

## Availability and Achievability Assessment

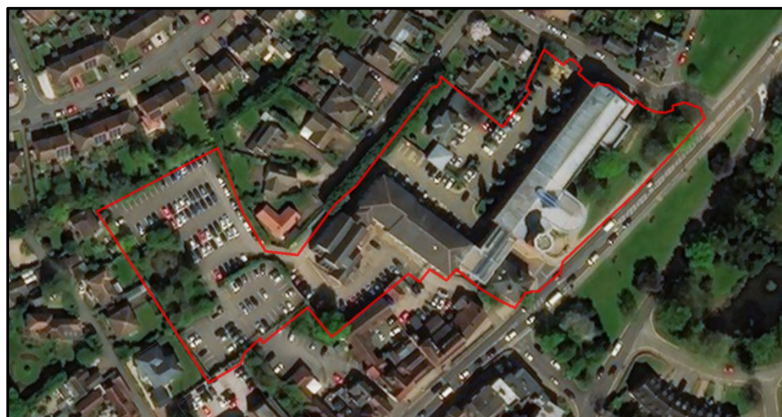
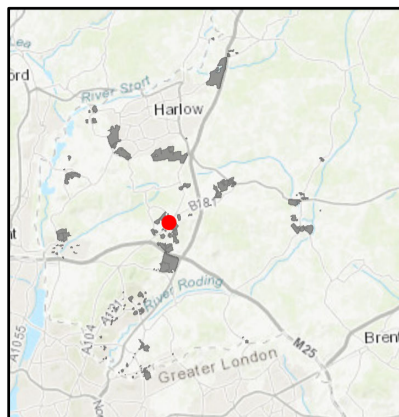
Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership The Strategic Land Availability Assessment indicates that the site is in single ownership.
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown Based on a desk-top review of site characteristics the existing land use is as a hospital. The Strategic Land Availability Assessment does not indicate the anticipated timescale for on-site uses to cease.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions No data is held on on-site restrictions.
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown The availability of the site is unknown.
2.1 Site marketability	(-)	Site is not being actively marketed As the position on the site is unknown following the LPD Survey 2016, it is assumed that the site is not being actively marketed.
2.2 Site viability	(+)	No viability issues identified Although no viability testing has been undertaken by the site promoters, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	0	Site is located 400-600m from existing publicly accessible open space.
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0556  
**Settlement:** Epping  
**Address:** Civic Offices, High Street, Epping.

**Notes:** EFDC Council offices, including car parking.

**Land type:** Urban brownfield  
**Primary use:** Residential



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>Rev 2</b>

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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 1.26  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 1.26

### Establishing indicative baseline density

**Site located in:** Town  
**Site setting is:** Town Centre  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 67.5  
**Indicative baseline yield (units):** 84

### Refining the indicative site density

**Identified density constraints:** Nationally Protected Sites; Protected Species -Great Crested Newts; Heritage - Conservation Area and Listed Building

**Constraints density adjustment:** 0% **(dph):** 67.5

**Justification for adjustment:** Existing development located in town centre. Capacity not likely to be constrained by SSSI. Proposed density will likely allow for sensitive design to mitigate any impact on the Conservation Area, Listed Buildings and protected species.

**Local setting:** No adjustment made for local setting.

**Local setting density adjustment:** 0% **(dph):** 67.5

**Incorporate mixed use development:** It is anticipated that some retail is provided at ground floor frontage. However, the provision of retail is not likely to materially change the residential capacity of the site, therefore no adjustment made.

**Mixed use density adjustment:** 0% **(dph):** 67.5

**Gross to net adjustment:** -10% **(dph):** 60.8

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 76

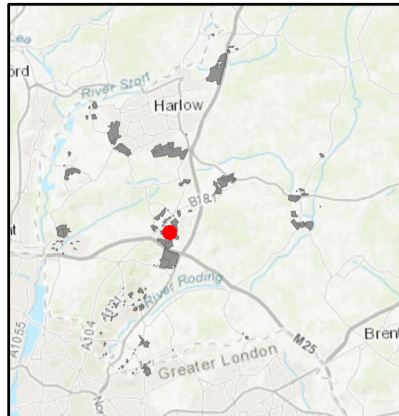
<b>Further site boundary amendment:</b>	Yes
<b>Justification for further site boundary amendment:</b>	Development should be limited to western part of the site reflecting the Council's emerging proposals for the site. This equates to just over 50% of the site area.
<b>Updated unconstrained site area (ha):</b>	0.66
<b>Updated indicative net site capacity (units):</b>	44

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information provided through the LPD Survey 2016 confirms that the site is in single ownership.
1.2 Existing uses	0	Existing uses on-site which could cease between two and 10 years Information provided through the LPD Survey 2016 confirmed that the eastern part of the site will remain in use, with existing office uses on the western part of the site ceasing within 5 years.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions Information provided through the LPD Survey 2016 confirmed that there are no on-site restrictions.
1.4 Site availability	(+)	Site expected to be available between 2021 and 2025 Confirmed by information provided through the LPD Survey 2016.
2.1 Site marketability	(-)	Site is not being actively marketed Information provided through the LPD Survey 2016 confirmed that the site has not been actively marketed.
2.2 Site viability	(+)	No viability issues identified While no information is held on the site's viability, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There is a current deficiency in the quantum of open space within this settlement. However, no open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure In particular, SR-0069, SR-0069/33, SR-0333Bi, SR-0445, SR-1002, SR-0113A and SR-0113B could collectively enhance the public rights of way network and link ecological assets to the settlement. Re-development of SR-0556 would result in the loss of woodland open space.
3.5 Cumulative impact on sewage treatment work capacity	0	Settlement is served by a Sewage Treatment Works which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required
3.6 Cumulative impact on Central Line capacity	0	The proposed allocations in this settlement are expected to result in a minor increase in the expected forecast peak use of the Central Line stations within Epping Forest District, which will not affect the capacity of these stations
3.7 Impact on water networks	(+)	Settlement is served by water network with no known capacity issues
3.8 Impact on wastewater networks	0	Settlement is served by wastewater network which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required

## Site Deliverability Assessment

**Site Reference:** SR-0587  
**Settlement:** Epping  
**Address:** Epping Sanitary Steam and Laundry co. Ltd, 17 Bower Vale, Epping, Essex, CM16 7AS  
**Notes:** Four blocks of existing flats and associated landscaping and access.  
**Land type:** Urban brownfield  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
 Issue  
**Rev 2**  
**ARUP** Epping Forest District Council  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 0.40  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.  
**Area of site subject to non-major policy constraints (ha):** 0.00  
**Unconstrained site area (ha):** 0.40

**Establishing indicative baseline density**  
**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** Yes  
**Indicative baseline density (dph):** 67.5  
**Indicative baseline yield (units):** 26

### Refining the indicative site density

**Identified density constraints:** Air Quality  
**Constraints density adjustment:** 0% **(dph):** 67.5  
**Justification for adjustment:** Proximity to industrial uses mean the site is at risk of poor air quality, however mitigating this constraint is not likely to constraint capacity. No adjustment made.  
**Local setting:** Response to preapp EF\2017\ENQ\00594 for residential development on this site suggests that development of 50 net dwellings would be appropriate in principle. Density increased to match.  
**Local setting density adjustment:** +89% **(dph):** 127.6  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 127.6  
**Gross to net adjustment:** 0% **(dph):** 127.6  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 50

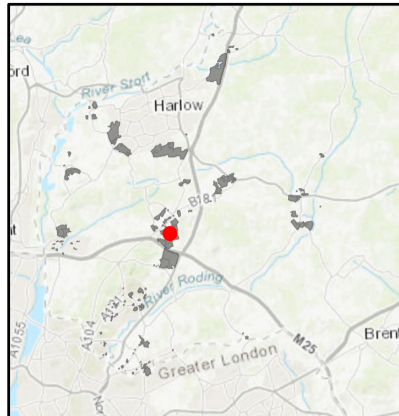
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.40  
**Updated indicative net site capacity (units):** 50

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information provided through the LPD Survey 2016 confirms that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years Confirmed by the LPD Survey 2016.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions Confirmed by information provided through the LPD Survey 2016.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020 Confirmed by information provided through the LPD Survey 2016.
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer Confirmed by information provided through the LPD Survey 2016.
2.2 Site viability	(+)	No viability issues identified Although no viability testing has been undertaken by the site promoters, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There is a current deficiency in the quantum of open space within this settlement. However, no open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure In particular, SR-0069, SR-0069/33, SR-0333Bi, SR-0445, SR-1002, SR-0113A and SR-0113B could collectively enhance the public rights of way network and link ecological assets to the settlement. Re-development of SR-0556 would result in the loss of woodland open space.
3.5 Cumulative impact on sewage treatment work capacity	0	Settlement is served by a Sewage Treatment Works which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required
3.6 Cumulative impact on Central Line capacity	0	The proposed allocations in this settlement are expected to result in a minor increase in the expected forecast peak use of the Central Line stations within Epping Forest District, which will not affect the capacity of these stations
3.7 Impact on water networks	(+)	Settlement is served by water network with no known capacity issues
3.8 Impact on wastewater networks	0	Settlement is served by wastewater network which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required

## Site Deliverability Assessment

**Site Reference:** SR-0827  
**Settlement:** Epping  
**Address:** Industrial site north of Bower Terrace, Epping, Essex  
**Notes:** Not applicable.  
**Land type:** Urban brownfield  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
 Issue  
**Rev 2**  
**ARUP** Epping Forest District Council  
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 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.46  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 0.46

### Establishing indicative baseline density

**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** Yes  
**Indicative baseline density (dph):** 67.5  
**Indicative baseline yield (units):** 31

### Refining the indicative site density

**Identified density constraints:** TPOs  
**Constraints density adjustment:** 0% (dph): 67.5  
**Justification for adjustment:** TPOs not likely to constraint capacity. No capacity adjustment made.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% (dph): 67.5  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% (dph): 67.5  
**Gross to net adjustment:** 0% (dph): 67.5  
**Existing on-site development (units):** 1  
**Indicative net site capacity (units):** 30

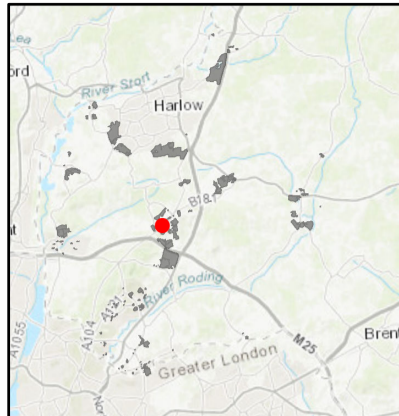
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.46  
**Updated indicative net site capacity (units):** 30

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(-)	Site ownership is unknown or is in multiple ownership and the other owners are either unknown, oppose the development or are promoting another conflicting scheme
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown
2.1 Site marketability	(-)	Site is not being actively marketed
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	0	Site is located 400-600m from existing publicly accessible open space.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0829  
**Settlement:** Epping  
**Address:** Tesco Car Park, High Street, Epping, Essex  
**Notes:** Well used car parking associated with Tesco.  
**Land type:** Urban brownfield  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
 Issue  
**Rev 2**  
  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.63  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Settlement Capacity Study indicates that some surface parking would remain taking approximately 20% of site.  
**Area of site subject to non-major policy constraints (ha):** 0.13  
**Unconstrained site area (ha):** 0.50

### Establishing indicative baseline density

**Site located in:** Town  
**Site setting is:** Town Centre  
**Site is near a commuter hub:** Yes  
**Indicative baseline density (dph):** 101.3  
**Indicative baseline yield (units):** 50

### Refining the indicative site density

**Identified density constraints:** TPOs  
**Constraints density adjustment:** 0% **(dph):** 101.3  
**Justification for adjustment:** TPOs not likely to constraint capacity. No capacity adjustment made.

**Local setting:** Town Centre car park location suitable for higher amount of intensification than indicated by baseline. Adjustment made to account for local setting.

**Local setting density adjustment:** +50% **(dph):** 151.9  
**Incorporate mixed use development:** The Settlement Capacity Study recommended this site incorporate employment/retail uses, and assumed some 390 sqm employment space which equates to approximately 15% of site area. The capacity has been reduced accordingly.

**Mixed use density adjustment:** -15% **(dph):** 129.1  
**Gross to net adjustment:** 0% **(dph):** 129.1

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 64

**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.50  
**Updated indicative net site capacity (units):** 64

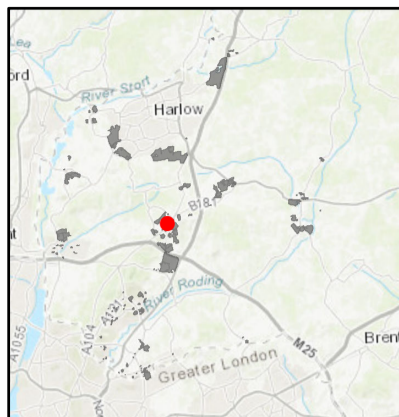
## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(-)	Site ownership is unknown or is in multiple ownership and the other owners are either unknown, oppose the development or are promoting another conflicting scheme
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown
2.1 Site marketability	(-)	Site is not being actively marketed
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	0	Site is located within 1km of a health facility (GP) with a patient list size that exceeds recommended GP/patient ratio
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation



## Site Deliverability Assessment

**Site Reference:** SR-0830  
**Settlement:** Epping  
**Address:** Site east of Buttercross Lane, Epping, Essex  
**Notes:** Single dwelling house.  
**Land type:** Urban brownfield  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
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**March 2018**  
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 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.07  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 0.07

### Establishing indicative baseline density

**Site located in:** Town  
**Site setting is:** Town Centre  
**Site is near a commuter hub:** Yes  
**Indicative baseline density (dph):** 101.3  
**Indicative baseline yield (units):** 7

### Refining the indicative site density

**Identified density constraints:** Heritage - Conservation Area; TPOs

**Constraints density adjustment:** 0% **(dph):** 101.3

**Justification for adjustment:** Identified constraints not likely to impact site capacity due to small site size. No capacity adjustment made.

**Local setting:** No adjustment made for local setting.

**Local setting density adjustment:** 0% **(dph):** 101.3

**Incorporate mixed use development:** The Settlement Capacity Study makes provision for a small amount of employment space. Due to site size it is not considered feasible to incorporate employment/retail uses. No adjustment has therefore been made.

**Mixed use density adjustment:** 0% **(dph):** 101.3

**Gross to net adjustment:** 0% **(dph):** 101.3

**Existing on-site development (units):** 1

**Indicative net site capacity (units):** 6

**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No site boundary adjustment made, however the promoter has confirmed that the existing residential use on the site would not cease within the Plan period.

**Updated unconstrained site area (ha):** 0.07

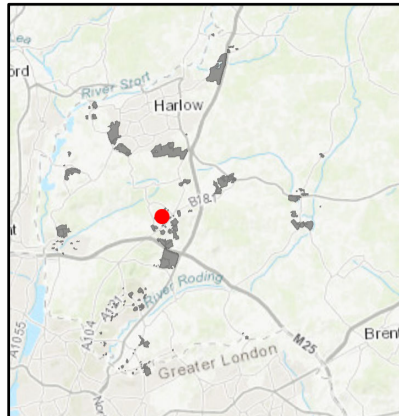
**Updated indicative net site capacity (units):** 6

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Confirmed by information provided through the LPD Survey 2016.
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown The landowner confirmed through the LPD Survey 2016 that the site is in residential use and that this use would not be able to cease.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions No data is held on on-site restrictions.
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown Information provided through the LPD Survey 2016 confirmed that the site is not available for development during the plan period.
2.1 Site marketability	(-)	Site is not being actively marketed As the landowner confirmed through the LPD Survey 2016 that the site would not be available during the plan period, it is assumed that it has not been marketed for development.
2.2 Site viability	(+)	No viability issues identified While no information is held on the site's viability, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	0	Site is located within 1km of a health facility (GP) with a patient list size that exceeds recommended GP/patient ratio
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0831  
**Settlement:** Epping  
**Address:** Garage site, housing and green at Coronation Hill, Epping, Essex  
**Notes:** A number of residential dwellings, garages and associated landscaping and car parking bays.  
**Land type:** Previously developed land in the Green Belt  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.57  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 0.57

### Establishing indicative baseline density

**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 45.0  
**Indicative baseline yield (units):** 25

### Refining the indicative site density

**Identified density constraints:** TPOs; Listed Building

**Constraints density adjustment:** -25% **(dph):** 33.8

**Justification for adjustment:** TPOs adjacent to site. Likely to require reduced density to provide a buffer to ecological assets. Setting of Listed Building not likely to constrain capacity. Adjustment made accordingly.

**Local setting:** No adjustment made for local setting.

**Local setting density adjustment:** 0% **(dph):** 33.8

**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.

**Mixed use density adjustment:** 0% **(dph):** 33.8

**Gross to net adjustment:** 0% **(dph):** 33.8

**Existing on-site development (units):** 14

**Indicative net site capacity (units):** 5

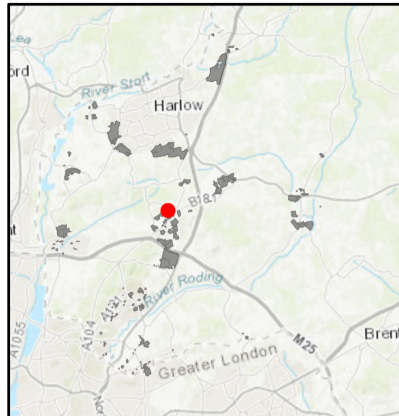
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No site boundary adjustment. However, the promoter has confirmed that the existing residential use on the site would not cease within the Plan period.  
**Updated unconstrained site area (ha):** 0.57  
**Updated indicative net site capacity (units):** 5

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information provided by Epping Forest District Council confirmed that the site is in single ownership.
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown The promoter has confirmed that the existing residential use could not cease in the short to medium term.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions No data is held on on-site restrictions.
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown Information provided by Epping Forest District Council confirms that the site will not be available for development during the plan period.
2.1 Site marketability	(-)	Site is not being actively marketed The promoter has confirmed that the site has not been actively marketed.
2.2 Site viability	(+)	No viability issues identified While no information is held on the site's viability, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability No data is held on on-site constraints.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	0	Site is located within 1km of a health facility (GP) with a patient list size that exceeds recommended GP/patient ratio
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0832  
**Settlement:** Epping  
**Address:** Tyre Service Centre, Lindsey Street, Epping, Essex  
**Notes:** Car service centre/garage (in use)  
**Land type:** Urban brownfield  
**Primary use:** Residential



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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.19  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 0.19

### Establishing indicative baseline density

**Site located in:** Town  
**Site setting is:** Town Local Centre  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 58.5  
**Indicative baseline yield (units):** 11

### Refining the indicative site density

**Identified density constraints:** Nationally Protected Sites  
**Constraints density adjustment:** 0% **(dph):** 58.5  
**Justification for adjustment:** Impact on Nationally Protected Sites not likely to require reduction in baseline density due to site's urban location. No capacity adjustment made.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% **(dph):** 58.5  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 58.5  
**Gross to net adjustment:** 0% **(dph):** 58.5  
**Existing on-site development (units):** 2  
**Indicative net site capacity (units):** 9

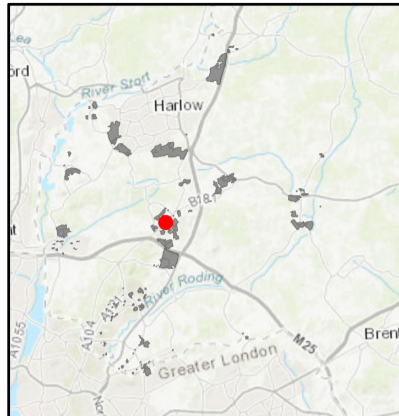
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No site boundary adjustment made, however the promoter has confirmed that a new long term lease is being signed, and there is not an intention to make the site available for development during the plan period.  
**Updated unconstrained site area (ha):** 0.19  
**Updated indicative net site capacity (units):** 9

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown
2.1 Site marketability	(-)	Site is not being actively marketed
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0886  
**Settlement:** Epping  
**Address:** 169 High Street, Epping, Essex, CM16 4BL  
**Notes:** One commercial dwelling (Forest Carpet Centre) and land/yard to rear  
**Land type:** Urban brownfield  
**Primary use:** Residential



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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.01  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 0.01

### Establishing indicative baseline density

**Site located in:** Town  
**Site setting is:** Town Centre  
**Site is near a commuter hub:** Yes  
**Indicative baseline density (dph):** 101.3  
**Indicative baseline yield (units):** 1

### Refining the indicative site density

**Identified density constraints:** Heritage - Conservation Area and Listed Building

**Constraints density adjustment:** 0% **(dph):** 101.3

**Justification for adjustment:** Grade II\* Listed Building adjacent to site, and site located within Conservation Area, however site could provide an opportunity to enhance setting, therefore no capacity adjustment made.

**Local setting:** Town Centre High Street Site with limited plot area likely to support higher density development. Adjustment made accordingly.

**Local setting density adjustment:** +300% **(dph):** 405.0

**Incorporate mixed use development:** The SLAA indicates that the existing ground floor retail use is retained with residential development above. The capacity has been reduced accordingly.

**Mixed use density adjustment:** -20% **(dph):** 324.0

**Gross to net adjustment:** 0% **(dph):** 324.0

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 3

**Further site boundary amendment:** No

**Justification for further site boundary amendment:** No amendment to site area.

**Updated unconstrained site area (ha):** 0.01

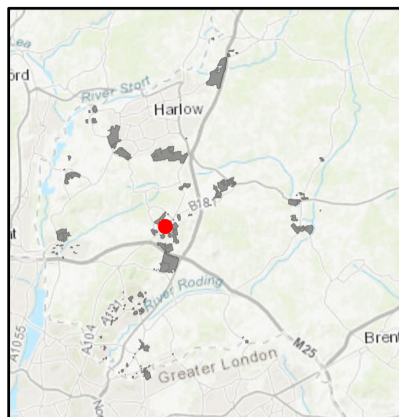
**Updated indicative net site capacity (units):** 3

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	0	Site is located within 1km of a health facility (GP) with a patient list size that exceeds recommended GP/patient ratio
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0977  
**Settlement:** Epping  
**Address:** Epping Library, St John's Road, Epping, CM16 5DN  
**Notes:** Existing library and register office building.  
**Land type:** None  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
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**Issue**  
 Date  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 0.13  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.  
**Area of site subject to non-major policy constraints (ha):** 0.00  
**Unconstrained site area (ha):** 0.13  
**Establishing indicative baseline density**  
**Site located in:** Town  
**Site setting is:** Town Centre  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 67.5  
**Indicative baseline yield (units):** 8

### Refining the indicative site density

**Identified density constraints:** Heritage - Conservation Area and Listed Building;  
**Constraints density adjustment:** 0% **(dph):** 67.5  
**Justification for adjustment:** The site is located within Epping Conservation Area and near to Grade II\* Listed church, however impact can be mitigated through sensitive design without a reduction to the baseline capacity. No capacity adjustment made.  
**Local setting:** Town centre location provides an opportunity to enhance the Conservation Area. Site characteristics are likely to support a slightly higher density development.  
**Local setting density adjustment:** +30% **(dph):** 87.8  
**Incorporate mixed use development:** Site is promoted for residential use only. The site promoter assumes re-provision of library uses elsewhere. No mixed use adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 87.8  
**Gross to net adjustment:** 0% **(dph):** 87.8  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 11

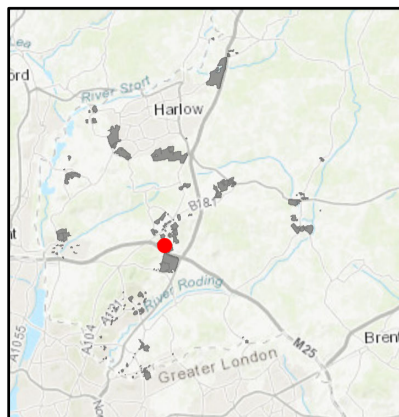
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.13  
**Updated indicative net site capacity (units):** 11

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Correspondence received by the Council in September 2017 confirmed that the site is in single ownership.
1.2 Existing uses	0	Existing uses on-site which could cease between two and 10 years Information submitted to the Council's Call for Sites 2016/17 confirmed that the site is currently a library, which would be relocated off-site. Correspondence received by the Council in September 2017 indicates that this could take place within 5 years.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions Correspondence received by the Council in September 2017 confirmed that there are no known on-site restrictions affecting the site.
1.4 Site availability	0	Site expected to be available between 2021 and 2025 Correspondence received by the Council in September 2017 confirmed that promoters intend to bring the site forward late in the 5-year period.
2.1 Site marketability	(-)	Site is not being actively marketed Correspondence received by the Council in September 2017 indicates that, although strong market interest is expected, the site has not been actively marketed to date.
2.2 Site viability	(+)	No viability issues identified While no information is held on the site's viability, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability. The Stage 6.2 assessment indicates that contamination constraints whilst present could be mitigated.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	0	Site is located within 1km of a health facility (GP) with a patient list size that exceeds recommended GP/patient ratio
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There is a current deficiency in the quantum of open space within this settlement. However, no open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure In particular, SR-0069, SR-0069/33, SR-0333Bi, SR-0445, SR-1002, SR-0113A and SR-0113B could collectively enhance the public rights of way network and link ecological assets to the settlement. Re-development of SR-0556 would result in the loss of woodland open space.
3.5 Cumulative impact on sewage treatment work capacity	0	Settlement is served by a Sewage Treatment Works which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required
3.6 Cumulative impact on Central Line capacity	0	The proposed allocations in this settlement are expected to result in a minor increase in the expected forecast peak use of the Central Line stations within Epping Forest District, which will not affect the capacity of these stations
3.7 Impact on water networks	(+)	Settlement is served by water network with no known capacity issues
3.8 Impact on wastewater networks	0	Settlement is served by wastewater network which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required

## Site Deliverability Assessment

**Site Reference:** SR-1002  
**Settlement:** Epping  
**Address:** Land to the rear of Bridge Hill, Epping, Essex, CM16 4ER  
**Notes:** Vacant field  
**Land type:** High performing Green Belt adjacent to a settlement  
**Primary use:** Residential



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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.43  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 0.43

### Establishing indicative baseline density

**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 45.0  
**Indicative baseline yield (units):** 19

### Refining the indicative site density

**Identified density constraints:** No constraints

**Constraints density adjustment:** 0% **(dph):** 45.0

**Justification for adjustment:** No constraints affecting site capacity identified. No capacity adjustment made.

**Local setting:** Density reduced marginally to mitigate impact on the amenity of existing properties and gardens to the north of the site.

**Local setting density adjustment:** -10% **(dph):** 40.5

**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.

**Mixed use density adjustment:** 0% **(dph):** 40.5

**Gross to net adjustment:** 0% **(dph):** 40.5

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 17

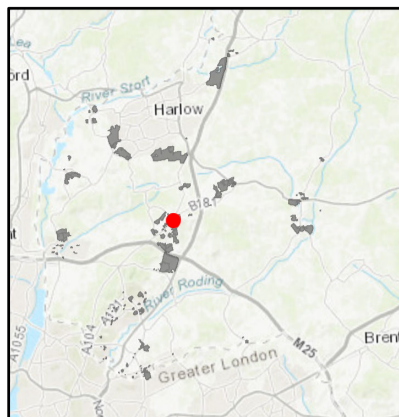
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.43  
**Updated indicative net site capacity (units):** 17

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information provided through the LPD Survey 2017 indicates that the site is in single ownership.
1.2 Existing uses	0	Existing uses on-site which could cease between two and 10 years Information provided through the LPD Survey 2017 confirms that the site is currently used as ancillary storage, which could be ceased and available for development within 5 years.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions Confirmed by information provided through the LPD Survey 2017.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020 Confirmed by information provided through the LPD Survey 2017.
2.1 Site marketability	(-)	Site is not being actively marketed Information provided through the LPD Survey 2017 confirms that the site is not being actively marketed.
2.2 Site viability	(+)	No viability issues identified Information provided through the LPD Survey 2017 confirms that no viability testing has been undertaken by the site promoters. However, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability. The Stage 6.2 assessment indicates that contamination constraints whilst present could be mitigated.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There is a current deficiency in the quantum of open space within this settlement. However, no open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure In particular, SR-0069, SR-0069/33, SR-0333Bi, SR-0445, SR-1002, SR-0113A and SR-0113B could collectively enhance the public rights of way network and link ecological assets to the settlement. Re-development of SR-0556 would result in the loss of woodland open space.
3.5 Cumulative impact on sewage treatment work capacity	0	Settlement is served by a Sewage Treatment Works which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required
3.6 Cumulative impact on Central Line capacity	0	The proposed allocations in this settlement are expected to result in a minor increase in the expected forecast peak use of the Central Line stations within Epping Forest District, which will not affect the capacity of these stations
3.7 Impact on water networks	(+)	Settlement is served by water network with no known capacity issues
3.8 Impact on wastewater networks	0	Settlement is served by wastewater network which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required

## Site Deliverability Assessment

**Site Reference:** SR-1018  
**Settlement:** Epping  
**Address:** 1-5 Stonards Hill, Epping, Essex, CM16 4QE  
**Notes:** Three single dwellings  
**Land type:** Urban brownfield  
**Primary use:** Residential



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

## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 0.22  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.  
**Area of site subject to non-major policy constraints (ha):** 0.00  
**Unconstrained site area (ha):** 0.22  
**Establishing indicative baseline density**  
**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 45.0  
**Indicative baseline yield (units):** 9

### Refining the indicative site density

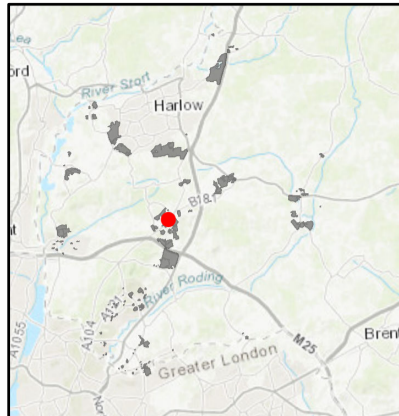
**Identified density constraints:** Nationally Protected Sites; Heritage - Conservation Area and Listed Building  
**Constraints density adjustment:** -20% **(dph):** 36.0  
**Justification for adjustment:** Impact on Nationally Protected site not likely to constrain capacity due to distance/urban setting of site. Heritage impacts require reduction in density. Recent planning application EPF/0947/17 which was refused on grounds of inappropriate density.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% **(dph):** 36.0  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 36.0  
**Gross to net adjustment:** 0% **(dph):** 36.0  
**Existing on-site development (units):** 3  
**Indicative net site capacity (units):** 4  
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.22  
**Updated indicative net site capacity (units):** 4

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-1021  
**Settlement:** Epping  
**Address:** Land to rear of 287-291 High Street, Epping, Essex, CM16 4DA  
**Notes:** Derelict land  
**Land type:** Urban brownfield  
**Primary use:** Residential



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

## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.05  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 0.05

### Establishing indicative baseline density

**Site located in:** Town  
**Site setting is:** Town Centre  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 67.5  
**Indicative baseline yield (units):** 3

### Refining the indicative site density

**Identified density constraints:** Heritage - Conservation Area

**Constraints density adjustment:** 0% **(dph):** 67.5

**Justification for adjustment:** Impact on Conservation Area not considered to constrain capacity. No capacity adjustment made.

**Local setting:** Site characteristics and town centre location would support higher density development.

**Local setting density adjustment:** +100% **(dph):** 135.0

**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.

**Mixed use density adjustment:** 0% **(dph):** 135.0

**Gross to net adjustment:** 0% **(dph):** 135.0

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 6

**Further site boundary amendment:** No

**Justification for further site boundary amendment:** No amendment to site area.

**Updated unconstrained site area (ha):** 0.05

**Updated indicative net site capacity (units):** 6

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	0	Site is located within 1km of a health facility (GP) with a patient list size that exceeds recommended GP/patient ratio
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There is a current deficiency in the quantum of open space within this settlement. However, no open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure
3.5 Cumulative impact on sewage treatment work capacity	0	Settlement is served by a Sewage Treatment Works which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required
3.6 Cumulative impact on Central Line capacity	0	The proposed allocations in this settlement are expected to result in a minor increase in the expected forecast peak use of the Central Line stations within Epping Forest District, which will not affect the capacity of these stations
3.7 Impact on water networks	(+)	Settlement is served by water network with no known capacity issues
3.8 Impact on wastewater networks	0	Settlement is served by wastewater network which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required





**Report on Site Selection**



Drawing No.  
EFDC-S3/4-005-Rev2

Date: March 2018

Scale: 1:5,000 @A3

**Content**  
Residential Sites for Testing at Stage 3/4 and Stage 6.3/6.4 in Fyfield

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 for Testing at Stage 3/4 and Stage 6.3/6.4

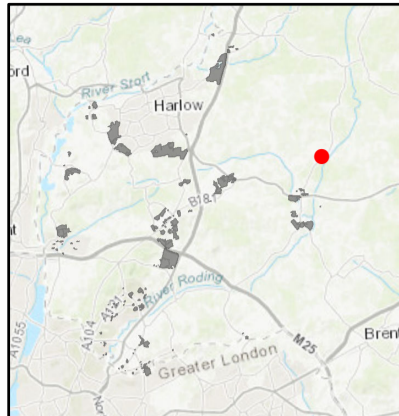
This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.



B905

## Site Deliverability Assessment

**Site Reference:** SR-0049  
**Settlement:** Fyfield  
**Address:** Land south-east of Ongar Road, Fyfield, Essex  
**Notes:** Agricultural field  
**Land type:** Low performing Green Belt adjacent to a settlement  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
 Issue  
**Rev 2**  
**ARUP** Epping Forest District Council  
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 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 2.65  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.  
**Area of site subject to non-major policy constraints (ha):** 0.00  
**Unconstrained site area (ha):** 2.65  
**Establishing indicative baseline density**  
**Site located in:** Small Village  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 34.5  
**Indicative baseline yield (units):** 91

### Refining the indicative site density

**Identified density constraints:** No constraints  
**Constraints density adjustment:** 0% **(dph):** 34.5  
**Justification for adjustment:** No constraints affecting site capacity identified. No capacity adjustment made.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% **(dph):** 34.5  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 34.5  
**Gross to net adjustment:** -10% **(dph):** 31.1  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 82

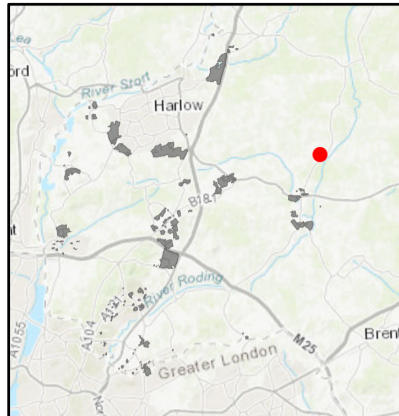
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 2.65  
**Updated indicative net site capacity (units):** 82

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information provided through the LPD Survey 2016 confirms that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years Confirmed by the LPD Survey 2016.
1.3 On-site restrictions	0	Site is subject to restrictions but agreement in place or being negotiated to overcome them, or not judged to be a constraint Information provided through the LPD Survey 2016 indicates that a public right of way (Stort Valley Way) runs through the site. The promoter confirmed that this could be retained and would not constrain development.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020 Confirmed by information provided through the LPD Survey 2016.
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer Confirmed by information provided through the LPD Survey 2016.
2.2 Site viability	(+)	No viability issues identified Although no viability testing has been undertaken by the site promoters, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability Information submitted through the Regulation 18 Draft Local Plan consultation confirms that there are no known on-site constraints which would impact upon deliverability.
2.4a Primary schools (Planning area)	(+)	Site is located in a school planning area with both existing and forecast capacity
2.4b Primary schools	(+)	Site is located within 1km of a primary school with current capacity and no forecast deficit.existing and future forecast capacity.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0935  
**Settlement:** Fyfield  
**Address:** Gypsy Mead, Ongar Road, Fyfield, Essex, CM5 0RB  
**Notes:** Car park, derelict restaurant, industrial building and vacant field  
**Land type:** Low performing Green Belt adjacent to a settlement  
**Primary use:** Residential



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

## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.81  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 0.81

### Establishing indicative baseline density

**Site located in:** Small Village  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 34.5  
**Indicative baseline yield (units):** 28

### Refining the indicative site density

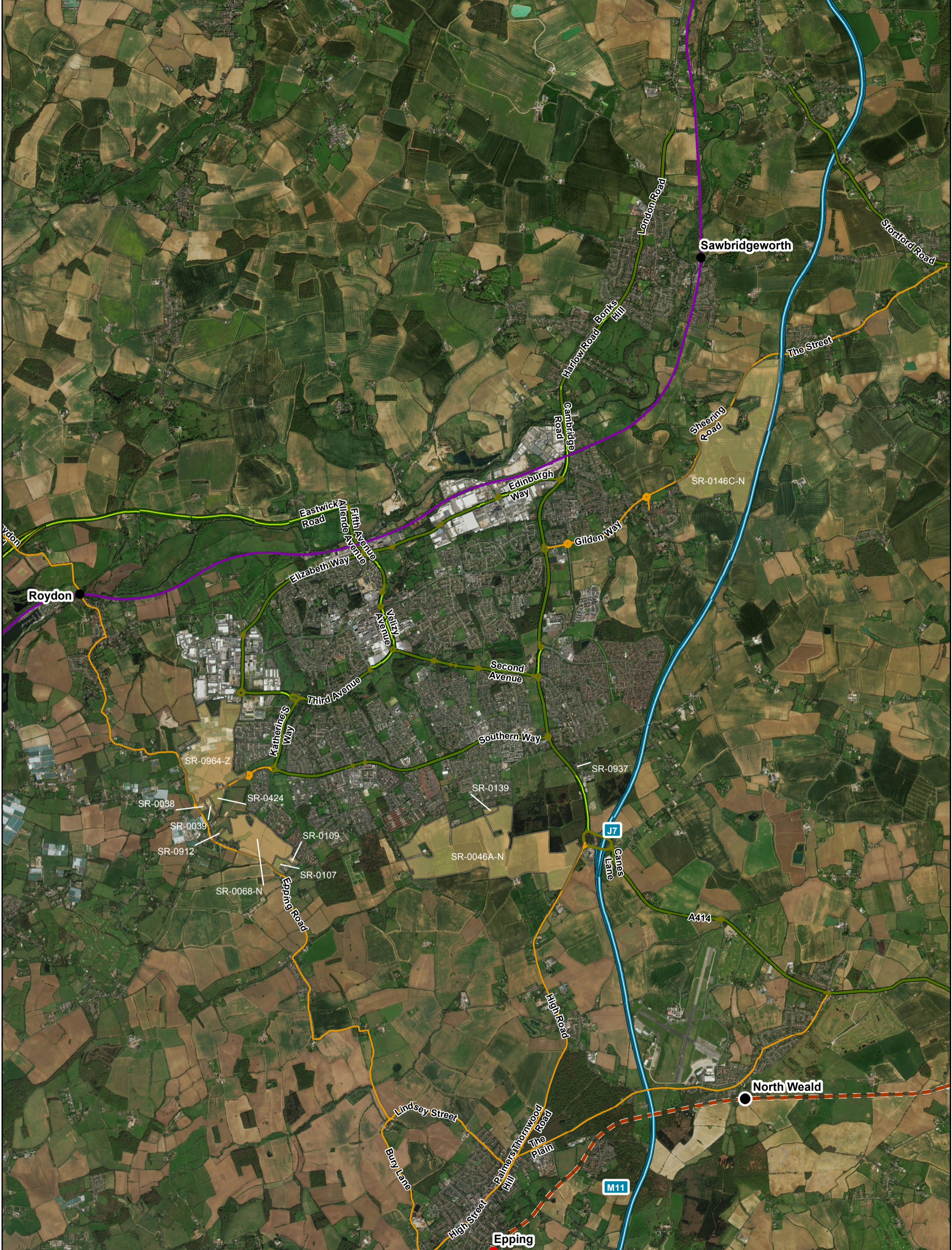
**Identified density constraints:** TPOs  
**Constraints density adjustment:** -50% **(dph):** 17.3  
**Justification for adjustment:** TPOs on site likely to significantly reduce site capacity in order to provide sufficient buffers. Density reduced accordingly.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% **(dph):** 17.3  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 17.3  
**Gross to net adjustment:** 0% **(dph):** 17.3  
**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 14

**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.81  
**Updated indicative net site capacity (units):** 14

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information submitted through the Council's Call for Sites 2016/2017 confirms that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years Information submitted through the Regulation 18 Draft Local Plan consultation confirms that the site contains a former restaurant. It is confirmed that this use has ceased.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions Information submitted through the Council's Call for Sites 2016/2017 indicates that there are no known on-site restrictions affecting the site.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020 Information submitted through the Council's Call for Sites 2016/2017 confirms that the site will be available immediately.
2.1 Site marketability	(+)	Site is under option to a developer Information submitted through the Council's Call for Sites 2016/2017 indicates that the site is under option to a developer.
2.2 Site viability	(+)	No viability issues identified While no information is held on the site's viability, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability. Information submitted through Council's Call for Sites 2016/2017 indicates site has existing connections to mains water, sewerage, electricity, gas and highways. Stage 6.2 assessment states that contamination constraints could be mitigated.
2.4a Primary schools (Planning area)	(+)	Site is located in a school planning area with both existing and forecast capacity
2.4b Primary schools	(+)	Site is located within 1km of a primary school with current and forecast capacity.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	(+)	There are no identified current deficiencies in the quantum of open space within the settlement. No open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure
3.5 Cumulative impact on sewage treatment work capacity	0	Settlement is served by a Sewage Treatment Works which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District
3.7 Impact on water networks	(+)	Settlement is served by water network with no known capacity issues
3.8 Impact on wastewater networks	(+)	Settlement is served by wastewater network with capacity to meet additional demand



**Report on Site Selection**

**ARUP**

Epping Forest District Council

Drawing No. EFDC-S3/4-006-Rev2

Date: March 2018

Scale: 1:45,000 @A3

**Content**

Residential Sites for Testing at Stage 3/4 and Stage 6.3/6.4 around Harlow

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

**Legend**

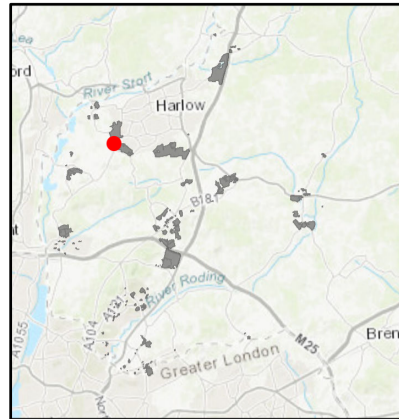
Residential Sites for Testing at Stage 3/4 and Stage 6.3/6.4

N

B908

## Site Deliverability Assessment

**Site Reference:** SR-0038  
**Settlement:** Harlow  
**Address:** Land at Tylers Cross Farm, Water lane, Tylers Cross, Harlow  
**Notes:** Farmhouse/Residential Buildings, Outbuildings and Farm Yard.  
**Land type:** High performing Green Belt adjacent to a settlement  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
 Issue  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 1.32  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 1.32

### Establishing indicative baseline density

**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 45.0  
**Indicative baseline yield (units):** 59

### Refining the indicative site density

**Identified density constraints:** Heritage - Conservation Area and Listed Building; Settlement Character

**Constraints density adjustment:** -60% **(dph):** 18.0

**Justification for adjustment:** Density reduced to account for impact on Listed Buildings, Conservation Area and settlement character.

**Local setting:** Garden Town guidance suggest that densities of between 30 and 40 dph would be appropriate for strategic sites around Harlow, however it is considered that constraints on density apply to this site. No local setting adjustment made.

**Local setting density adjustment:** 0% **(dph):** 18.0

**Incorporate mixed use development:** Site is assumed for residential use only. No mixed use capacity adjustment.

**Mixed use density adjustment:** 0% **(dph):** 18.0

**Gross to net adjustment:** -10% **(dph):** 16.2

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 21

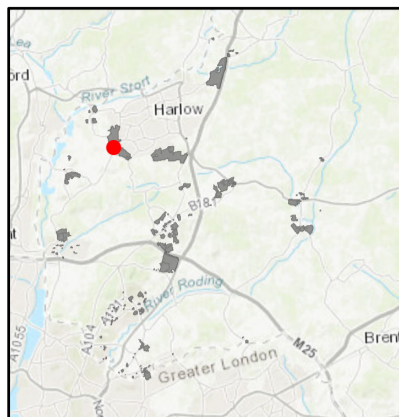
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 1.32  
**Updated indicative net site capacity (units):** 21

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information from the Strategic Land Availability Assessment confirms that the site is in single ownership.
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown Based on a desk-top assessment of site characteristics, the site is currently in residential and agricultural use, comprising dwellings, outbuildings and a farmyard. The timescale for on-site uses ceasing is unknown.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions The Strategic Land Availability Assessment suggests that there no known on-site restrictions affecting the site.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020 Information from the Strategic Land Availability Assessment suggests that the site is likely to be available immediately.
2.1 Site marketability	(-)	Site is not being actively marketed Information provided through the LPD Survey 2017 confirmed that the landowner is willing to sell the land for development at a time when development is in prospect. No marketing has been undertaken to date.
2.2 Site viability	(+)	No viability issues identified Although no viability testing has been undertaken by the site promoters, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability. Call for Sites 2008 response indicates need for connection to mains sewerage and gas supply whilst connections exist to mains water, electricity and highways. Stage 2 assessment states contamination constraint is mitigable.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	(+)	There are no identified current deficiencies in the quantum of open space within the settlement. No open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works with current or planned additional capacity to meet additional demand
3.6 Cumulative impact on Central Line capacity		Harlow strategic sites are served by sustainable transport measures in Harlow and so have not been included in this assessment
3.7 Impact on water networks	(+)	Settlement is served by water network with no known capacity issues
3.8 Impact on wastewater networks	(-)	Settlement is served by wastewater network which is unlikely to be able to meet additional demand – strategic infrastructure expected to be required

## Site Deliverability Assessment

**Site Reference:** SR-0039  
**Settlement:** Harlow  
**Address:** Land at Bourne Farm, Water Lane, Tylers Cross, Harlow  
**Notes:** Nursery (Glasshouses) with residential dwelling on front of site  
**Land type:** High performing Green Belt adjacent to a settlement  
**Primary use:** Residential



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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 2.15  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 2.15

### Establishing indicative baseline density

**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 45.0  
**Indicative baseline yield (units):** 96

### Refining the indicative site density

**Identified density constraints:** Ancient/Veteran Trees outside Ancient Woodland; Heritage - Conservation Area; Settlement Character

**Constraints density adjustment:** -50% **(dph):** 22.5

**Justification for adjustment:** Density reduced to account for impact on Conservation Area and settlement character. A further reduction is not required to mitigate impact on trees and Ancient Woodland.

**Local setting:** Garden Town guidance suggest that densities of between 30 and 40 dph would be appropriate for strategic sites around Harlow, however it is considered that constraints on density apply to this site. No local setting adjustment made.

**Local setting density adjustment:** 0% **(dph):** 22.5

**Incorporate mixed use development:** Site is assumed for residential use only. No mixed use capacity adjustment.

**Mixed use density adjustment:** 0% **(dph):** 22.5

**Gross to net adjustment:** -10% **(dph):** 20.3

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 43

**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.

**Updated unconstrained site area (ha):** 2.15

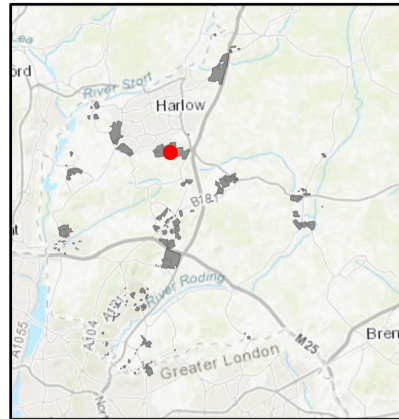
**Updated indicative net site capacity (units):** 43

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information provided through the LPD Survey 2016 confirms that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years Information provided through the LPD Survey 2016 confirms that the site is currently in residential and agricultural nursery use. The promoter stated that these uses would not prevent the site coming forward for development.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions Confirmed by information provided through the LPD Survey 2016.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020 Confirmed by information provided through the LPD Survey 2016.
2.1 Site marketability	(-)	Site is not being actively marketed Information provided through the LPD Survey 2017 confirmed that the landowner is willing to sell the land for development at a time when development is in prospect. No marketing has been undertaken to date.
2.2 Site viability	(+)	No viability issues identified Although no viability testing has been undertaken by the site promoters, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability. Information submitted via LPD Survey 2016 indicates there are no known on-site constraints which could impact upon deliverability and connections to utilities are unknown. Stage 2 assessment indicates that contamination constraints are mitigable.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	(+)	There are no identified current deficiencies in the quantum of open space within the settlement. No open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works with current or planned additional capacity to meet additional demand
3.6 Cumulative impact on Central Line capacity		Harlow strategic sites are served by sustainable transport measures in Harlow and so have not been included in this assessment
3.7 Impact on water networks	(+)	Settlement is served by water network with no known capacity issues
3.8 Impact on wastewater networks	(-)	Settlement is served by wastewater network which is unlikely to be able to meet additional demand – strategic infrastructure expected to be required

## Site Deliverability Assessment

**Site Reference:** SR-0046A-N  
**Settlement:** Harlow  
**Address:** Latton Priory Farm, London Road, Harlow, Essex, CM18 7HT  
**Notes:** Agricultural land  
**Land type:** High performing Green Belt adjacent to a settlement  
**Primary use:** Residential



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## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 150.89  
**On-site major policy constraints:** HSE Inner Zone affects small part in south east of site.  
**Area of site subject to major policy constraints (ha):** 1.60  
**On-site non-major policy constraints:** Small areas of BAP habitat distributed throughout site.  
**Area of site subject to non-major policy constraints (ha):** 4.48  
**Unconstrained site area (ha):** 144.78  
**Establishing indicative baseline density**  
**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 45.0  
**Indicative baseline yield (units):** 6,515

### Refining the indicative site density

**Identified density constraints:** Nationally Protected Sites; Air Quality; Ancient Woodland; Ancient/Veteran Trees outside Ancient Woodland; BAP Habitat; LoWS; Heritage - SAM; Gas Pipelines; TPOs  
**Constraints density adjustment:** 0% **(dph):** 45.0  
**Justification for adjustment:** SSSI, Latton Bush Ancient Woodland and BAP Habitat not likely to require buffer due to distance. Other areas of protected and veteran trees, BAP habitats, air quality, heritage and pipeline constraints not likely to reduce capacity due to site size.  
**Local setting:** Garden Town guidance suggest that densities of between 30 and 40 dph would be appropriate for this site. A minor reduction has been made to bring densities in line with the guidance.  
**Local setting density adjustment:** -20% **(dph):** 36.0  
**Incorporate mixed use development:** It is assumed that land will be required to provide for infrastructure requirements and other uses. This results in a total land take of 43 hectares or 51% of the developable area. For more details, please see overleaf.  
**Mixed use density adjustment:** -24% **(dph):** 27.4  
**Gross to net adjustment:** -35% **(dph):** 17.8  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 2,574

**Further site boundary amendment:** Yes  
**Justification for further site boundary amendment:** Development should be limited to the area between the southern boundary of Harlow District and the ridge line to the south in order to minimise impact on views from the south of Harlow and to minimise impact on ecological constraints.  
**Updated unconstrained site area (ha):** 69.49  
**Updated indicative net site capacity (units):** 1,235

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information provided through the LPD Survey 2017 confirms that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years Information provided through the LPD Survey 2017 confirms that the site is currently in use as agricultural land. It is judged that this would not preclude the site coming forward for development.
1.3 On-site restrictions	0	Site is subject to restrictions but agreement in place or being negotiated to overcome them, or not judged to be a constraint Information provided through the LPD Survey 2017 indicates that a public right of way (Stort Valley Way) runs through the site. The promoter confirmed that this could be retained and would not constrain development.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020 Confirmed by information provided through the LPD Survey 2017.
2.1 Site marketability	(+)	Site is under option to a developer Information provided through the LPD Survey 2017 confirms that the landowners have entered into a joint venture through a planning promotion agreement.
2.2 Site viability	(+)	No viability issues identified Information provided through the LPD Survey 2017 confirms that no viability testing has been undertaken by the site promoters. However, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability. The Stage 6.2 assessment indicates that contamination constraints whilst present could be mitigated.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development. Existing masterplans propose new public open space provision on-site as part of the development.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	(+)	There are no identified current deficiencies in the quantum of open space within the settlement. No open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works with current or planned additional capacity to meet additional demand
3.6 Cumulative impact on Central Line capacity		Harlow strategic sites are served by sustainable transport measures in Harlow and so have not been included in this assessment
3.7 Impact on water networks	(+)	Settlement is served by water network with no known capacity issues
3.8 Impact on wastewater networks	(-)	Settlement is served by wastewater network which is unlikely to be able to meet additional demand – strategic infrastructure expected to be required

Site Reference: SR-0046A-N

## Indicative Site Capacity Assessment - Additional Information

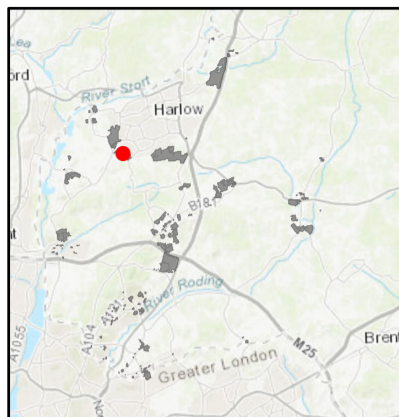
**Incorporate mixed use development:** It is assumed that land will be required to provide for the sustainable transport corridor (0.7ha), secondary school (10ha), traveller pitches (0.5ha) and strategic open space (22.89ha), resulting in a total land take of 34.09 hectares or 24% of the proposed allocation site area. It is assumed that strategic open space requirements can be provided off site on land outside the site area but under the developer's control. Incidental employment, social infrastructure and neighbourhood open space to be accommodated within the gross-net allowance.

**Mixed use density adjustment:** -24% (dph): 27.4



## Site Deliverability Assessment

**Site Reference:** SR-0068-N  
**Settlement:** Harlow  
**Address:** Land West of Summers and North of Epping Road, Harlow, Essex, EN9 2DH  
**Notes:** Agricultural land  
**Land type:** High performing Green Belt adjacent to a settlement  
**Primary use:** Residential



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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

**Site constraints affecting extent of developable area**

**Site area (ha):** 36.04

**On-site major policy constraints:** Not applicable.

**Area of site subject to major policy constraints (ha):** 0.00

**On-site non-major policy constraints:** A small part on the northern edge of the site is affected by BAP Habitat.

**Area of site subject to non-major policy constraints (ha):** 0.01

**Unconstrained site area (ha):** 36.03

**Establishing indicative baseline density**

**Site located in:** Town

**Site setting is:** Other

**Site is near a commuter hub:** No

**Indicative baseline density (dph):** 45.0

**Indicative baseline yield (units):** 1,621

### Refining the indicative site density

**Identified density constraints:** Nationally Protected Sites; Ancient/Veteran Trees outside Ancient Woodland; Heritage - Conservation Area

**Constraints density adjustment:** 0% **(dph):** 45.0

**Justification for adjustment:** Due to site size, the identified constraints are likely to be mitigated through sensitive design and site layout without requiring a reduction in density. No capacity adjustment made.

**Local setting:** Garden Town guidance suggest that densities of between 30 and 40 dph would be appropriate for this site. A reduction has been made to bring densities in line with the guidance.

**Local setting density adjustment:** -20% **(dph):** 36.0

**Incorporate mixed use development:** It is assumed that land will be required to provide for infrastructure requirements and other uses. This results in a total land take of 43 hectares or 51% of the developable area. For more details, please see overleaf.

**Mixed use density adjustment:** -16% **(dph):** 30.2

**Gross to net adjustment:** -35% **(dph):** 19.6

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 707

**Further site boundary amendment:** Yes

**Justification for further site boundary amendment:** Approximately 0.8 hectares of the site is located outside Epping Forest District boundary within Harlow. Should this site be allocated, the part of the site located in Harlow should be removed from the allocation area.

**Updated unconstrained site area (ha):** 35.23

**Updated indicative net site capacity (units):** 691

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(+)	Information provided through the LPD Survey 2017 confirms that the site is in single ownership.
1.3 On-site restrictions	(+)	There are no existing uses on-site or existing uses could cease in less than two years
1.4 Site availability	(+)	Information provided through the LPD Survey 2017 confirms that the site is currently in use as agricultural land. It is judged that this would not preclude the site coming forward for development.
2.1 Site marketability	(+)	Site is not subject to any known restrictions
2.2 Site viability	(+)	Information provided through the LPD Survey 2017 confirms that the site is not subject to any restrictions.
2.3 On-site and physical infrastructure constraints	0	Site expected to be available between 2016 and 2020
2.4a Primary schools (Planning area)	0	Confirmed by information provided through the LPD Survey 2017.
2.4b Primary schools	(-)	Site is under option to a developer
2.5a Secondary schools (Planning area)	0	Information provided through the LPD Survey 2017 confirms that the site is under option to a developer.
2.5b Secondary schools	(-)	No viability issues identified
2.6 Access to open space	(+)	Information provided through the LPD Survey 2017 confirms that no viability testing has been undertaken by the site promoters. However, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.7 Health	0	The Stage 6.2 assessment indicates that contamination constraints whilst present could be mitigated.
2.8 Impact on mineral deposits	(+)	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
3.1 Cumulative loss of open space in settlement	(+)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
3.2 Cumulative impact on primary school (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
3.3 Cumulative impact on secondary schools (Planning area)	0	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
3.4 Cumulative impact on the green infrastructure	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
3.5 Cumulative impact on sewage treatment work capacity	(+)	Existing masterplans propose new public open space provision on-site as part of the development.
3.6 Cumulative impact on Central Line capacity		Site is located within 1km of a health facility (GP) with a patient list size that exceeds recommended GP/patient ratio
3.7 Impact on water networks	(+)	None of the site is located within a minerals safeguarding area
3.8 Impact on wastewater networks	(-)	There are no identified current deficiencies in the quantum of open space within the settlement. No open space is lost as a result of the proposed allocations in the settlement
		The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
		The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
		The proposed site allocations provide opportunities to enhance green infrastructure
		Settlement is served by a Sewage Treatment Works with current or planned additional capacity to meet additional demand
		Harlow strategic sites are served by sustainable transport measures in Harlow and so have not been included in this assessment
		Settlement is served by water network with no known capacity issues
		Settlement is served by wastewater network which is unlikely to be able to meet additional demand – strategic infrastructure expected to be required

Site Reference: SR-0068-N

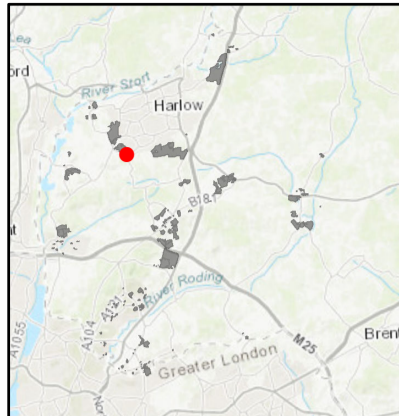
## Indicative Site Capacity Assessment - Additional Information

**Incorporate mixed use development:** It is assumed that land will be required to provide for the sustainable transport corridor (0.3ha), traveller pitches (0.5 hectares) and part of the strategic open space requirement (5ha) with the remaining 15ha to be accommodated off-site elsewhere in the Garden Town. This results in a total land take of 5.8 hectares or 16% of the developable site area. It is assumed that incidental employment, social infrastructure and neighbourhood open space to be accommodated within the gross to net allowance.

**Mixed use density adjustment:** -16% (dph): 30.2

## Site Deliverability Assessment

**Site Reference:** SR-0107  
**Settlement:** Harlow  
**Address:** Land at Epping and Parsloe Road, Roydon, Essex (Blakes Farm)  
**Notes:** Agricultural fields  
**Land type:** High performing Green Belt adjacent to a settlement  
**Primary use:** Residential



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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 3.37  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 3.37

### Establishing indicative baseline density

**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 45.0  
**Indicative baseline yield (units):** 151

### Refining the indicative site density

**Identified density constraints:** Nationally Protected Sites

**Constraints density adjustment:** 0% **(dph):** 45.0

**Justification for adjustment:** Distance of site to Nationally Protected Sites not likely to affect capacity. No capacity adjustment made.

**Local setting:** Garden Town guidance suggest that densities of between 30 and 40 dph would be appropriate for this site. A reduction has been made to bring densities in line with the guidance.

**Local setting density adjustment:** -15% **(dph):** 38.3

**Incorporate mixed use development:** Site is assumed for residential use only. No mixed use capacity adjustment.

**Mixed use density adjustment:** 0% **(dph):** 38.3

**Gross to net adjustment:** -10% **(dph):** 34.4

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 116

**Further site boundary amendment:** No

**Justification for further site boundary amendment:** No amendment to site area.

**Updated unconstrained site area (ha):** 3.37

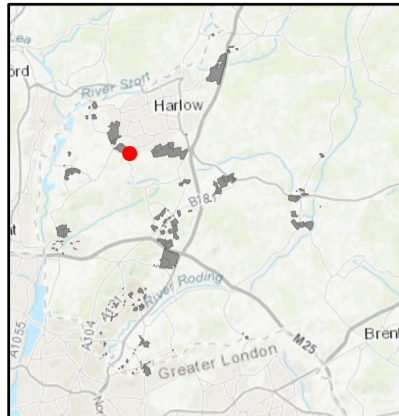
**Updated indicative net site capacity (units):** 116

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership The Strategic Land Availability Assessment indicates that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years Based on a desk-top assessment of site characteristics, this site comprises open field in agricultural use. It is judged that this would not preclude the site coming forward for development.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions The Strategic Land Availability Assessment suggests that there no known on-site restrictions affecting the site.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020 Information from the Strategic Land Availability Assessment suggests that the site is likely to be available immediately.
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer Information from the Strategic Land Availability Assessment indicates that enquiries have been received from a house builder.
2.2 Site viability	(+)	No viability issues identified While no information is held on the site's viability, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability. Call for Sites 2008 response indicates existing connections to mains water, sewerage, electricity, gas supply and highways. Stage 2 assessment states that contamination constraints are mitigable.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	(+)	There are no identified current deficiencies in the quantum of open space within the settlement. No open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works with current or planned additional capacity to meet additional demand
3.6 Cumulative impact on Central Line capacity		Harlow strategic sites are served by sustainable transport measures in Harlow and so have not been included in this assessment
3.7 Impact on water networks	(+)	Settlement is served by water network with no known capacity issues
3.8 Impact on wastewater networks	(-)	Settlement is served by wastewater network which is unlikely to be able to meet additional demand – strategic infrastructure expected to be required

## Site Deliverability Assessment

**Site Reference:** SR-0109  
**Settlement:** Harlow  
**Address:** Richmonds Farm, Parsloe Road, Epping Green, CM16 6QB  
**Notes:** Farmyard and Former Nursery  
**Land type:** High performing Green Belt adjacent to a settlement  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
 Issue  
**Rev 2**  
**ARUP** Epping Forest District Council  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 1.30  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 1.30

### Establishing indicative baseline density

**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 45.0  
**Indicative baseline yield (units):** 58

### Refining the indicative site density

**Identified density constraints:** Heritage - Listed Building; Settlement Character

**Constraints density adjustment:** +50% **(dph):** 22.5

**Justification for adjustment:** Grade II Listed Building located on site is likely to reduce capacity significantly in order to mitigate impact on the heritage asset, its setting and the wider settlement character. Capacity adjusted accordingly.

**Local setting:** Garden Town guidance suggests that densities of 30 to 40 dph would be appropriate for this site however other identified constraints require a lower density. No local setting adjustment made.

**Local setting density adjustment:** 0% **(dph):** 22.5

**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.

**Mixed use density adjustment:** 0% **(dph):** 22.5

**Gross to net adjustment:** -10% **(dph):** 20.3

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 26

**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No further boundary amendment.  
**Updated unconstrained site area (ha):** 1.30  
**Updated indicative net site capacity (units):** 26

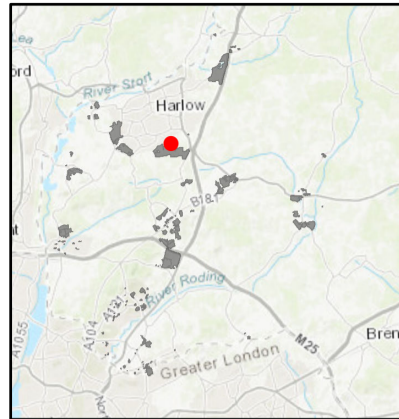
## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership The Strategic Land Availability Assessment indicates that the site is in single ownership.
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown The Strategic Land Availability Assessment indicates that the site is currently in residential and commercial use. The timescale for these uses ceasing is unknown.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions The Strategic Land Availability Assessment suggests that there no known on-site restrictions affecting the site.
1.4 Site availability	0	Site expected to be available between 2021 and 2025 Information from the Strategic Land Availability Assessment indicates that the site would be available within 5 years.
2.1 Site marketability	(-)	Site is not being actively marketed Confirmed by the Strategic Land Availability Assessment.
2.2 Site viability	(+)	No viability issues identified While no information is held on the site's viability, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability. Call for Sites 2008 response indicates existing connections to sewerage and gas supply. Stage 2 assessment states that contamination constraints are mitigable.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0139  
**Settlement:** Harlow  
**Address:** Riddings Lane, Hastingwood Road, Hastingwood, North Harlow, Essex, CM18 7HT  
**Notes:** Vacant and derelict nursery site

**Land type:** High performing Green Belt adjacent to a settlement  
**Primary use:** Residential



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>Rev 2</b>

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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 1.52  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 1.52

### Establishing indicative baseline density

**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 45.0  
**Indicative baseline yield (units):** 68

### Refining the indicative site density

**Identified density constraints:** Settlement Character

**Constraints density adjustment:** -20% **(dph):** 36.0  
**Justification for adjustment:** Reduction in density to account for settlement character impact.

**Local setting:** Garden Town guidance suggests that densities of 30 to 40 dph would be appropriate for this site. No local setting adjustment made.

**Local setting density adjustment:** 0% **(dph):** 36.0

**Incorporate mixed use development:** Site is assumed for residential use only. No mixed use capacity adjustment.

**Mixed use density adjustment:** 0% **(dph):** 36.0  
**Gross to net adjustment:** -10% **(dph):** 32.4  
**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 49

**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.

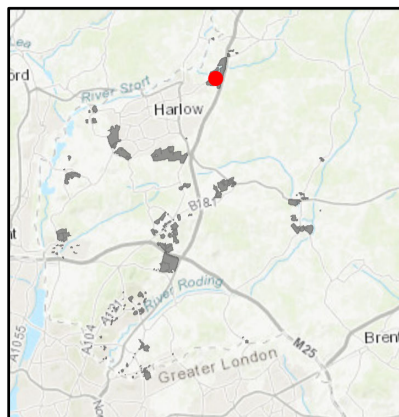
**Updated unconstrained site area (ha):** 1.52  
**Updated indicative net site capacity (units):** 49

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020
2.1 Site marketability	(-)	Site is not being actively marketed
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	(+)	There are no identified current deficiencies in the quantum of open space within the settlement. No open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works with current or planned additional capacity to meet additional demand
3.6 Cumulative impact on Central Line capacity		Harlow strategic sites are served by sustainable transport measures in Harlow and so have not been included in this assessment
3.7 Impact on water networks	(+)	Settlement is served by water network with no known capacity issues
3.8 Impact on wastewater networks	(-)	Settlement is served by wastewater network which is unlikely to be able to meet additional demand – strategic infrastructure expected to be required

## Site Deliverability Assessment

**Site Reference:** SR-0146C-N  
**Settlement:** Harlow  
**Address:** Land East of Harlow, North of Church Langley and South of Sheering Road, Harlow, Essex, CM17 0NG  
**Notes:** Agricultural land



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>Rev 1</b>

**ARUP** Epping Forest District Council

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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 125.96

**On-site major policy constraints:** Floor Risk Zone 3b affects the centre of the site running east to west along Pincey Brook.

**Area of site subject to major policy constraints (ha):** 2.19

**On-site non-major policy constraints:** Large areas of BAP Habitat affect the south east of the site. Floor Risk Zones 2 and 3a affects the centre of the site running east to west along Pincey Brook.

**Area of site subject to non-major policy constraints (ha):** 38.34

**Unconstrained site area (ha):** 87.22

### Establishing indicative baseline density

**Site located in:** Town

**Site setting is:** Other

**Site is near a commuter hub:** No

**Indicative baseline density (dph):** 45.0

**Indicative baseline yield (units):** 3,924

### Refining the indicative site density

**Identified density constraints:** Ancient/Veteran Trees outside Ancient Woodland; BAP Habitat; Heritage - Listed Building; TPOs

**Constraints density adjustment:** 0% **(dph):** 45.0

**Justification for adjustment:** Due to site size, the identified constraints are likely to be mitigated through sensitive design and site layout without requiring a reduction in density. No capacity adjustment made.

**Local setting:** Garden Town guidance suggest that densities of between 35 and 45 dph would be appropriate for this site. A reduction has been made to bring densities in line with the guidance.

**Local setting density adjustment:** -10% **(dph):** 40.5

**Incorporate mixed use development:** It is assumed that land will be required to provide for infrastructure requirements and other uses. This results in a total land take of 43 hectares or 51% of the developable area. For more details, please see overleaf.

**Mixed use density adjustment:** -51% **(dph):** 20.0

**Gross to net adjustment:** -35% **(dph):** 13.0

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 1,132

**Further site boundary amendment:** No

**Justification for further site boundary amendment:** No amendment to site area.

**Updated unconstrained site area (ha):** 87.22

**Updated indicative net site capacity (units):** 1,132

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(+)	Information provided through the LPD Survey 2017 confirms that the site is in single ownership.
1.3 On-site restrictions	0	There are no existing uses on-site or existing uses could cease in less than two years
1.4 Site availability	(+)	Information provided through the LPD Survey 2017 confirms that the site is currently in use as agricultural land. It is judged that this would not preclude the site coming forward for development.
2.1 Site marketability	(+)	Site is subject to restrictions but agreement in place or being negotiated to overcome them, or not judged to be a constraint
2.2 Site viability	0	Information provided through the LPD Survey 2017 indicates that multiple public right of way run through the site. The promoter confirmed that these could be retained and it is judged that this would not constrain development.
2.3 On-site and physical infrastructure constraints	0	Site expected to be available between 2016 and 2020
2.4a Primary schools (Planning area)	(-)	Confirmed by information provided through the LPD Survey 2017.
2.4b Primary schools	(-)	Site is under option to a developer
2.5a Secondary schools (Planning area)	(-)	Information provided through the LPD Survey 2017 confirms that the site is under option to a developer.
2.5b Secondary schools	(-)	Site viability is marginal or weaker demand for development
2.6 Access to open space	(+)	The LPD Survey 2017 response indicates that viability testing has been undertaken. The promoter expresses uncertainty around CIL and the potential relocation of Princess Alexandra Hospital and the developer queries the viability of 40% affordable homes.
2.7 Health	(-)	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability.
2.8 Impact on mineral deposits	(+)	Stage 6.2 assessment states that 9% of site is in Flood Zones 2, 3a and 3b and there are contamination constraints. LPD Survey 2017 indicates there is a need for connection to sewerage, electricity, highways. All constraints are mitigable.
3.1 Cumulative loss of open space in settlement	(+)	Site is located in a school planning area with a forecast deficit and where schools have limited ability to expand
3.2 Cumulative impact on primary school (Planning area)	0	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
3.3 Cumulative impact on secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with a forecast deficit and where schools have limited ability to expand in the future.
3.4 Cumulative impact on the green infrastructure	(+)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
3.5 Cumulative impact on sewage treatment work capacity	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
3.6 Cumulative impact on Central Line capacity	(-)	Site is located more than 1km from a health facility (GP).
3.7 Impact on water networks	(+)	None of the site is located within a minerals safeguarding area
3.8 Impact on wastewater networks	(-)	There are no identified current deficiencies in the quantum of open space within the settlement. No open space is lost as a result of the proposed allocations in the settlement
	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
	(+)	The proposed site allocations provide opportunities to enhance green infrastructure
	(+)	Settlement is served by a Sewage Treatment Works with current or planned additional capacity to meet additional demand
		Harlow strategic sites are served by sustainable transport measures in Harlow and so have not been included in this assessment
	(+)	Settlement is served by water network with no known capacity issues
	(-)	Settlement is served by wastewater network which is unlikely to be able to meet additional demand – strategic infrastructure expected to be required

Site Reference: SR-0146C-N

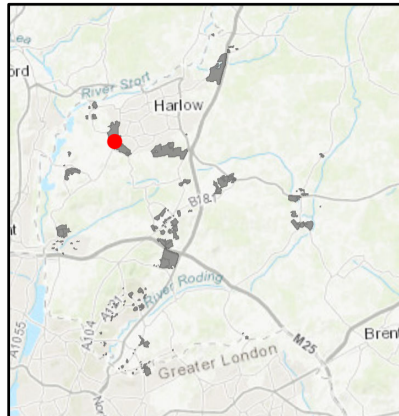
## Indicative Site Capacity Assessment - Additional Information

**Incorporate mixed use development:** It is assumed that land will be required to provide for the sustainable transport corridor (0.9ha), a secondary school (10 ha), highways infrastructure associated with the new M11 Junction 7a (21ha), land for the relocated hospital (12ha), and traveller pitches (0.5ha). This results in a total land take of 43 hectares or 51% of the developable area. It is assumed that strategic open space requirements can be accommodated on the parts of the site constrained by flood risk and BAP Habitats and therefore do not impact on the developable area. Incidental employment, social infrastructure and neighbourhood open space to be accommodated within the gross to net allowance.

**Mixed use density adjustment:** -51% (dph): 20.0

## Site Deliverability Assessment

**Site Reference:** SR-0424  
**Settlement:** Harlow  
**Address:** Water Lane Cottage and Adjacent Field  
**Notes:** Not applicable.  
**Land type:** High performing Green Belt adjacent to a settlement  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 4.36  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Flood Zones 2 and 3a affect the north eastern part of the site.  
**Area of site subject to non-major policy constraints (ha):** 0.10  
**Unconstrained site area (ha):** 4.26  
**Establishing indicative baseline density**  
**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 45.0  
**Indicative baseline yield (units):** 191

### Refining the indicative site density

**Identified density constraints:** Nationally Protected Sites; Heritage - Conservation Area; Settlement Character  
**Constraints density adjustment:** -30% **(dph):** 31.5  
**Justification for adjustment:** Reduction not required for SSSI due to distance from site. Reduction in capacity required to mitigate impact on Conservation Area and settlement character.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% **(dph):** 31.5  
**Incorporate mixed use development:** Site is assumed for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 31.5  
**Gross to net adjustment:** -10% **(dph):** 28.4  
**Existing on-site development (units):** 2  
**Indicative net site capacity (units):** 118

**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 4.26  
**Updated indicative net site capacity (units):** 118

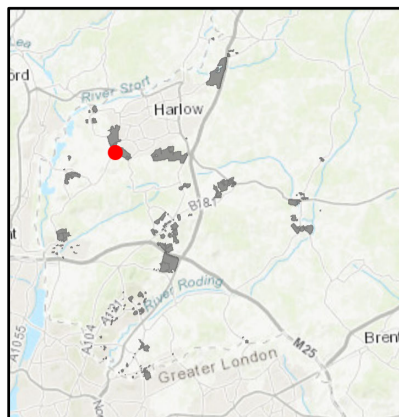
## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(-)	Site ownership is unknown or is in multiple ownership and the other owners are either unknown, oppose the development or are promoting another conflicting scheme An enquiry through the Land Registry confirmed that the site has a complex ownership pattern, with multiple titles returned across the site.
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown Based on a desk-top assessment of site characteristics, the site contains three residential dwellings, private open amenity space and agricultural land. The timescale for the cessation of the residential uses is unknown.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions No data is held on on-site restrictions.
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown The availability of the site is unknown.
2.1 Site marketability	(-)	Site is not being actively marketed As a result of the complex ownership pattern and given the site has not previously been promoted, it is assumed that for the purposes of this assessment that it has not been actively marketed.
2.2 Site viability	(+)	No viability issues identified While no information is held on the site's viability, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability. The Stage 2 assessment identified that flood risk and contamination constraints whilst present could be mitigated.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	(+)	There are no identified current deficiencies in the quantum of open space within the settlement. No open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works with current or planned additional capacity to meet additional demand
3.6 Cumulative impact on Central Line capacity		Harlow strategic sites are served by sustainable transport measures in Harlow and so have not been included in this assessment
3.7 Impact on water networks	(+)	Settlement is served by water network with no known capacity issues
3.8 Impact on wastewater networks	(-)	Settlement is served by wastewater network which is unlikely to be able to meet additional demand – strategic infrastructure expected to be required



## Site Deliverability Assessment

**Site Reference:** SR-0912  
**Settlement:** Harlow  
**Address:** The Dellers, Epping Road, Broadley Common, Nazeing, Essex, EN9 2DH  
**Notes:** Residential dwelling and grazing land  
**Land type:** Medium performing Green Belt adjacent to a settlement  
**Primary use:** Residential



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>Rev 1</b>

**ARUP** Epping Forest District Council  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

**Site constraints affecting extent of developable area**

**Site area (ha):** 0.90

**On-site major policy constraints:** Not applicable.

**Area of site subject to major policy constraints (ha):** 0.00

**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 0.90

**Establishing indicative baseline density**

**Site located in:** Town

**Site setting is:** Other

**Site is near a commuter hub:** No

**Indicative baseline density (dph):** 45.0

**Indicative baseline yield (units):** 40

### Refining the indicative site density

**Identified density constraints:** Heritage - Conservation Area; Settlement Character

**Constraints density adjustment:** -25% **(dph):** 33.8

**Justification for adjustment:** The site is located within Nazeing and South Roydon Conservation Area and could impact settlement character. Impact can be mitigated through reduction in density, appropriate layout and high quality design/materials.

**Local setting:** Garden Town guidance suggest that densities of between 30 and 40 dph would be appropriate for this site. No further reduction required.

**Local setting density adjustment:** 0% **(dph):** 33.8

**Incorporate mixed use development:** Site is assumed for residential use only. No mixed use capacity adjustment.

**Mixed use density adjustment:** 0% **(dph):** 33.8

**Gross to net adjustment:** 0% **(dph):** 33.8

**Existing on-site development (units):** 1

**Indicative net site capacity (units):** 29

**Further site boundary amendment:** No

**Justification for further site boundary amendment:** No amendment to site area.

**Updated unconstrained site area (ha):** 0.90

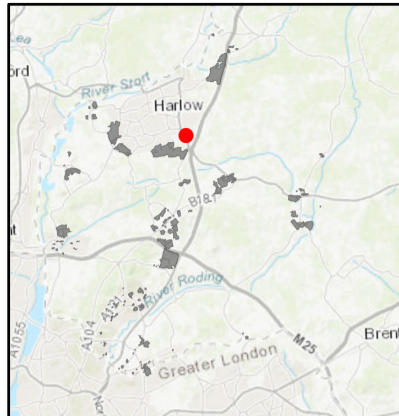
**Updated indicative net site capacity (units):** 29

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information provided through the LPD Survey 2017 confirms that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years Information provided through the LPD Survey 2017 confirms that there are no existing uses on-site.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions Confirmed by information provided through the LPD Survey 2017.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020 Confirmed by information provided through the LPD Survey 2017.
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer Confirmed by information provided through the LPD Survey 2017.
2.2 Site viability	(+)	No viability issues identified Information provided through the LPD Survey 2017 confirms that the site has been surveyed, though no detail is provided. However, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability. The Stage 2 assessment indicates that contamination constraints whilst present could be mitigated.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is located more than 1km from a primary school, or is located within 1km of a primary school with current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	0	Site is located 400-600m from existing publicly accessible open space.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	(+)	There are no identified current deficiencies in the quantum of open space within the settlement. No open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works with current or planned additional capacity to meet additional demand
3.6 Cumulative impact on Central Line capacity		Harlow strategic sites are served by sustainable transport measures in Harlow and so have not been included in this assessment
3.7 Impact on water networks	(+)	Settlement is served by water network with no known capacity issues
3.8 Impact on wastewater networks	(-)	Settlement is served by wastewater network which is unlikely to be able to meet additional demand – strategic infrastructure expected to be required

## Site Deliverability Assessment

**Site Reference:** SR-0937  
**Settlement:** Harlow  
**Address:** Avenue Home, Latton Common, Near Harlow, CM17 9NJ  
**Notes:** Residential dwelling, outbuildings  
**Land type:** High performing Green Belt adjacent to a settlement  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
 Issue  
**Rev 1**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.38  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 0.38

### Establishing indicative baseline density

**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 45.0  
**Indicative baseline yield (units):** 17

### Refining the indicative site density

**Identified density constraints:** No constraints

**Constraints density adjustment:** 0% **(dph):** 45.0

**Justification for adjustment:** No constraints affecting site capacity identified. No capacity adjustment made.

**Local setting:** Site layout and location at Latton Priory would require a reduction in density to deliver a built form which is more appropriate for this location (edge of town, nearby lower density detached dwellings).

**Local setting density adjustment:** -30% **(dph):** 31.5

**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.

**Mixed use density adjustment:** 0% **(dph):** 31.5

**Gross to net adjustment:** 0% **(dph):** 31.5

**Existing on-site development (units):** 1

**Indicative net site capacity (units):** 11

**Further site boundary amendment:** No

**Justification for further site boundary amendment:** No amendment to site area.

**Updated unconstrained site area (ha):** 0.38

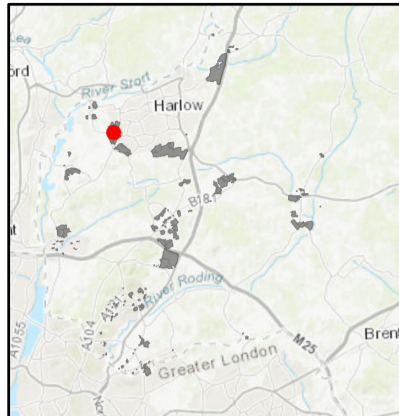
**Updated indicative net site capacity (units):** 11

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information provided through the LPD Survey 2017 confirms that the site is in single ownership.
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown Information provided through the LPD Survey 2017 confirms the site is in residential use. However, the timeframe for cessation has not been confirmed, nor whether this would preclude the site coming forward for development.
1.3 On-site restrictions	0	Site is subject to restrictions but agreement in place or being negotiated to overcome them, or not judged to be a constraint Information provided through the LPD Survey 2017 states that a reciprocal restrictive covenant exists in relation to the site and neighbouring land. As the lifting of the covenant was mutually requested, this is not expected to constrain development.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020 Confirmed by information provided through the LPD Survey 2017.
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer Information provided through the LPD Survey 2017 confirmed that the site is currently being marketed for sale as a residential property with an overage clause for future development.
2.2 Site viability	(+)	No viability issues identified Information provided through the LPD Survey 2017 confirms that no viability testing has been undertaken by the site promoters. However, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability. The LPD Survey 2017 indicates that the site has existing connections to utilities (mains water, sewerage, electricity, gas and highways). Stage 6.2 assessment states that contamination constraints whilst present could be mitigated.
2.4a Primary schools (Planning area)	(-)	Site is located in a school planning area with a forecast deficit and where schools have limited ability to expand
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	(-)	Site is located within a Secondary Forecast Planning Group with a forecast deficit and where schools have limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	0	Site is located within 1km of a health facility (GP) with a patient list size that exceeds recommended GP/patient ratio
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	(+)	There are no identified current deficiencies in the quantum of open space within the settlement. No open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works with current or planned additional capacity to meet additional demand
3.6 Cumulative impact on Central Line capacity		As this site is located at the edge of Harlow it is anticipated that it would be served by sustainable transport measures and so has not been included in this assessment
3.7 Impact on water networks	(+)	Settlement is served by water network with no known capacity issues
3.8 Impact on wastewater networks	(-)	Settlement is served by wastewater network which is unlikely to be able to meet additional demand – strategic infrastructure expected to be required

## Site Deliverability Assessment

**Site Reference:** SR-0964-Z  
**Settlement:** Harlow  
**Address:** Land to the West of Harlow between Old House Lane, Epping Road, Water Lane and Katherines, Harlow, Essex, CM19 5DJ  
**Notes:** Agricultural fields and glasshouses / nurseries  
  
**Land type:** High performing Green Belt adjacent to a settlement  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
 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

## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 72.33  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Flood Risk affects the south eastern part of the site. LoWS and BAP Habitats affect small parts of the site in the north, centre and south-east.

**Area of site subject to non-major policy constraints (ha):** 10.28

**Unconstrained site area (ha):** 62.03

### Establishing indicative baseline density

**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 45.0  
**Indicative baseline yield (units):** 2,791

### Refining the indicative site density

**Identified density constraints:** Nationally Protected Sites; Ancient Woodland; Ancient/Veteran Trees outside Ancient Woodland; BAP Habitat; LoWS; Heritage - Conservation Area; Grade II Listed Building; Scheduled Monument; TPOs

**Constraints density adjustment:** 0% **(dph):** 45.0

**Justification for adjustment:** Due to site size, the identified constraints are likely to be mitigated through sensitive design and site layout without requiring a reduction in density. No capacity adjustment made.

**Local setting:** Garden Town guidance suggest that densities of between 30 and 40 dph would be appropriate for this site. A reduction has been made to bring densities in line with the guidance.

**Local setting density adjustment:** -20% **(dph):** 36.0

**Incorporate mixed use development:** It is assumed that land will be required to provide for infrastructure requirements and other uses. This results in a total land take of 43 hectares or 51% of the developable area. For more details, please see overleaf.

**Mixed use density adjustment:** -21% **(dph):** 28.5

**Gross to net adjustment:** -35% **(dph):** 18.5

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 1,149

**Further site boundary amendment:** Yes  
**Justification for further site boundary amendment:** Approximately 2.8 hectares of the site is located outside the District within Harlow. The part of the site located in Harlow should be removed from the site boundary, although it is not within developable area therefore no impact on capacity.  
**Updated unconstrained site area (ha):** 62.03  
**Updated indicative net site capacity (units):** 1,149

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	0	Site is in multiple ownership where landowners are promoting independent schemes that are not in conflict, or working collaboratively on a scheme, and there is an agreement in place between the parties Information submitted through the Regulation 18 Draft Local Plan consultation confirms that the site is jointly owned by multiple parties who have formal agreement to work together as the 'West Harlow Consortium'.
1.2 Existing uses	0	Existing uses on-site which could cease between two and 10 years Information submitted through the Regulation 18 Draft Local Plan consultation confirms that the site is currently in agricultural use, including glasshouses/nurseries and industrial uses. The promoter assumed that development would commence in 2020.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions Information submitted by the promoters through the Council's Call for Sites 2008 confirms that there are no known on-site restrictions affecting the site.
1.4 Site availability	0	Site expected to be available between 2021 and 2025 Information submitted through the IDP Developers' Forum Survey in May 2017 confirms that the site will be available from 2020/21.
2.1 Site marketability	(+)	Site is under option to a developer Information submitted through the Regulation 18 Draft Local Plan consultation indicates that the site is under option to multiple house builders.
2.2 Site viability	(+)	No viability issues identified Although no viability testing has been undertaken by the site promoters, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability. Information submitted via IDP Developers' Forum Survey 2017 indicates constraints on existing capacity of utilities and highways infrastructure but mitigation has been identified. Stage 6.2 assessment states that contamination constraints are mitigable.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	(-)	Site is located within a Secondary Forecast Planning Group with a forecast deficit and where schools have limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	(+)	There are no identified current deficiencies in the quantum of open space within the settlement. No open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works with current or planned additional capacity to meet additional demand
3.6 Cumulative impact on Central Line capacity		Harlow strategic sites are served by sustainable transport measures in Harlow and so have not been included in this assessment
3.7 Impact on water networks	(+)	Settlement is served by water network with no known capacity issues
3.8 Impact on wastewater networks	(-)	Settlement is served by wastewater network which is unlikely to be able to meet additional demand – strategic infrastructure expected to be required

Site Reference: SR-0964-Z

## Indicative Site Capacity Assessment - Additional Information

**Incorporate mixed use development:** It is assumed that land will be required to provide for traveller pitches (0.5ha) and part of the strategic open space requirement (12ha) with the remaining 10ha accommodated on areas constrained by BAP, LoWs and Flood Risk. This results in a total land take of 13 hectares or 21% of the developable site area. It is assumed that incidental employment, social infrastructure and neighbourhood open space to be accommodated within the gross to net allowance.

**Mixed use density adjustment:** -21% (dph): 28.5




**Report on Site Selection**



Drawing No.  
EFDC-S3/4-007-Rev2  
Date: March 2018  
Scale: 1:5,000 @A3

**Content**  
Residential Sites for Testing at Stage 3/4 and Stage 6.3/6.4 in High Ongar  
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community  
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**Legend**

 Residential Sites for Testing at Stage 3/4 and Stage 6.3/6.4

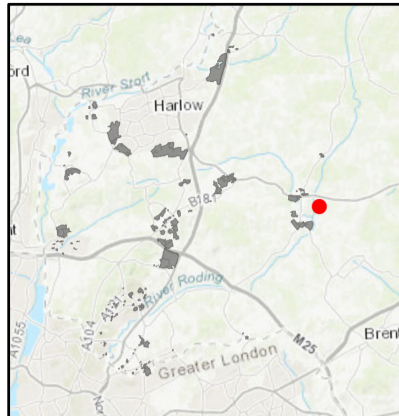
This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.



B925

## Site Deliverability Assessment

**Site Reference:** SR-0181  
**Settlement:** High Ongar  
**Address:** Mill Lane, High Ongar, CM5 9RQ  
**Notes:** Vacant scrub land  
**Land type:** Low performing Green Belt adjacent to a settlement  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
 Issue  
**Rev 2**  
**ARUP** Epping Forest District Council  
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 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.30  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 0.32

### Establishing indicative baseline density

**Site located in:** Small Village  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 34.5  
**Indicative baseline yield (units):** 11

### Refining the indicative site density

**Identified density constraints:** Ancient Woodland; Ancient/Veteran Trees outside Ancient Woodland; TPOs

**Constraints density adjustment:** -9% **(dph):** 31.4

**Justification for adjustment:** Ancient Woodland not likely to constrain density due to distance from site. TPOs and Ancient Tree on site likely to constrain capacity. Capacity reduced accordingly.

**Local setting:** No adjustment made for local setting.

**Local setting density adjustment:** 0% **(dph):** 31.4

**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.

**Mixed use density adjustment:** 0% **(dph):** 31.4

**Gross to net adjustment:** 0% **(dph):** 31.4

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 10

**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.

**Updated unconstrained site area (ha):** 0.32

**Updated indicative net site capacity (units):** 10

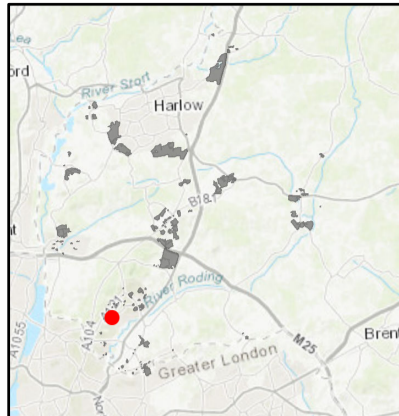
## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(-)	Site ownership is unknown or is in multiple ownership and the other owners are either unknown, oppose the development or are promoting another conflicting scheme
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years
1.3 On-site restrictions	(-)	Site subject to restrictions and there is limited prospect of the restriction being overcome
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020
2.1 Site marketability	(-)	Site is not being actively marketed
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability.
2.4a Primary schools (Planning area)	(+)	Site is located in a school planning area with both existing and forecast capacity
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	(+)	There are no identified current deficiencies in the quantum of open space within the settlement. No open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure
3.5 Cumulative impact on sewage treatment work capacity	0	Settlement is served by a Sewage Treatment Works which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District
3.7 Impact on water networks	(+)	Settlement is served by water network with no known capacity issues
3.8 Impact on wastewater networks	(+)	Settlement is served by wastewater network with capacity to meet additional demand



## Site Deliverability Assessment

**Site Reference:** SR-0226  
**Settlement:** Loughton  
**Address:** Loughton London Underground car park, adjacent to station, off Old Station Road, IG10 4  
**Notes:** Existing use as London Underground car park.  
**Land type:** Urban brownfield  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
 Issue  
**Rev 2**  
**ARUP** Epping Forest District Council  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 1.00  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Settlement Capacity Study indicates that London Underground parking could be re-provided through basement parking and therefore no reduction in available site area made.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 1.00

### Establishing indicative baseline density

**Site located in:** Town  
**Site setting is:** Town Centre  
**Site is near a commuter hub:** Yes  
**Indicative baseline density (dph):** 101.3  
**Indicative baseline yield (units):** 101

### Refining the indicative site density

**Identified density constraints:** Nationally Protected Site; Heritage - Listed Building  
**Constraints density adjustment:** 0% **(dph):** 101.3  
**Justification for adjustment:** Impact on SSSI not likely to constrain density, as site is in existing urban area. Grade II Listed Building Loughton Station not likely to constrain capacity. No capacity adjustment made.  
**Local setting:** Car park site adjacent to London Underground station is identified as being suitable for higher density than that indicated in the baseline. Adjustment to density made to account for local setting.  
**Local setting density adjustment:** +50% **(dph):** 151.9  
**Incorporate mixed use development:** The Settlement Capacity Study recommended this site incorporate employment/retail uses, and assumed some 1000 sqm employment space which equates to approximately 25% of site area. The capacity has been reduced accordingly.  
**Mixed use density adjustment:** -25% **(dph):** 113.9  
**Gross to net adjustment:** 0% **(dph):** 113.9  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 113

**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 1.00  
**Updated indicative net site capacity (units):** 113

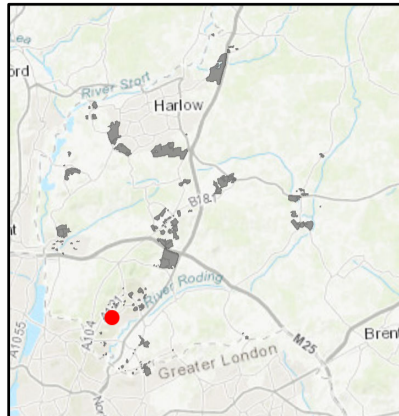
## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020
2.1 Site marketability	(-)	Site is not being actively marketed
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation



## Site Deliverability Assessment

**Site Reference:** SR-0226-N  
**Settlement:** Loughton  
**Address:** Loughton London Underground Car Park, Station Road, Loughton, Essex, IG10 4NZ  
**Notes:** Car park  
**Land type:** Urban brownfield  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
 Issue  
**Rev 1**  
  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 1.62  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Settlement Capacity Study indicates that London Underground parking could be re-provided through basement parking and therefore no reduction in available site area made.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 1.62

### Establishing indicative baseline density

**Site located in:** Town  
**Site setting is:** Town Centre  
**Site is near a commuter hub:** Yes  
**Indicative baseline density (dph):** 101.3  
**Indicative baseline yield (units):** 163

### Refining the indicative site density

**Identified density constraints:** Nationally Protected Sites; Heritage - Listed Building  
**Constraints density adjustment:** 0% **(dph):** 101.3  
**Justification for adjustment:** Impact on SSSI not likely to constrain density, as site is in existing urban area. Grade II Listed Building Loughton Station not likely to constrain capacity. No capacity adjustment made.  
**Local setting:** Car park site adjacent to London Underground station is identified as being suitable for higher density than that indicated in the baseline. Adjustment to density made to account for local setting.  
**Local setting density adjustment:** +50% **(dph):** 151.9  
**Incorporate mixed use development:** The Settlement Capacity Study recommended this site incorporate employment/retail uses, and assumed some 1000 sqm employment space which equates to approximately 25% of site area. The capacity has been reduced accordingly.  
**Mixed use density adjustment:** -25% **(dph):** 113.9  
**Gross to net adjustment:** -10% **(dph):** 102.5  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 165

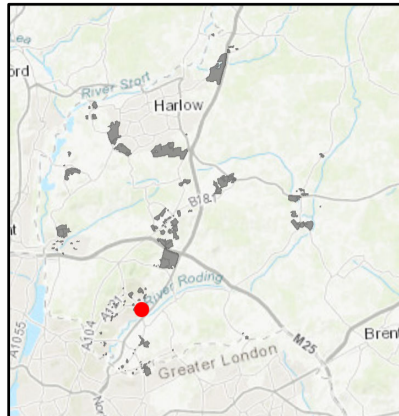
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 1.62  
**Updated indicative net site capacity (units):** 165

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information submitted through the Council's Call for Sites 2016/7 confirms that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years The site is currently in use as a car park. Based on information submitted through the Call for Sites 2016/17 it is understood that this use would not constrain the development of the site in the short term.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions The Strategic Land Availability Assessment suggests that there no known on-site restrictions affecting the site.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020 Information from the Strategic Land Availability Assessment for overlapping site SR-0226, promoted by the same landowner, indicates that the site would be available within 5 years.
2.1 Site marketability	(-)	Site is not being actively marketed As no response has been received from the site owner regarding marketing undertaken to date, it is assumed for the purposes of this assessment that the site is not being marketed.
2.2 Site viability	(+)	No viability issues identified While no information is held on the site's viability, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability. The Stage 6.2 assessment indicates that contamination constraints whilst present could be mitigated.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There are no identified current deficiencies in the quantum of open space within the settlement, however the cumulative impact of the proposed allocations would result in a reduction in land for open space The proposed allocations would result in a reduction in designated amenity greenspace in the settlement (c. 4.02ha). However, there is a current surplus of this type of open space of 6.08ha.
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure Sites to the west of the settlement provide opportunities to better link to Epping Forest. Development of SR-0361 would result in the partial loss of amenity greenspace, and SR-0356 would result in the partial loss of open space.
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works with current or planned additional capacity to meet additional demand
3.6 Cumulative impact on Central Line capacity	0	The proposed allocations in this settlement are expected to result in a minor increase in the expected forecast peak use of the Central Line stations within Epping Forest District, which will not affect the capacity of these stations
3.7 Impact on water networks	(-)	Settlement is served by water network which is unlikely to be able to meet additional demand - upgrades to the existing infrastructure expected to be required
3.8 Impact on wastewater networks	(+)	Settlement is served by wastewater network with capacity to meet additional demand

## Site Deliverability Assessment

**Site Reference:** SR-0227  
**Settlement:** Loughton  
**Address:** Debden London Underground Car Park and land adjacent to station, off Chigwell Lane, IG10 3  
**Notes:** Existing use as London underground car park and vehicle yard  
**Land type:** Urban brownfield  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
 Issue  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 1.66  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Settlement Capacity Study indicates that London Underground parking could be re-provided through basement parking and therefore no reduction in available site area made.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 1.66

### Establishing indicative baseline density

**Site located in:** Town  
**Site setting is:** Town Centre  
**Site is near a commuter hub:** Yes  
**Indicative baseline density (dph):** 101.3  
**Indicative baseline yield (units):** 167

### Refining the indicative site density

**Identified density constraints:** Nationally Protected Sites  
**Constraints density adjustment:** 0% **(dph):** 101.3  
**Justification for adjustment:** Potential effects on ecological designations not considered to constrain capacity. No capacity adjustment made.  
**Local setting:** Car park site adjacent to London Underground station is identified as being suitable for higher density than that indicated in the baseline. Adjustment to density made to account for local setting.  
**Local setting density adjustment:** +50% **(dph):** 151.9  
**Incorporate mixed use development:** The Settlement Capacity Study recommended this site incorporate employment/retail uses, and assumed some 980 sqm employment space which equates to approximately 15% of site area. The capacity has been reduced accordingly.  
**Mixed use density adjustment:** -15% **(dph):** 129.1  
**Gross to net adjustment:** -10% **(dph):** 116.2  
**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 192

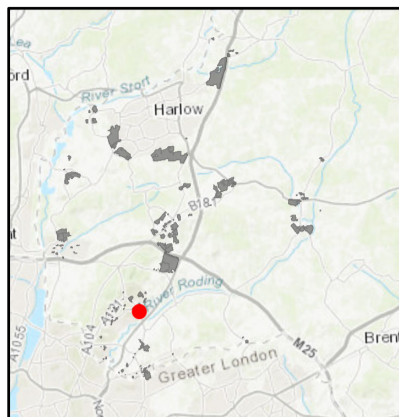
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 1.66  
**Updated indicative net site capacity (units):** 192

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(+)	Information submitted through the Regulation 18 Draft Local Plan consultation confirms that the site is in single ownership.
1.3 On-site restrictions	(+)	There are no existing uses on-site or existing uses could cease in less than two years
1.4 Site availability	(+)	The site is currently in use as a car park. Based on information submitted through the Call for Sites 2016/17 it is understood that this use would not constrain the development of the site in the short term.
2.1 Site marketability	(-)	The Strategic Land Availability Assessment suggests that there no known on-site restrictions on the site.
2.2 Site viability	(+)	Confirmed by the Strategic Land Availability Assessment.
2.3 On-site and physical infrastructure constraints	(+)	Site is not being actively marketed
2.4a Primary schools (Planning area)	0	No viability issues identified
2.4b Primary schools	(-)	While no information is held on the site's viability, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.5a Secondary schools (Planning area)	0	There are no known on-site constraints which would impact upon deliverability
2.5b Secondary schools	(-)	The site has existing connections to utilities including water, electricity and gas, and to highways infrastructure.
2.6 Access to open space	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.7 Health	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.8 Impact on mineral deposits	(+)	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
3.1 Cumulative loss of open space in settlement	0	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
3.2 Cumulative impact on primary school (Planning area)	0	Site is located 400-600m from existing publicly accessible open space.
3.3 Cumulative impact on secondary schools (Planning area)	0	Site is located more than 1km from a health facility (GP).
3.4 Cumulative impact on the green infrastructure	(+)	None of the site is located within a minerals safeguarding area
3.5 Cumulative impact on sewage treatment work capacity	0	There are no identified current deficiencies in the quantum of open space within the settlement, however the cumulative impact of the proposed allocations would result in a reduction in land for open space
3.6 Cumulative impact on Central Line capacity	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.7 Impact on water networks	(-)	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.8 Impact on wastewater networks	(+)	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure
		Sites to the west of the settlement provide opportunities to better link to Epping Forest. Development of SR-0361 would result in the partial loss of amenity greenspace, and SR-0356 would result in the partial loss of open space.
		Settlement is served by a Sewage Treatment Works with current or planned additional capacity to meet additional demand
		The proposed allocations in this settlement are expected to result in a minor increase in the expected forecast peak use of the Central Line stations within Epping Forest District, which will not affect the capacity of these stations
		Settlement is served by water network which is unlikely to be able to meet additional demand - upgrades to the existing infrastructure expected to be required
		Settlement is served by wastewater network with capacity to meet additional demand

## Site Deliverability Assessment

**Site Reference:** SR-0284-N  
**Settlement:** Loughton  
**Address:** Chigwell Lane Service Station, Loughton Broadway, Loughton, Essex, IG10 3SZ  
**Notes:** Service station  
**Land type:** Urban brownfield  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 0.20  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.  
**Area of site subject to non-major policy constraints (ha):** 0.00  
**Unconstrained site area (ha):** 0.20  
**Establishing indicative baseline density**  
**Site located in:** Town  
**Site setting is:** Town Centre  
**Site is near a commuter hub:** Yes  
**Indicative baseline density (dph):** 101.3  
**Indicative baseline yield (units):** 20

### Refining the indicative site density

**Identified density constraints:** No constraints  
**Constraints density adjustment:** 0% **(dph):** 101.3  
**Justification for adjustment:** No constraints affecting site capacity identified. No capacity adjustment made.  
**Local setting:** Town centre location adjacent to development sites of higher density. Capacity of site increased to maximise development potential of site.  
**Local setting density adjustment:** +25% **(dph):** 126.6  
**Incorporate mixed use development:** Site assumed for residential development only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 126.6  
**Gross to net adjustment:** 0% **(dph):** 126.6  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 25

**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.20  
**Updated indicative net site capacity (units):** 25

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information provided through the LPD Survey 2017 confirms that the site is in single ownership.
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown Information provided through the LPD Survey 2017 has confirmed that the lease of the existing petrol station use is to be renewed for a period of 15 years, with a break clause after 10 years.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions Information provided by Epping Forest District Council states that a petrol storage tank would require relocation. Despite uncertainty over possible legal constraints and ransom strips, there are no known restrictions that would prevent development.
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown Information provided by Epping Forest District Council confirms that, as a result of an existing lease on the site, the site will not be available prior to 2027.
2.1 Site marketability	(-)	Site is not being actively marketed Information provided through the LPD Survey 2017 confirms that, while there is perceived market interest in the site, the site has not been actively marketed to date.
2.2 Site viability	(+)	No viability issues identified Although no viability testing has been undertaken by the site promoters, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability. Information submitted through Council's Call for Sites 2016 indicates site has connections to mains water, sewerage, electricity, gas and highways. Stage 6.2 assessment states contamination constraints whilst present could be mitigated.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

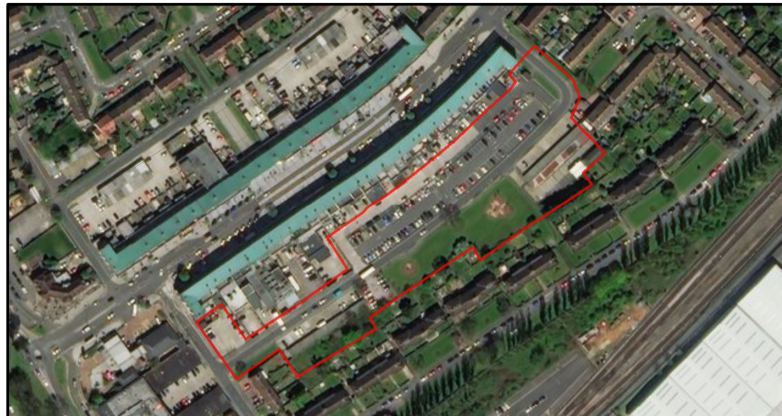
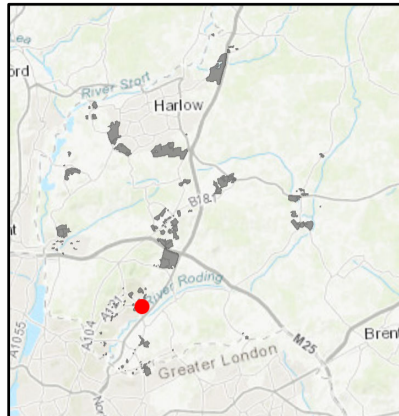
## Site Deliverability Assessment

**Site Reference:** SR-0286  
**Settlement:** Loughton  
**Address:** Burton Road, Loughton Broadway

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

**Land type:** Urban brownfield

**Primary use:** Residential



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>Rev 2</b>

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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 1.38  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 1.38

### Establishing indicative baseline density

**Site located in:** Town  
**Site setting is:** Town Centre  
**Site is near a commuter hub:** Yes  
**Indicative baseline density (dph):** 101.3  
**Indicative baseline yield (units):** 139

### Refining the indicative site density

**Identified density constraints:** No constraints  
**Constraints density adjustment:** 0% **(dph):** 101.3  
**Justification for adjustment:** No constraints affecting site capacity identified. No capacity adjustment made.

**Local setting:** No adjustment made for local setting.

**Local setting density adjustment:** 0% **(dph):** 101.3  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.

**Mixed use density adjustment:** 0% **(dph):** 101.3  
**Gross to net adjustment:** -10% **(dph):** 91.1

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 125

**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No site boundary adjustment. However, planning permissions have been granted for the majority of the site and the Council has indicated that there is no further capacity on this site.  
**Updated unconstrained site area (ha):** 1.38  
**Updated indicative net site capacity (units):** 125

## Availability and Achievability Assessment

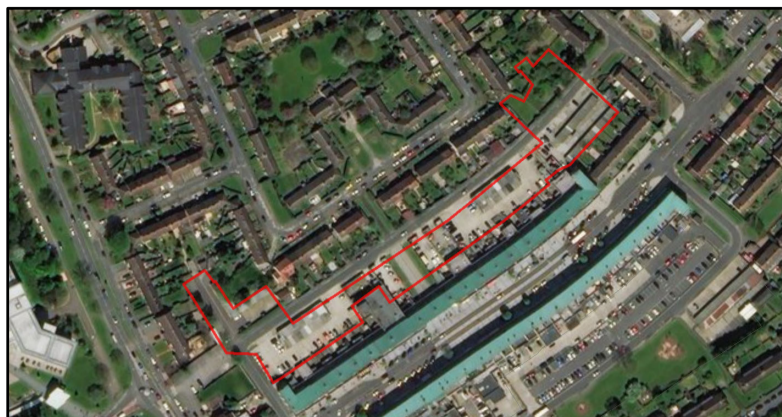
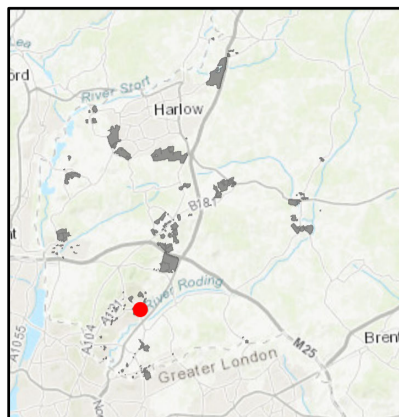
Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership The Strategic Land Availability Assessment indicates that the site is in single ownership.
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown The promoter has confirmed that consent has been granted for development on the southern portion of the site, while the northern part of the site is in use as a car park. This use is not expected to cease in the short term.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions Information from the Council suggests that there are no on-site restrictions which would prevent the site coming forward for development.
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown The promoter has confirmed that consent has been granted for development on the southern portion of the site and the northern portion is not available for development during the plan period.
2.1 Site marketability	(-)	Site is not being actively marketed The promoter has confirmed that the site has not been marketed.
2.2 Site viability	(+)	No viability issues identified While no information is held on the site's viability, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	0	Site is located within 1km of a primary school with either a current or forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	0	Site is located 400-600m from existing publicly accessible open space.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0289  
**Settlement:** Loughton  
**Address:** Vere Road, Loughton Broadway

**Notes:** Car parking and garages to the rear of Loughton Broadway

**Land type:** Urban brownfield  
**Primary use:** Residential



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**Epping Forest District Council**

Job Title  
**Epping Forest District Local Plan**

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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.86  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 0.86

### Establishing indicative baseline density

**Site located in:** Town  
**Site setting is:** Town Centre  
**Site is near a commuter hub:** Yes  
**Indicative baseline density (dph):** 101.3  
**Indicative baseline yield (units):** 86

### Refining the indicative site density

**Identified density constraints:** No constraints  
**Constraints density adjustment:** 0% **(dph):** 101.3  
**Justification for adjustment:** No constraints affecting site capacity identified. No capacity adjustment made.

**Local setting:** No adjustment made for local setting.

**Local setting density adjustment:** 0% **(dph):** 101.3  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.

**Mixed use density adjustment:** 0% **(dph):** 101.3  
**Gross to net adjustment:** 0% **(dph):** 101.3

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 86

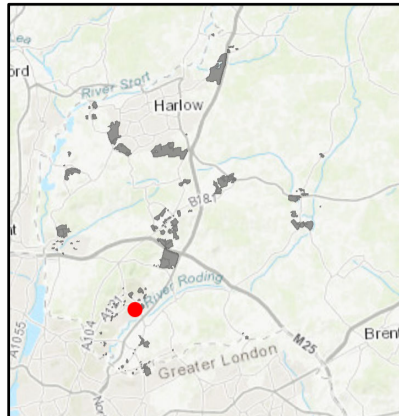
**Further site boundary amendment:** Yes  
**Justification for further site boundary amendment:** Cabinet decision September 2016 agreed that development should be limited to Site 5 (eastern-most site), which equates to approximately 19% of the site for 10 affordable homes. Adjustment made to reflect to promoted scheme.  
**Updated unconstrained site area (ha):** 0.09  
**Updated indicative net site capacity (units):** 9

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information provided by Epping Forest District Council confirms that the site is in single ownership.
1.2 Existing uses	0	Existing uses on-site which could cease between two and 10 years The promoter has confirmed that the site is currently in use as a car park. It is intended that this use will cease within 5 years.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions The promoter has confirmed that there are no on-site restrictions.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020 Information provided by Epping Forest District Council confirms that the site will be available for development in the short term.
2.1 Site marketability	(-)	Site is not being actively marketed The promoter has confirmed that the site has not been marketed.
2.2 Site viability	(+)	No viability issues identified While no information is held on the site's viability, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	0	Site is located within 1km of a primary school with either a current or forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	0	Site is located 400-600m from existing publicly accessible open space.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There are no identified current deficiencies in the quantum of open space within the settlement, however the cumulative impact of the proposed allocations would result in a reduction in land for open space The proposed allocations would result in a reduction in designated amenity greenspace in the settlement (c. 4.02ha). However, there is a current surplus of this type of open space of 6.08ha.
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure Sites to the west of the settlement provide opportunities to better link to Epping Forest. Development of SR-0361 would result in the partial loss of amenity greenspace, and SR-0356 would result in the partial loss of open space.
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works with current or planned additional capacity to meet additional demand
3.6 Cumulative impact on Central Line capacity	0	The proposed allocations in this settlement are expected to result in a minor increase in the expected forecast peak use of the Central Line stations within Epping Forest District, which will not affect the capacity of these stations
3.7 Impact on water networks	(-)	Settlement is served by water network which is unlikely to be able to meet additional demand - upgrades to the existing infrastructure expected to be required
3.8 Impact on wastewater networks	(+)	Settlement is served by wastewater network with capacity to meet additional demand

## Site Deliverability Assessment

**Site Reference:** SR-0356  
**Settlement:** Loughton  
**Address:** Borders Lane Playing Fields, Opposite Epping College  
**Notes:** Amenity open space next to Epping College  
**Land type:** Urban open space  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 4.78  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Epping Forest College's accommodation strategy for this site states that around 50% of the site should be developed for housing and 50% should be retained for provision of new college faculties and sports provision.

**Area of site subject to non-major policy constraints (ha):** 2.39

**Unconstrained site area (ha):** 2.39

### Establishing indicative baseline density

**Site located in:** Town  
**Site setting is:** Town Centre  
**Site is near a commuter hub:** Yes  
**Indicative baseline density (dph):** 101.3  
**Indicative baseline yield (units):** 241

### Refining the indicative site density

**Identified density constraints:** Nationally Protected Sites  
**Constraints density adjustment:** 0% (dph): 101.3  
**Justification for adjustment:** SSSI located some distance across London Underground railway line therefore not likely to require reduction in density. No capacity adjustment made.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% (dph): 101.3  
**Incorporate mixed use development:** Epping Forest College's Accommodation Strategy identifies that half the site area should be retained for education and open space provision. This has already been incorporated into the assessment so no further adjustment is required.  
**Mixed use density adjustment:** 0% (dph): 101.3  
**Gross to net adjustment:** -10% (dph): 91.1  
**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 217

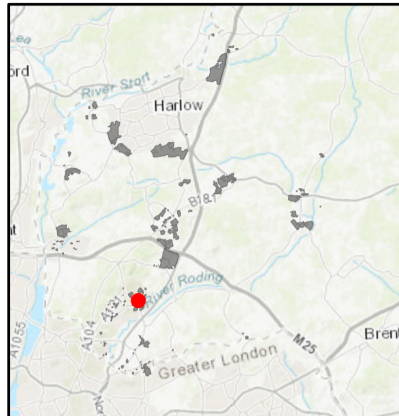
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 2.39  
**Updated indicative net site capacity (units):** 217

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information provided through the LPD Survey 2016 confirms that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years Existing uses on part of the site would need to be relocated. This is estimated to take between one and two years.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions Information provided by Epping Forest District Council confirms that the site was previously subject to a restrictive covenant limiting development to educational uses, but that this was removed in July 2015.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020 Confirmed by information provided through the LPD Survey 2016.
2.1 Site marketability	(-)	Site is not being actively marketed As the position on the site is unknown following the LPD Survey 2016, it is assumed that the site is not being actively marketed.
2.2 Site viability	(+)	No viability issues identified Although no viability testing has been undertaken by the site promoters, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability. There may be some constraints on the existing capacity of utilities and highways infrastructure. However, mitigations including network capacity assessment have been identified to limit impact to the delivery of the site.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(+)	Site is located within 1km of a primary school with current capacity and no forecast deficit, existing and future forecast capacity.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There are no identified current deficiencies in the quantum of open space within the settlement, however the cumulative impact of the proposed allocations would result in a reduction in land for open space The proposed allocations would result in a reduction in designated amenity greenspace in the settlement (c. 4.02ha). However, there is a current surplus of this type of open space of 6.08ha.
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure Sites to the west of the settlement provide opportunities to better link to Epping Forest. Development of SR-0361 would result in the partial loss of amenity greenspace, and SR-0356 would result in the partial loss of open space.
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works with current or planned additional capacity to meet additional demand
3.6 Cumulative impact on Central Line capacity	0	The proposed allocations in this settlement are expected to result in a minor increase in the expected forecast peak use of the Central Line stations within Epping Forest District, which will not affect the capacity of these stations
3.7 Impact on water networks	(-)	Settlement is served by water network which is unlikely to be able to meet additional demand - upgrades to the existing infrastructure expected to be required
3.8 Impact on wastewater networks	(+)	Settlement is served by wastewater network with capacity to meet additional demand

## Site Deliverability Assessment

**Site Reference:** SR-0358  
**Settlement:** Loughton  
**Address:** Sandford Ave/Westall Road Amenity Open Space  
**Notes:** Open amenity space  
**Land type:** Urban open space  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

**Site constraints affecting extent of developable area**

**Site area (ha):** 1.04

**On-site major policy constraints:** Not applicable.

**Area of site subject to major policy constraints (ha):** 0.00

**On-site non-major policy constraints:** The Settlement Capacity Study indicates roughly a quarter of the site should be retained as public open space.

**Area of site subject to non-major policy constraints (ha):** 0.26

**Unconstrained site area (ha):** 0.78

**Establishing indicative baseline density**

**Site located in:** Town

**Site setting is:** Other

**Site is near a commuter hub:** Yes

**Indicative baseline density (dph):** 67.5

**Indicative baseline yield (units):** 52

### Refining the indicative site density

**Identified density constraints:** No constraints

**Constraints density adjustment:** 0% **(dph):** 67.5

**Justification for adjustment:** No constraints affecting site capacity identified. No capacity adjustment made.

**Local setting:** No adjustment made for local setting.

**Local setting density adjustment:** 0% **(dph):** 67.5

**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.

**Mixed use density adjustment:** 0% **(dph):** 67.5

**Gross to net adjustment:** 0% **(dph):** 67.5

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 52

**Further site boundary amendment:** No

**Justification for further site boundary amendment:** No amendment to site area.

**Updated unconstrained site area (ha):** 0.78

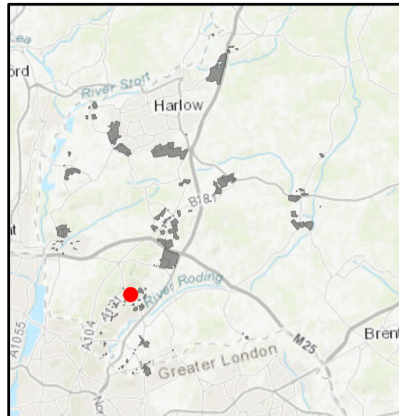
**Updated indicative net site capacity (units):** 52

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information provided by Epping Forest District Council confirms that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years The promoter has confirmed that the site is currently in use as public open space but that this use could cease in the short term.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions The promoter has confirmed that there are no on-site restrictions.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020 Information provided by Epping Forest District Council confirms that the site will be available for development in the short term.
2.1 Site marketability	(-)	Site is not being actively marketed The promoter has confirmed that the site has not been actively marketed.
2.2 Site viability	(+)	No viability issues identified While no information is held on the site's viability, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	0	Site is located within 1km of a primary school with either a current or forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	0	Site is located within 1km of a health facility (GP) with a patient list size that exceeds recommended GP/patient ratio
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0360  
**Settlement:** Loughton  
**Address:** Hillyfields Open Space, Loughton  
**Notes:** Open amenity space  
**Land type:** Urban open space  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

**Site constraints affecting extent of developable area**

**Site area (ha):** 4.97

**On-site major policy constraints:** Not applicable.

**Area of site subject to major policy constraints (ha):** 0.00

**On-site non-major policy constraints:** The Council's Settlement Capacity Study indicates roughly a quarter of the site should be retained as public open space.

**Area of site subject to non-major policy constraints (ha):** 1.24

**Unconstrained site area (ha):** 3.73

**Establishing indicative baseline density**

**Site located in:** Town

**Site setting is:** Other

**Site is near a commuter hub:** No

**Indicative baseline density (dph):** 45.0

**Indicative baseline yield (units):** 167

### Refining the indicative site density

**Identified density constraints:** Nationally Protected Sites; Ancient/Veteran Trees outside of Ancient Woodland

**Constraints density adjustment:** 0% **(dph):** 45.0

**Justification for adjustment:** Effects on Nationally Protected Sites not likely to require density reduction. Ancient / Veteran Trees dispersed through site and could be incorporated in design/transposing therefore not considered to effect capacity. No capacity adjustment made.

**Local setting:** No adjustment made for local setting.

**Local setting density adjustment:** 0% **(dph):** 45.0

**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.

**Mixed use density adjustment:** 0% **(dph):** 45.0

**Gross to net adjustment:** -10% **(dph):** 40.5

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 150

**Further site boundary amendment:** No

**Justification for further site boundary amendment:** No site boundary adjustment, however the promoter has confirmed that the site is not available within the Plan period.

**Updated unconstrained site area (ha):** 3.73

**Updated indicative net site capacity (units):** 150

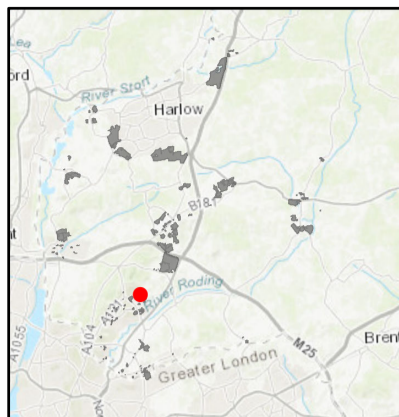
## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	0	Site is in multiple ownership where landowners are promoting independent schemes that are not in conflict, or working collaboratively on a scheme, and there is an agreement in place between the parties
1.2 Existing uses	(+)	The majority of the site is owned by Loughton Town Council, with a small area owned by the City of London Corporation.
1.3 On-site restrictions	(+)	The Strategic Land Availability Assessment does not indicate a timescale for on-site uses to cease, but based on a desk-top review of site characteristics it is currently amenity space which would not constrain the site coming forward for development.
1.4 Site availability	(-)	No data is held on on-site restrictions.
2.1 Site marketability	(-)	Discussions with the owners and Epping Forest District Council have confirmed that the site would not be available for development.
2.2 Site viability	(-)	As the position on the site is unknown following the LPD Survey 2016, it is assumed that the site is not being actively marketed.
2.3 On-site and physical infrastructure constraints	(+)	No viability issues identified
2.4a Primary schools (Planning area)	(+)	Although no viability testing has been undertaken by the site promoters, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.4b Primary schools	(+)	Limited data is held on on-site restrictions.
2.5a Secondary schools (Planning area)	0	There are no known on-site constraints which would impact upon deliverability
2.5b Secondary schools	(-)	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.6 Access to open space	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.7 Health	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.8 Impact on mineral deposits	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
3.1 Cumulative loss of open space in settlement	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
3.2 Cumulative impact on primary school (Planning area)	0	Site is located within 1km of a health facility (GP) with a patient list size that exceeds recommended GP/patient ratio
3.3 Cumulative impact on secondary schools (Planning area)	(+)	None of the site is located within a minerals safeguarding area
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation



## Site Deliverability Assessment

**Site Reference:** SR-0361  
**Settlement:** Loughton  
**Address:** Colebrook Lane/Jessel Drive Amenity Open Space  
**Notes:** Open amenity space  
**Land type:** Urban open space  
**Primary use:** Residential



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>Rev 2</b>

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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

**Site constraints affecting extent of developable area**

**Site area (ha):** 8.03  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** The Settlement Capacity Study indicates approximately half of the site should be retained as public open space.  
**Area of site subject to non-major policy constraints (ha):** 4.02  
**Unconstrained site area (ha):** 4.02

**Establishing indicative baseline density**

**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 45.0  
**Indicative baseline yield (units):** 180

### Refining the indicative site density

**Identified density constraints:** Nationally Protected Sites  
**Constraints density adjustment:** 0% **(dph):** 45.0  
**Justification for adjustment:** Nationally Protected Sites located at some distance from site not likely to constrain capacity.  
**Local setting:** Site is located in an area of lower density development. The density has been reduced marginally to better reflect existing neighbouring development.  
**Local setting density adjustment:** -5% **(dph):** 42.8  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 42.8  
**Gross to net adjustment:** -10% **(dph):** 38.5  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 154

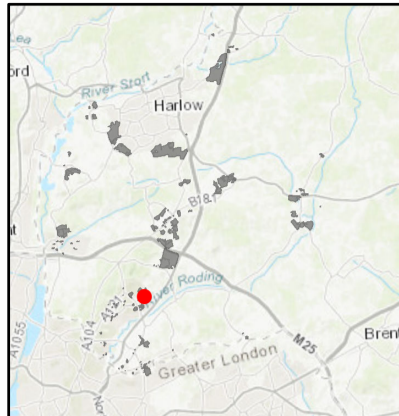
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 4.02  
**Updated indicative net site capacity (units):** 154

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information provided by Epping Forest District Council confirms that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years The promoter has confirmed that the site is currently in use as public open space. This use would not cease entirely and 50% of the site would be retained as public space.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions The promoter has confirmed that there are no on-site restrictions on the site.
1.4 Site availability	0	Site expected to be available between 2021 and 2025 Confirmed by information provided by Epping Forest District Council.
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer The promoter has confirmed that the site is being actively marketed.
2.2 Site viability	(+)	No viability issues identified While no information is held on the site's viability, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability. Constraints have been identified on the site including topography and trees. However, it was judged that these could be overcome.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	0	Site is located within 1km of a primary school with either a current or forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	0	Site is located within 1km of a health facility (GP) with a patient list size that exceeds recommended GP/patient ratio
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There are no identified current deficiencies in the quantum of open space within the settlement, however the cumulative impact of the proposed allocations would result in a reduction in land for open space The proposed allocations would result in a reduction in designated amenity greenspace in the settlement (c. 4.02ha). However, there is a current surplus of this type of open space of 6.08ha.
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure Sites to the west of the settlement provide opportunities to better link to Epping Forest. Development of SR-0361 would result in the partial loss of amenity greenspace, and SR-0356 would result in the partial loss of open space.
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works with current or planned additional capacity to meet additional demand
3.6 Cumulative impact on Central Line capacity	0	The proposed allocations in this settlement are expected to result in a minor increase in the expected forecast peak use of the Central Line stations within Epping Forest District, which will not affect the capacity of these stations
3.7 Impact on water networks	(-)	Settlement is served by water network which is unlikely to be able to meet additional demand - upgrades to the existing infrastructure expected to be required
3.8 Impact on wastewater networks	(+)	Settlement is served by wastewater network with capacity to meet additional demand

## Site Deliverability Assessment

**Site Reference:** SR-0362  
**Settlement:** Loughton  
**Address:** Willingale Road Allotments  
**Notes:** Allotments and vacant scrub land  
**Land type:** Urban open space  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
 Issue  
**Rev 1**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

**Site constraints affecting extent of developable area**

**Site area (ha):** 2.05

**On-site major policy constraints:** Flood Risk affects the eastern and southern boundaries of the site.

**Area of site subject to major policy constraints (ha):** 0.03

**On-site non-major policy constraints:** Around 70% of the site (to the south) is allotments. The remaining 30% of the site to the north is semi-natural open space. It is assumed that 25% of the semi-natural open space (around 0.15 ha) is retained.

**Area of site subject to non-major policy constraints (ha):** 1.59

**Unconstrained site area (ha):** 0.46

**Establishing indicative baseline density**

**Site located in:** Town

**Site setting is:** Other

**Site is near a commuter hub:** No

**Indicative baseline density (dph):** 45.0

**Indicative baseline yield (units):** 20

### Refining the indicative site density

**Identified density constraints:** Veteran Trees

**Constraints density adjustment:** 0% **(dph):** 45.0

**Justification for adjustment:** A veteran tree located on site however this is likely to be accommodated without a reduction in capacity.

**Local setting:** Site is located in an area of lower density development. The density has been reduced marginally to better reflect existing neighbouring development.

**Local setting density adjustment:** -5% **(dph):** 42.8

**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.

**Mixed use density adjustment:** 0% **(dph):** 42.8

**Gross to net adjustment:** 0% **(dph):** 42.8

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 19

**Further site boundary amendment:** No

**Justification for further site boundary amendment:** No amendment to site area.

**Updated unconstrained site area (ha):** 0.46

**Updated indicative net site capacity (units):** 19

## Availability and Achievability Assessment

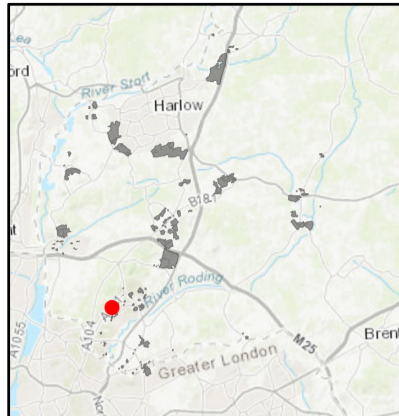
Criteria	Score	Qualitative Assessment
1.1 Ownership	0	Site is in multiple ownership where landowners are promoting independent schemes that are not in conflict, or working collaboratively on a scheme, and there is an agreement in place between the parties
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years
1.3 On-site restrictions	(-)	Site subject to restrictions and there is limited prospect of the restriction being overcome
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown
2.1 Site marketability	(-)	Site is not being actively marketed
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	0	Site is located within 1km of a primary school with either a current or forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0513A  
**Settlement:** Loughton  
**Address:** Centric Parade, High Road, Loughton

**Notes:** Retail ground floor and flats on three floors above.

**Land type:** Urban brownfield  
**Primary use:** Residential



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>Rev 2</b>

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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.22  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 0.22

### Establishing indicative baseline density

**Site located in:** Town  
**Site setting is:** Town Centre  
**Site is near a commuter hub:** Yes  
**Indicative baseline density (dph):** 101.3  
**Indicative baseline yield (units):** 21

### Refining the indicative site density

**Identified density constraints:** Nationally Protected Sites

**Constraints density adjustment:** 0% **(dph):** 101.3

**Justification for adjustment:** Any impact on Nationally Protected Sites not likely to constrain capacity due to site's town centre location. No capacity adjustment made.

**Local setting:** High Street location suitable for higher density flatted development, ground floor retail with limited external open space requirements. Adjustment made accordingly.

**Local setting density adjustment:** +50% **(dph):** 151.9

**Incorporate mixed use development:** The site promoter proposes residential and retail uses for the site. Given the existing retail it has been assumed that the ground floor would be retained as retail with three storeys of residential above. The capacity has been reduced accordingly.

**Mixed use density adjustment:** -25% **(dph):** 113.9

**Gross to net adjustment:** 0% **(dph):** 113.9

**Existing on-site development (units):** 1

**Indicative net site capacity (units):** 23

**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.22  
**Updated indicative net site capacity (units):** 23

## Availability and Achievability Assessment

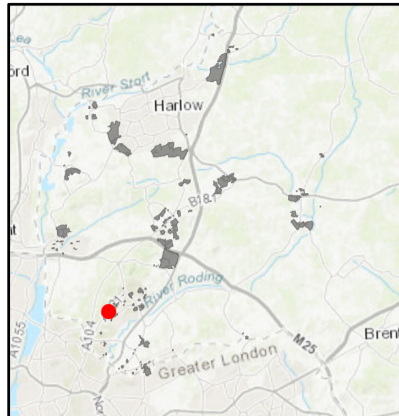
Criteria	Score	Qualitative Assessment
1.1 Ownership	(-)	Site ownership is unknown or is in multiple ownership and the other owners are either unknown, oppose the development or are promoting another conflicting scheme
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown
2.1 Site marketability	(-)	Site is not being actively marketed
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	0	Site is located within 1km of a primary school with either a current or forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	0	Site is located 400-600m from existing publicly accessible open space.
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0525  
**Settlement:** Loughton  
**Address:** 2 Connaught Avenue, Loughton, IG10 4DP

**Notes:** One dwelling and two garages. Corner plot forming a triangle with concrete area forward of the dwelling.

**Land type:** Urban open space  
**Primary use:** Residential



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>Rev 2</b>

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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.08  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00  
**Unconstrained site area (ha):** 0.08

### Establishing indicative baseline density

**Site located in:** Town  
**Site setting is:** Town Centre  
**Site is near a commuter hub:** Yes  
**Indicative baseline density (dph):** 101.3  
**Indicative baseline yield (units):** 7

### Refining the indicative site density

**Identified density constraints:** Nationally Protected Sites  
**Constraints density adjustment:** 0% **(dph):** 101.3  
**Justification for adjustment:** Small site size, urban location and distance to ecological sites mean that reduction in density not required to mitigate any impact. No capacity adjustment made.

**Local setting:** Surrounding development generally lower density than that indicated. Triangular plot shape reduces the developable area of the site marginally further. Density adjusted to reflect this.  
**Local setting density adjustment:** -25% **(dph):** 75.9  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.

**Mixed use density adjustment:** 0% **(dph):** 75.9  
**Gross to net adjustment:** 0% **(dph):** 75.9  
**Existing on-site development (units):** 1  
**Indicative net site capacity (units):** 4

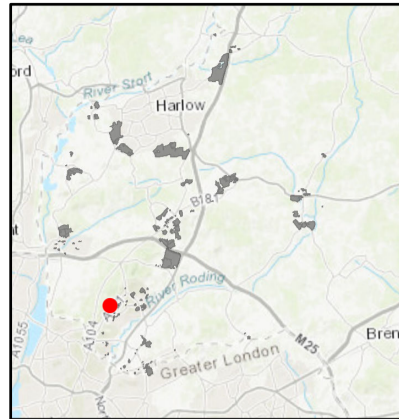
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.08  
**Updated indicative net site capacity (units):** 4

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership The Strategic Land Availability Assessment indicates that the site is in single ownership.
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown Based on a desk-top review of site characteristics the existing land use is residential, and the Strategic Land Availability Assessment does not indicate the anticipated timescale for on-site uses to cease.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions No data is held on on-site restrictions.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020 An application has been submitted for 6 residential units. It is therefore assumed that the site is available for development.
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer As a planning application has been submitted for 6 residential units, it is assumed for the purposes of this assessment that it has been actively marketed for development.
2.2 Site viability	(+)	No viability issues identified While no information is held on the site's viability, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0527  
**Settlement:** Loughton  
**Address:** Royal Oak public house, Forest Road, Loughton, IG10 1EG  
**Notes:** A vacant public house.  
**Land type:** Urban brownfield  
**Primary use:** Residential



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>Rev 2</b>

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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.14  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 0.14

### Establishing indicative baseline density

**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** Yes  
**Indicative baseline density (dph):** 67.5  
**Indicative baseline yield (units):** 9

### Refining the indicative site density

**Identified density constraints:** Internationally Protected Sites; Nationally Protected Sites; Ancient Woodland; Heritage - Locally Listed Building; TPOs

**Constraints density adjustment:** -15% **(dph):** 57.4

**Justification for adjustment:** Due to limited size of development, potential impacts to Epping Forest, and Ancient Woodland likely to be mitigated without reduction in site capacity. Locally Listed Building and TPOs on site likely to constrain capacity.

**Local setting:** Previous application EPF/2042/16 in 2016 for 14 dwellings dismissed on appeal. More recent application EPF/2706/17 received for 10 dwellings which is considered acceptable in principle.

**Local setting density adjustment:** +25% **(dph):** 71.7

**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.

**Mixed use density adjustment:** 0% **(dph):** 71.7

**Gross to net adjustment:** 0% **(dph):** 71.7

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 10

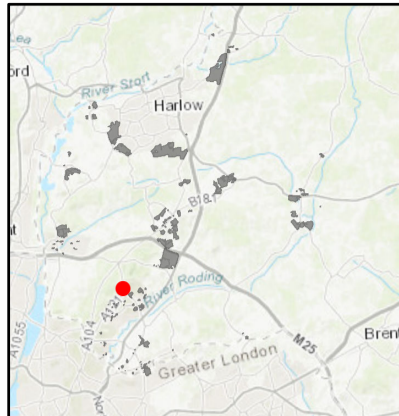
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.14  
**Updated indicative net site capacity (units):** 10

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership The Strategic Land Availability Assessment indicates that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years The Strategic Land Availability Assessment does not indicate a timescale for on-site uses to cease, but based on a desk-top review of site characteristics it is currently a vacant public house which is judged would not constrain development of the site.
1.3 On-site restrictions	0	Site is subject to restrictions but agreement in place or being negotiated to overcome them, or not judged to be a constraint A public right of way runs through the site, but it is judged that this would not constrain development.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020 Information submitted through the Regulation 18 Draft Local Plan consultation indicates that the site would be available immediately.
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer As a planning application was submitted for 6 residential units in October 2017, EPF/2706/17, it is assumed for the purposes of this assessment that it has been actively marketed for development.
2.2 Site viability	(+)	No viability issues identified While no information is held on the site's viability, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There are no identified current deficiencies in the quantum of open space within the settlement, however the cumulative impact of the proposed allocations would result in a reduction in land for open space The proposed allocations would result in a reduction in designated amenity greenspace in the settlement (c. 4.02ha). However, there is a current surplus of this type of open space of 6.08ha.
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure Sites to the west of the settlement provide opportunities to better link to Epping Forest. Development of SR-0361 would result in the partial loss of amenity greenspace, and SR-0356 would result in the partial loss of open space.
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works with current or planned additional capacity to meet additional demand
3.6 Cumulative impact on Central Line capacity	0	The proposed allocations in this settlement are expected to result in a minor increase in the expected forecast peak use of the Central Line stations within Epping Forest District, which will not affect the capacity of these stations
3.7 Impact on water networks	(-)	Settlement is served by water network which is unlikely to be able to meet additional demand - upgrades to the existing infrastructure expected to be required
3.8 Impact on wastewater networks	(+)	Settlement is served by wastewater network with capacity to meet additional demand

## Site Deliverability Assessment

**Site Reference:** SR-0532  
**Settlement:** Loughton  
**Address:** Trevalyn House, Goldings Hill, Loughton, IG10 2SP  
**Notes:** A grouping of three dwellings with private track access.  
**Land type:** Urban brownfield  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
 Issue  
**Rev 2**  
**ARUP** Epping Forest District Council  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.21  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 0.21

### Establishing indicative baseline density

**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 45.0  
**Indicative baseline yield (units):** 9

### Refining the indicative site density

**Identified density constraints:** Internationally Protected Sites; Nationally Protected Sites; Ancient Woodland; Heritage - Conservation Area; TPOs

**Constraints density adjustment:** 0% **(dph):** 45.0

**Justification for adjustment:** Scale of development unlikely to require reduction to mitigate impacts on Internationally / Nationally Protected Sites or setting of Conservation Area. TPOs located on the western boundary but likely to be accommodated without a reduction in capacity.

**Local setting:** Council Officer comment indicated that site would not likely be able to accommodate more than 4 or 5 units. Density adjusted to reflect officer comment.

**Local setting density adjustment:** -50% **(dph):** 22.5

**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.

**Mixed use density adjustment:** 0% **(dph):** 22.5

**Gross to net adjustment:** 0% **(dph):** 22.5

**Existing on-site development (units):** 3

**Indicative net site capacity (units):** 1

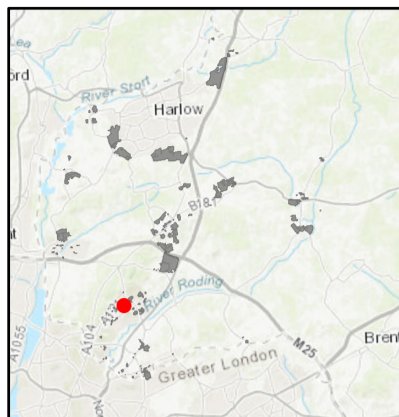
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.21  
**Updated indicative net site capacity (units):** 1

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0549  
**Settlement:** Loughton  
**Address:** Limber, 49 Church Lane  
**Notes:** Large vacant house and garage.  
**Land type:** Urban brownfield  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
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**ARUP** Epping Forest District Council  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 0.19  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.  
**Area of site subject to non-major policy constraints (ha):** 0.00  
**Unconstrained site area (ha):** 0.19  
**Establishing indicative baseline density**  
**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 45.0  
**Indicative baseline yield (units):** 8

### Refining the indicative site density

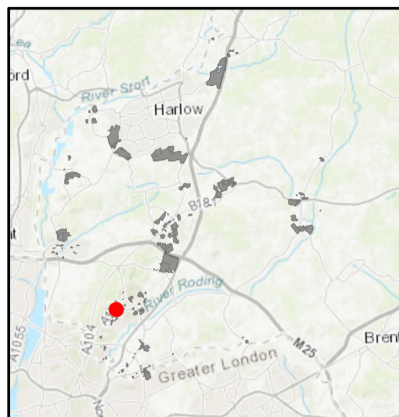
**Identified density constraints:** Heritage - Listed Building; TPOs  
**Constraints density adjustment:** -50% **(dph):** 22.5  
**Justification for adjustment:** Limited site size, and existing Grade II Listed Building and TPOs on site. Retention of existing building and trees, and protection of setting likely to require density reduction.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% **(dph):** 22.5  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 22.5  
**Gross to net adjustment:** 0% **(dph):** 22.5  
**Existing on-site development (units):** 1  
**Indicative net site capacity (units):** 3  
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.19  
**Updated indicative net site capacity (units):** 3

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership The Strategic Land Availability Assessment indicates that the site is in single ownership.
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown Based on a desk-top review of site characteristics the existing land use is residential, and the Strategic Land Availability Assessment does not indicate the anticipated timescale for on-site uses to cease.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions No data is held on on-site restrictions.
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown The availability of the site is unknown.
2.1 Site marketability	(-)	Site is not being actively marketed As the position on the site is unknown following the LPD Survey 2016, it is assumed that the site is not being actively marketed.
2.2 Site viability	(+)	No viability issues identified Although no viability testing has been undertaken by the site promoters, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0565  
**Settlement:** Loughton  
**Address:** Loughton library adjacent car park  
**Notes:** Library and leisure centre with substantial parking provision.  
**Land type:** Urban brownfield  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
 Issue  
**Rev 2**  
**ARUP** Epping Forest District Council  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

**Site constraints affecting extent of developable area**

**Site area (ha):** 0.72

**On-site major policy constraints:** Not applicable.

**Area of site subject to major policy constraints (ha):** 0.00

**On-site non-major policy constraints:** Settlement Capacity Study indicates that some surface parking would remain taking approximately 20% of site.

**Area of site subject to non-major policy constraints (ha):** 0.14

**Unconstrained site area (ha):** 0.58

**Establishing indicative baseline density**

**Site located in:** Town

**Site setting is:** Town Centre

**Site is near a commuter hub:** No

**Indicative baseline density (dph):** 67.5

**Indicative baseline yield (units):** 38

### Refining the indicative site density

**Identified density constraints:** Internationally Protected Sites; Nationally Protected Sites

**Constraints density adjustment:** 0% **(dph):** 67.5

**Justification for adjustment:** Impact on Internationally and Nationally Protected Sites not likely to constraint capacity, given that site is already within existing urban area. No capacity adjustment made.

**Local setting:** Town Centre car park location suitable for higher amount of intensification than indicated by baseline. Adjustment made to account for local setting.

**Local setting density adjustment:** +100% **(dph):** 135.0

**Incorporate mixed use development:** The Settlement Capacity Study recommended this site incorporate employment/retail uses, however it is considered that this could be accommodated without resulting in a reduction in density.

**Mixed use density adjustment:** 0% **(dph):** 135.0

**Gross to net adjustment:** 0% **(dph):** 135.0

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 77

**Further site boundary amendment:** Yes

**Justification for further site boundary amendment:** Development should be limited to the car park, and not include the library building. This equates to 76% of site area. A reduction of 51% also includes an allowance for 20% of the revised site area to be retained as parking.

**Updated unconstrained site area (ha):** 0.35

**Updated indicative net site capacity (units):** 47

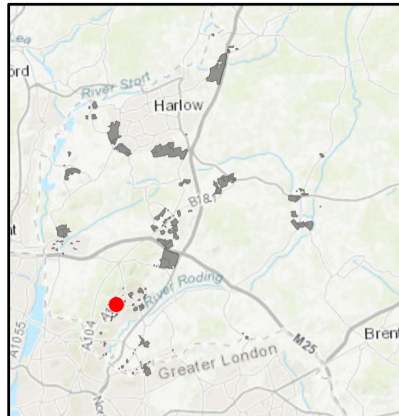
## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(-)	Site ownership is unknown or is in multiple ownership and the other owners are either unknown, oppose the development or are promoting another conflicting scheme
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown
2.1 Site marketability	(-)	Site is not being actively marketed
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	0	Site is located within 1km of a primary school with either a current or forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation



## Site Deliverability Assessment

**Site Reference:** SR-0565-N  
**Settlement:** Loughton  
**Address:** Loughton Library, Central Library, Traps Hill, Loughton, IG10 1HD  
**Notes:** Library building  
**Land type:** Urban brownfield  
**Primary use:** Residential



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>Rev 1</b>

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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.26  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 0.26

### Establishing indicative baseline density

**Site located in:** Town  
**Site setting is:** Town Centre  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 67.5  
**Indicative baseline yield (units):** 17

### Refining the indicative site density

**Identified density constraints:** Internationally Protected Sites; Nationally Protected Sites

**Constraints density adjustment:** 0% **(dph):** 67.5

**Justification for adjustment:** Impact on Internationally / Nationally Protected Sites not likely to constrain capacity, given that site is already within existing urban area. No capacity adjustment made.

**Local setting:** Town Centre car park location suitable for higher amount of intensification than indicated by baseline. Adjustment made to account for local setting.

**Local setting density adjustment:** +50% **(dph):** 101.3

**Incorporate mixed use development:** Representations submitted to the Draft Local Plan consultation indicate that re-provision of library use on-site should be made. The density of the site is reduced accordingly to accommodate library provision on-site.

**Mixed use density adjustment:** -20% **(dph):** 81.0

**Gross to net adjustment:** 0% **(dph):** 81.0

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 20

**Further site boundary amendment:** No

**Justification for further site boundary amendment:** No amendment to site area.

**Updated unconstrained site area (ha):** 0.26

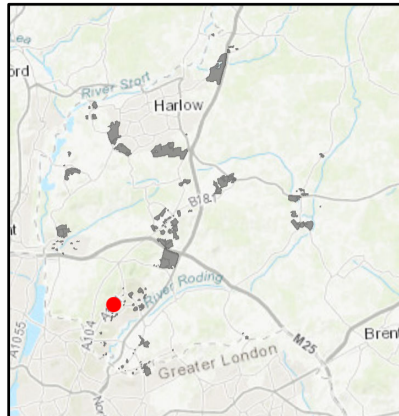
**Updated indicative net site capacity (units):** 20

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information submitted through the Council's Call for Sites 2016/17 confirms that the site is in single ownership.
1.2 Existing uses	0	Existing uses on-site which could cease between two and 10 years The Call for Sites 2016/17 submission confirms that the site is currently a library, indicating that it could be relocated/re-provided on-site. Correspondence received by the Council in September 2017 indicates that this could take place within 5 years.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions Correspondence received by the Council in September 2017 confirmed that there are no known on-site restrictions affecting the site.
1.4 Site availability	0	Site expected to be available between 2021 and 2025 Correspondence received by the Council in September 2017 confirmed that promoters intend to bring the site forward late in the 5-year period.
2.1 Site marketability	(-)	Site is not being actively marketed Correspondence received by the Council in September 2017 indicates that, although strong market interest is expected, the site has not been actively marketed to date.
2.2 Site viability	(+)	No viability issues identified While no information is held on the site's viability, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability. The Stage 6.2 assessment indicates that contamination constraints whilst present could be mitigated.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	0	Site is located within 1km of a primary school with either a current or forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There are no identified current deficiencies in the quantum of open space within the settlement, however the cumulative impact of the proposed allocations would result in a reduction in land for open space The proposed allocations would result in a reduction in designated amenity greenspace in the settlement (c. 4.02ha). However, there is a current surplus of this type of open space of 6.08ha.
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure Sites to the west of the settlement provide opportunities to better link to Epping Forest. Development of SR-0361 would result in the partial loss of amenity greenspace, and SR-0356 would result in the partial loss of open space.
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works with current or planned additional capacity to meet additional demand
3.6 Cumulative impact on Central Line capacity	0	The proposed allocations in this settlement are expected to result in a minor increase in the expected forecast peak use of the Central Line stations within Epping Forest District, which will not affect the capacity of these stations
3.7 Impact on water networks	(-)	Settlement is served by water network which is unlikely to be able to meet additional demand - upgrades to the existing infrastructure expected to be required
3.8 Impact on wastewater networks	(+)	Settlement is served by wastewater network with capacity to meet additional demand

## Site Deliverability Assessment

**Site Reference:** SR-0834  
**Settlement:** Loughton  
**Address:** Car Park, west of High Road, Loughton, Essex  
**Notes:** Former post office depot and associated car parking (now vacant)  
**Land type:** Urban brownfield  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 0.18  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.  
**Area of site subject to non-major policy constraints (ha):** 0.00  
**Unconstrained site area (ha):** 0.18  
**Establishing indicative baseline density**  
**Site located in:** Town  
**Site setting is:** Town Centre  
**Site is near a commuter hub:** Yes  
**Indicative baseline density (dph):** 101.3  
**Indicative baseline yield (units):** 18

### Refining the indicative site density

**Identified density constraints:** Internationally Protected Sites; Nationally Protected Sites; Ancient Woodland  
**Constraints density adjustment:** 0% **(dph):** 101.3  
**Justification for adjustment:** Existing town centre site some distance from protected sites, therefore identified constraints are likely to be mitigated without requiring a reduction to the baseline density. No capacity adjustment made.  
**Local setting:** Planning application EPF/3210/17 has been registered for 29 retirement apartments, and the quantum of development is considered acceptable in principle by the Council. The density has been adjusted accordingly.  
**Local setting density adjustment:** +60% **(dph):** 162.0  
**Incorporate mixed use development:** Site is promoted for residential use (retirement apartments). No mixed use adjustment made.  
**Mixed use density adjustment:** 0% **(dph):** 162.0  
**Gross to net adjustment:** 0% **(dph):** 162.0  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 29

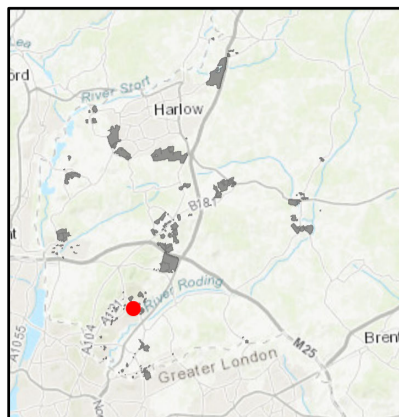
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.18  
**Updated indicative net site capacity (units):** 29

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020
2.1 Site marketability	(+)	Site is under option to a developer
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	0	Site is located within 1km of a primary school with either a current or forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There are no identified current deficiencies in the quantum of open space within the settlement, however the cumulative impact of the proposed allocations would result in a reduction in land for open space
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works with current or planned additional capacity to meet additional demand
3.6 Cumulative impact on Central Line capacity	0	The proposed allocations in this settlement are expected to result in a minor increase in the expected forecast peak use of the Central Line stations within Epping Forest District, which will not affect the capacity of these stations
3.7 Impact on water networks	(-)	Settlement is served by water network which is unlikely to be able to meet additional demand - upgrades to the existing infrastructure expected to be required
3.8 Impact on wastewater networks	(+)	Settlement is served by wastewater network with capacity to meet additional demand

## Site Deliverability Assessment

**Site Reference:** SR-0835  
**Settlement:** Loughton  
**Address:** Old Epping Forest College Site, Borders Lane, Loughton, Essex  
**Notes:** Vacant school plot (Old Epping Forest College Site) - vacant land and buildings  
**Land type:** Urban brownfield  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 1.01  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 1.44

### Establishing indicative baseline density

**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** Yes  
**Indicative baseline density (dph):** 67.5  
**Indicative baseline yield (units):** 97

### Refining the indicative site density

**Identified density constraints:** Nationally Protected Sites; TPOs; Heritage - Listed Buildings

**Constraints density adjustment:** -10% **(dph):** 60.8

**Justification for adjustment:** Distance from SSSI across LU line and listed buildings located some distance from site not likely to constrain capacity. TPOs on site and adjacent to site likely to require reduction in density to provide adequate buffers. Capacity adjusted accordingly.

**Local setting:** Given built-up nature of surrounding area a higher density development is considered appropriate in this location; the density has been adjusted accordingly.

**Local setting density adjustment:** +100% **(dph):** 121.5

**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.

**Mixed use density adjustment:** 0% **(dph):** 121.5

**Gross to net adjustment:** -10% **(dph):** 109.3

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 157

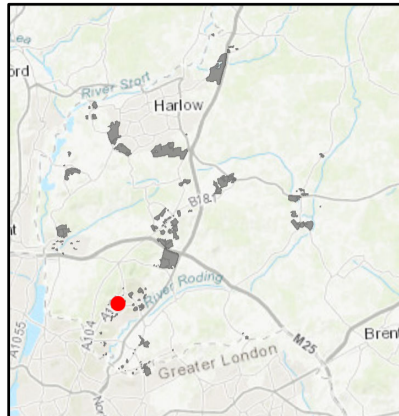
**Further site boundary amendment:** Yes  
**Justification for further site boundary amendment:** The rear part of the site has planning permission EPF/1904/16 granted in November 2016, therefore development should be limited on the remaining parts of the site of 1.01 ha, or 70% of the site area.  
**Updated unconstrained site area (ha):** 1.01  
**Updated indicative net site capacity (units):** 110

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information provided through the LPD Survey 2016 confirms that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years Confirmed by the LPD Survey 2016.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions Information provided by Epping Forest District Council confirms that the site was previously subject to a restrictive covenant limiting development to educational uses, but that this was removed in July 2015.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020 Confirmed by information provided through the LPD Survey 2016.
2.1 Site marketability	(-)	Site is not being actively marketed Following the LPD Survey 2017 it is assumed for the purposes of this assessment that the site has not been actively marketed.
2.2 Site viability	(+)	No viability issues identified Although no viability testing has been undertaken by the site promoters, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability. There may be some constraints on the existing capacity of utilities and highways infrastructure, but mitigations including network capacity assessment have been identified to limit impact to the delivery of the site.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	0	Site is located within 1km of a primary school with either a current or forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There are no identified current deficiencies in the quantum of open space within the settlement, however the cumulative impact of the proposed allocations would result in a reduction in land for open space The proposed allocations would result in a reduction in designated amenity greenspace in the settlement (c. 4.02ha). However, there is a current surplus of this type of open space of 6.08ha.
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure Sites to the west of the settlement provide opportunities to better link to Epping Forest. Development of SR-0361 would result in the partial loss of amenity greenspace, and SR-0356 would result in the partial loss of open space.
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works with current or planned additional capacity to meet additional demand
3.6 Cumulative impact on Central Line capacity	0	The proposed allocations in this settlement are expected to result in a minor increase in the expected forecast peak use of the Central Line stations within Epping Forest District, which will not affect the capacity of these stations
3.7 Impact on water networks	(-)	Settlement is served by water network which is unlikely to be able to meet additional demand - upgrades to the existing infrastructure expected to be required
3.8 Impact on wastewater networks	(+)	Settlement is served by wastewater network with capacity to meet additional demand

## Site Deliverability Assessment

**Site Reference:** SR-0836  
**Settlement:** Loughton  
**Address:** Yard at Eleven Acre Rise, Traps Hill, Loughton, Epping  
**Notes:** Vacant paved area used for parking by adjacent bowls club (previous tennis club site)  
**Land type:** Urban brownfield  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
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**Issue**  
 Date  
**March 2018**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 0.16  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.  
**Area of site subject to non-major policy constraints (ha):** 0.00  
**Unconstrained site area (ha):** 0.16  
**Establishing indicative baseline density**  
**Site located in:** Town  
**Site setting is:** Town Centre  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 67.5  
**Indicative baseline yield (units):** 10

### Refining the indicative site density

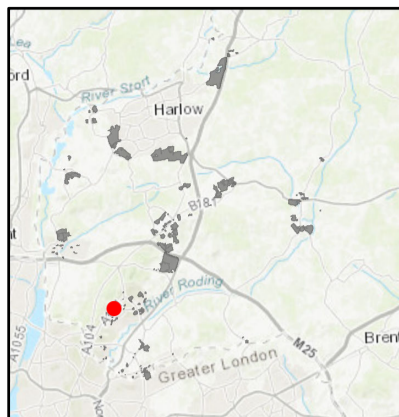
**Identified density constraints:** Internationally Protected Sites; Nationally Protected Sites  
**Constraints density adjustment:** 0% **(dph):** 67.5  
**Justification for adjustment:** Impact on Internationally and Nationally Protected Sites not likely to constrain capacity due to small site size and urban location. No capacity adjustment made.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% **(dph):** 67.5  
**Incorporate mixed use development:** Although the Settlement Capacity Study recommended this site incorporate employment/retail uses, given the site size and location it is not considered feasible to assume a mix of uses on site. No mixed use adjustment made.  
**Mixed use density adjustment:** 0% **(dph):** 67.5  
**Gross to net adjustment:** 0% **(dph):** 67.5  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 10  
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.16  
**Updated indicative net site capacity (units):** 10

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership An enquiry through the Land Registry confirmed that the site is in single ownership.
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown Based on a desk-top assessment of site characteristics, the site is currently in use as a car park. It is not known when this use could cease.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions No data is held on on-site restrictions.
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown The availability of the site is unknown.
2.1 Site marketability	(-)	Site is not being actively marketed As no response has been received from the site owner, it is assumed for the purposes of this assessment that the site is not being marketed.
2.2 Site viability	(+)	No viability issues identified While no information is held on the site's viability, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability No data is held on on-site constraints.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	0	Site is located within 1km of a primary school with either a current or forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0867  
**Settlement:** Loughton  
**Address:** Lucas McMullen, 258 High Road, Loughton, Essex, IG10 1RB  
**Notes:** Retail (restaurant and Subway) at ground floor, offices at first floor  
**Land type:** Urban brownfield  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.04  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 0.04

### Establishing indicative baseline density

**Site located in:** Town  
**Site setting is:** Town Centre  
**Site is near a commuter hub:** Yes  
**Indicative baseline density (dph):** 101.3  
**Indicative baseline yield (units):** 4

### Refining the indicative site density

**Identified density constraints:** Internationally Protected Sites; Nationally Protected Sites

**Constraints density adjustment:** 0% **(dph):** 101.3

**Justification for adjustment:** Impacts to Internationally / Nationally Protected Sites not likely to require reduction of baseline density due to distance. No capacity adjustment made.

**Local setting:** High Street location suitable for higher density flatted development, ground floor retail with limited external open space requirements. Adjustment made to match refused application EPF/0728/15 for 9 flats across three storeys, with ground floor retail.

**Local setting density adjustment:** +200% **(dph):** 303.8

**Incorporate mixed use development:** Given the existing ground floor retail use it has been assumed that this would remain with residential development above. The capacity has been reduced accordingly.

**Mixed use density adjustment:** -32% **(dph):** 205.8

**Gross to net adjustment:** 0% **(dph):** 205.8

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 8

**Further site boundary amendment:** No

**Justification for further site boundary amendment:** No amendment to site area.

**Updated unconstrained site area (ha):** 0.04

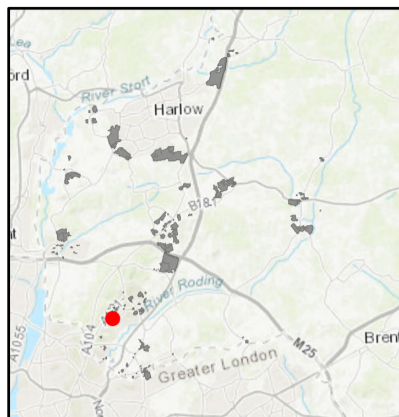
**Updated indicative net site capacity (units):** 8

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown
2.1 Site marketability	(-)	Site is not being actively marketed
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	0	Site is located within 1km of a primary school with either a current or forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0878  
**Settlement:** Loughton  
**Address:** 46 - 48 Station Road, Loughton, Essex, IG10 4NX  
**Notes:** Residential dwellings and gardens  
**Land type:** Urban brownfield  
**Primary use:** Residential



Client  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.14  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 0.14

### Establishing indicative baseline density

**Site located in:** Town  
**Site setting is:** Town Centre  
**Site is near a commuter hub:** Yes  
**Indicative baseline density (dph):** 101.3  
**Indicative baseline yield (units):** 14

### Refining the indicative site density

**Identified density constraints:** No constraints  
**Constraints density adjustment:** 0% **(dph):** 101.3  
**Justification for adjustment:** No constraints affecting site capacity identified. No adjustment made.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% **(dph):** 101.3  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 101.3  
**Gross to net adjustment:** 0% **(dph):** 101.3  
**Existing on-site development (units):** 2  
**Indicative net site capacity (units):** 12

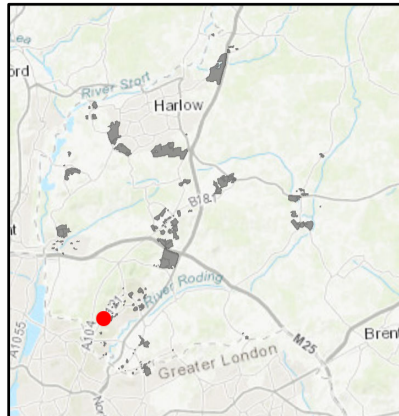
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.14  
**Updated indicative net site capacity (units):** 12

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There are no identified current deficiencies in the quantum of open space within the settlement, however the cumulative impact of the proposed allocations would result in a reduction in land for open space
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works with current or planned additional capacity to meet additional demand
3.6 Cumulative impact on Central Line capacity	0	The proposed allocations in this settlement are expected to result in a minor increase in the expected forecast peak use of the Central Line stations within Epping Forest District, which will not affect the capacity of these stations
3.7 Impact on water networks	(-)	Settlement is served by water network which is unlikely to be able to meet additional demand - upgrades to the existing infrastructure expected to be required
3.8 Impact on wastewater networks	(+)	Settlement is served by wastewater network with capacity to meet additional demand

## Site Deliverability Assessment

**Site Reference:** SR-0885  
**Settlement:** Loughton  
**Address:** 1 Spring Grove, Loughton, Essex, IG10 4QA  
**Notes:** One residential dwelling, garden and garage  
**Land type:** Urban brownfield  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
 Issue  
**Rev 2**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 0.04  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.  
**Area of site subject to non-major policy constraints (ha):** 0.00  
**Unconstrained site area (ha):** 0.04  
**Establishing indicative baseline density**  
**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** Yes  
**Indicative baseline density (dph):** 67.5  
**Indicative baseline yield (units):** 2

### Refining the indicative site density

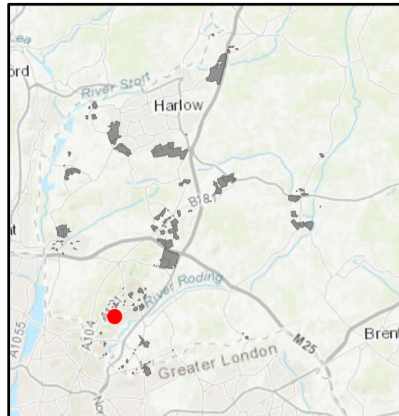
**Identified density constraints:** Internationally Protected Sites; Nationally Protected Sites; Ancient Woodland  
**Constraints density adjustment:** 0% **(dph):** 67.5  
**Justification for adjustment:** Small, previously developed site in urban location. Internationally and Nationally Protected Sites and Ancient Woodland located at some distance and not likely to constrain capacity. No capacity adjustment made.  
**Local setting:** Application EPF/0338/17 for 6 dwellings refused on appeal on grounds of amenity and impact on local character. A development of circa 5 units may be appropriate. Capacity adjusted accordingly. Application EPF/0338/17 for 6 dwellings refused on appeal on grounds of amenity and impact on local character. A development of circa 5 units may be appropriate. +100% **(dph):** 135.0  
**Local setting density adjustment:** +100% **(dph):** 135.0  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 135.0  
**Gross to net adjustment:** 0% **(dph):** 135.0  
**Existing on-site development (units):** 1  
**Indicative net site capacity (units):** 4  
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.04  
**Updated indicative net site capacity (units):** 4

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0974  
**Settlement:** Loughton  
**Address:** Former Electricity Substation, Roding Road, Loughton, Essex, IG10 3ED  
**Notes:** Former electricity sub station  
**Land type:** Urban open space  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
 Issue  
**Rev 1**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

**Site constraints affecting extent of developable area**

**Site area (ha):** 0.19

**On-site major policy constraints:** Flood Zone 3b affects less than 0.01 hectares of the eastern boundary at the site access from the road.

**Area of site subject to major policy constraints (ha):** 0.00

**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 0.19

**Establishing indicative baseline density**

**Site located in:** Town

**Site setting is:** Other

**Site is near a commuter hub:** Yes

**Indicative baseline density (dph):** 67.5

**Indicative baseline yield (units):** 12

### Refining the indicative site density

**Identified density constraints:** Heritage - Locally Listed Building

**Constraints density adjustment:** -25% **(dph):** 50.6

**Justification for adjustment:** Site capacity has been reduced to allow for retention/re-use of Locally Listed Building on site.

**Local setting:** No adjustment made for local setting.

**Local setting density adjustment:** 0% **(dph):** 50.6

**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.

**Mixed use density adjustment:** 0% **(dph):** 50.6

**Gross to net adjustment:** 0% **(dph):** 50.6

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 9

**Further site boundary amendment:** No

**Justification for further site boundary amendment:** No amendment to site area.

**Updated unconstrained site area (ha):** 0.19

**Updated indicative net site capacity (units):** 9

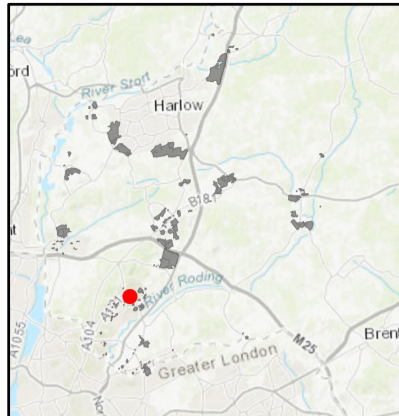
## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information submitted through the Council's Call for Sites 2016/2017 confirms that the site is in single ownership.
1.2 Existing uses	0	Existing uses on-site which could cease between two and 10 years Information submitted through the Council's Call for Sites 2016/2017 confirms that the site is currently in use as staff accommodation, which could be relocated within 5 years.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions Information submitted through the Council's Call for Sites 2016/2017 indicates that there are no known on-site restrictions affecting the site.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020 Information submitted through the Council's Call for Sites 2016/2017 confirms that the site will be available within the next 5 years.
2.1 Site marketability	(+)	Site is under option to a developer Information submitted through the Council's Call for Sites 2016/2017 indicates that the site is owned by a developer.
2.2 Site viability	(+)	No viability issues identified While no information is held on the site's viability, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability. Information submitted through Council's Call for Sites 2016/2017 indicates site has existing connections to mains water, sewerage, electricity, gas and highways. Stage 6.2 assessment states that contamination and flood risk constraints are mitigable.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There are no identified current deficiencies in the quantum of open space within the settlement, however the cumulative impact of the proposed allocations would result in a reduction in land for open space The proposed allocations would result in a reduction in designated amenity greenspace in the settlement (c. 4.02ha). However, there is a current surplus of this type of open space of 6.08ha.
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure Sites to the west of the settlement provide opportunities to better link to Epping Forest. Development of SR-0361 would result in the partial loss of amenity greenspace, and SR-0356 would result in the partial loss of open space.
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works with current or planned additional capacity to meet additional demand
3.6 Cumulative impact on Central Line capacity	0	The proposed allocations in this settlement are expected to result in a minor increase in the expected forecast peak use of the Central Line stations within Epping Forest District, which will not affect the capacity of these stations
3.7 Impact on water networks	(-)	Settlement is served by water network which is unlikely to be able to meet additional demand - upgrades to the existing infrastructure expected to be required
3.8 Impact on wastewater networks	(+)	Settlement is served by wastewater network with capacity to meet additional demand



## Site Deliverability Assessment

**Site Reference:** SR-0984  
**Settlement:** Loughton  
**Address:** 63 Wellfields, Loughton, Essex, IG10 1PA  
**Notes:** GP surgery and car park  
**Land type:** Urban open space  
**Primary use:** Residential



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>Rev 1</b>

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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

**Site constraints affecting extent of developable area**

**Site area (ha):** 0.26

**On-site major policy constraints:** Not applicable.

**Area of site subject to major policy constraints (ha):** 0.00

**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 0.26

**Establishing indicative baseline density**

**Site located in:** Town

**Site setting is:** Other

**Site is near a commuter hub:** No

**Indicative baseline density (dph):** 45.0

**Indicative baseline yield (units):** 11

### Refining the indicative site density

**Identified density constraints:** Settlement Character

**Constraints density adjustment:** 0% **(dph):** 45.0

**Justification for adjustment:** Settlement character impact not considered to require a reduction in baseline density. However, sensitive layout and design required.

**Local setting:** No adjustment made for local setting.

**Local setting density adjustment:** 0% **(dph):** 45.0

**Incorporate mixed use development:** Development of this site should incorporate replacement of the GP practice. This is not considered to reduce the residential capacity of the site. No mixed use adjustment made.

**Mixed use density adjustment:** 0% **(dph):** 45.0

**Gross to net adjustment:** 0% **(dph):** 45.0

**Existing on-site development (units):** 1

**Indicative net site capacity (units):** 10

**Further site boundary amendment:** No

**Justification for further site boundary amendment:** No amendment to site area.

**Updated unconstrained site area (ha):** 0.26

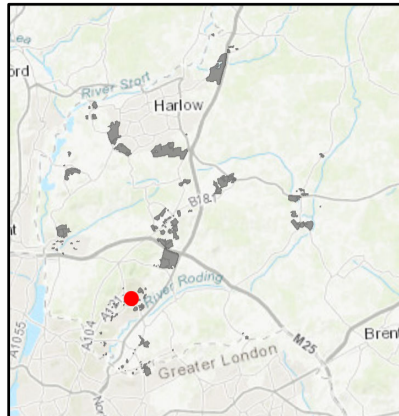
**Updated indicative net site capacity (units):** 10

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Correspondence received by the Council in August 2017 confirms that the site is in single ownership.
1.2 Existing uses	0	Existing uses on-site which could cease between two and 10 years Correspondence received by the Council in August 2017 confirms that the site is currently used as a GP surgery and ancillary residential accommodation, which could cease within 6-10 years.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions Correspondence received by the Council in August 2017 indicates that there are no known on-site restrictions affecting the site.
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown Correspondence received by the Council in August 2017 confirms that as a result of an existing lease on the site (and assuming the worst case scenario) the site is unlikely to be available for 6-10 years.
2.1 Site marketability	(-)	Site is not being actively marketed Correspondence received by the Council in August 2017 has confirmed that the site has not been marketed.
2.2 Site viability	(+)	No viability issues identified While no information is held on the site's viability, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability. The site has existing connections to utilities including mains water, sewerage, electricity, gas and highways.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	0	Site is located within 1km of a health facility (GP) with a patient list size that exceeds recommended GP/patient ratio
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There are no identified current deficiencies in the quantum of open space within the settlement, however the cumulative impact of the proposed allocations would result in a reduction in land for open space The proposed allocations would result in a reduction in designated amenity greenspace in the settlement (c. 4.02ha). However, there is a current surplus of this type of open space of 6.08ha.
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure Sites to the west of the settlement provide opportunities to better link to Epping Forest. Development of SR-0361 would result in the partial loss of amenity greenspace, and SR-0356 would result in the partial loss of open space.
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works with current or planned additional capacity to meet additional demand
3.6 Cumulative impact on Central Line capacity	0	The proposed allocations in this settlement are expected to result in a minor increase in the expected forecast peak use of the Central Line stations within Epping Forest District, which will not affect the capacity of these stations
3.7 Impact on water networks	(-)	Settlement is served by water network which is unlikely to be able to meet additional demand - upgrades to the existing infrastructure expected to be required
3.8 Impact on wastewater networks	(+)	Settlement is served by wastewater network with capacity to meet additional demand

## Site Deliverability Assessment

**Site Reference:** SR-0986  
**Settlement:** Loughton  
**Address:** 70 Wellfields, Loughton, IG10 1NY  
**Notes:** Ground floor commercial uses with residential uses on upper floors  
**Land type:** Urban open space  
**Primary use:** Residential



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>Rev 1</b>

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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.23  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 0.23

### Establishing indicative baseline density

**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 45.0  
**Indicative baseline yield (units):** 10

### Refining the indicative site density

**Identified density constraints:** Settlement Character; Surface water flooding

**Constraints density adjustment:** -25% **(dph):** 33.8

**Justification for adjustment:** Settlement character impact not considered to require a reduction in baseline density. However, sensitive layout and design required. Site capacity would be limited by 25% due to surface water flooding constraints.

**Local setting:** No adjustment made for local setting.

**Local setting density adjustment:** 0% **(dph):** 33.8

**Incorporate mixed use development:** Development of this site should incorporate replacement of the dental surgery. This is not considered to reduce the residential capacity of the site. No mixed use adjustment made.

**Mixed use density adjustment:** 0% **(dph):** 33.8

**Gross to net adjustment:** 0% **(dph):** 33.8

**Existing on-site development (units):** 1

**Indicative net site capacity (units):** 6

**Further site boundary amendment:** No

**Justification for further site boundary amendment:** No amendment to site area.

**Updated unconstrained site area (ha):** 0.23

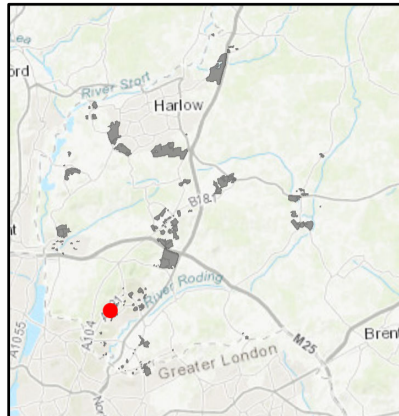
**Updated indicative net site capacity (units):** 6

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information submitted through the Council's Call for Sites 2016/2017 confirms that the site is in single ownership.
1.2 Existing uses	0	Existing uses on-site which could cease between two and 10 years Information submitted through the Regulation 18 Draft Local Plan consultation confirms that the site is currently used as a dental surgery, which could be ceased within 0-5 years.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions Information submitted through the Council's Call for Sites 2016/2017 confirms that there are no known on-site restrictions affecting the site.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020 Information submitted through the Council's Call for Sites 2016/2017 indicates that the site would be available between 2016 and 2020.
2.1 Site marketability	(-)	Site is not being actively marketed Information submitted through the Council's Call for Sites 2016/2017 confirms the site has not been marketed.
2.2 Site viability	(+)	No viability issues identified While no information is held on the site's viability, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability Information submitted through the Council's Call for Sites 2016/2017 indicates that the site has existing connections to mains water, sewerage, electricity, gas and highways.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	0	Site is located within 1km of a health facility (GP) with a patient list size that exceeds recommended GP/patient ratio
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There are no identified current deficiencies in the quantum of open space within the settlement, however the cumulative impact of the proposed allocations would result in a reduction in land for open space The proposed allocations would result in a reduction in designated amenity greenspace in the settlement (c. 4.02ha). However, there is a current surplus of this type of open space of 6.08ha.
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure Sites to the west of the settlement provide opportunities to better link to Epping Forest. Development of SR-0361 would result in the partial loss of amenity greenspace, and SR-0356 would result in the partial loss of open space.
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works with current or planned additional capacity to meet additional demand
3.6 Cumulative impact on Central Line capacity	0	The proposed allocations in this settlement are expected to result in a minor increase in the expected forecast peak use of the Central Line stations within Epping Forest District, which will not affect the capacity of these stations
3.7 Impact on water networks	(-)	Settlement is served by water network which is unlikely to be able to meet additional demand - upgrades to the existing infrastructure expected to be required
3.8 Impact on wastewater networks	(+)	Settlement is served by wastewater network with capacity to meet additional demand

## Site Deliverability Assessment

**Site Reference:** SR-0993  
**Settlement:** Loughton  
**Address:** 126 High Road, Loughton, Essex, IG10 4BE  
**Notes:** Nightclub premises  
**Land type:** Urban brownfield  
**Primary use:** Residential



Client  
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 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 0.02  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.  
**Area of site subject to non-major policy constraints (ha):** 0.00  
**Unconstrained site area (ha):** 0.02  
**Establishing indicative baseline density**  
**Site located in:** Town  
**Site setting is:** Town Centre  
**Site is near a commuter hub:** Yes  
**Indicative baseline density (dph):** 101.3  
**Indicative baseline yield (units):** 2

### Refining the indicative site density

**Identified density constraints:** Nationally Protected Sites; Heritage - Conservation Area; Settlement Character  
**Constraints density adjustment:** 0% **(dph):** 101.3  
**Justification for adjustment:** Retention and conversion of existing building of local interest is required. However, no amendment required to baseline density. No reduction for Nationally Protected Site due site being in urban location and previously developed.  
**Local setting:** The urban setting and site characteristics would support a higher density.  
**Local setting density adjustment:** +100% **(dph):** 202.5  
**Incorporate mixed use development:** Site promoted for small scale retail to maintain town centre use within primary frontage, which is considered to constrain site capacity marginally.  
**Mixed use density adjustment:** -20% **(dph):** 162.0  
**Gross to net adjustment:** 0% **(dph):** 162.0  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 3

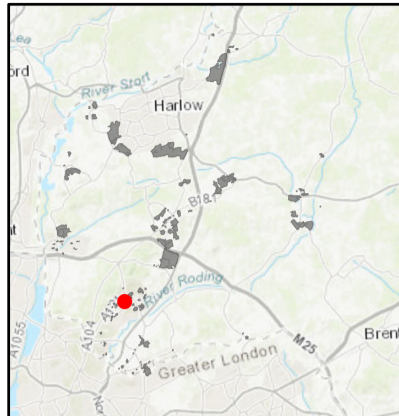
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.02  
**Updated indicative net site capacity (units):** 3

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership An enquiry through the Land Registry has confirmed that the site is in single ownership.
1.2 Existing uses	0	Existing uses on-site which could cease between two and 10 years Information provided through the developer, landowner and promoter LPD Survey 2017 confirms that the site is currently in use as a public house, which could be ceased and available for development within 2-5 years.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions Information submitted through the Council's Call for Sites 2016/17 indicates that there are no known on-site restrictions affecting the site.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020 Confirmed by information provided through the LPD Survey 2017.
2.1 Site marketability	(+)	Site is under option to a developer Information provided through the LPD Survey 2017 has confirmed that the site is owned by a developer.
2.2 Site viability	(+)	No viability issues identified Information provided through the LPD Survey 2017 confirms that no viability testing has been undertaken by the site promoters. However, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability. Information submitted through the Council's Call for Sites 2016 indicates site has existing connections to mains water, sewerage, electricity, gas and highways. Stage 6.2 assessment states that contamination constraints could be mitigated.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	0	Site is located 400-600m from existing publicly accessible open space.
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-1006  
**Settlement:** Loughton  
**Address:** Fairmead, 48 Church Lane, Loughton, Essex, IG10 1PD  
**Notes:** Single detached dwelling  
**Land type:** Urban open space  
**Primary use:** Residential



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**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.34  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 0.34

### Establishing indicative baseline density

**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 45.0  
**Indicative baseline yield (units):** 15

### Refining the indicative site density

**Identified density constraints:** Settlement Character; TPOs

**Constraints density adjustment:** -40% **(dph):** 27.0

**Justification for adjustment:** Baseline density reduction required in order to mitigate impact on settlement character and TPOs and to reflect Council response to the pre-application enquiry for 14 dwellings, citing the detrimental impact of overdevelopment on settlement character.

**Local setting:** No adjustment made for local setting.

**Local setting density adjustment:** 0% **(dph):** 27.0

**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.

**Mixed use density adjustment:** 0% **(dph):** 27.0

**Gross to net adjustment:** 0% **(dph):** 27.0

**Existing on-site development (units):** 1

**Indicative net site capacity (units):** 8

**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.

**Updated unconstrained site area (ha):** 0.34

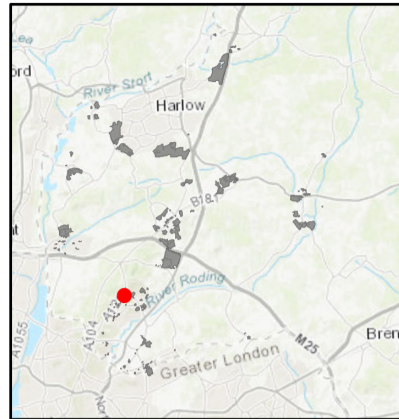
**Updated indicative net site capacity (units):** 8

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-1007  
**Settlement:** Loughton  
**Address:** 111 Church Hill, Loughton, Essex, IG10 1QR  
**Notes:** Single detached dwelling  
**Land type:** Urban brownfield  
**Primary use:** Residential



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**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 0.02  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.  
**Area of site subject to non-major policy constraints (ha):** 0.00  
**Unconstrained site area (ha):** 0.02  
**Establishing indicative baseline density**  
**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 45.0  
**Indicative baseline yield (units):** 1

### Refining the indicative site density

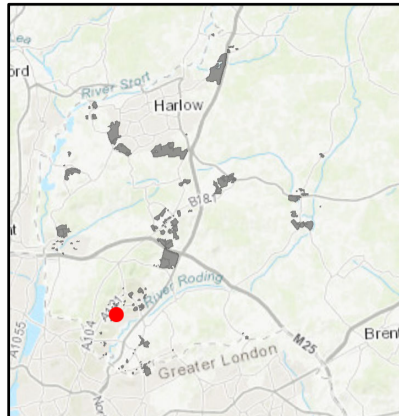
**Identified density constraints:** Internationally Protected Sites; Nationally Protected Sites  
**Constraints density adjustment:** 0% **(dph):** 45.0  
**Justification for adjustment:** The identified constraints are not considered to require a reduction in baseline capacity due to the urban setting of the site. No capacity adjustment made.  
**Local setting:** The urban setting and site characteristics would support a higher density development in this location. The Council's response to the pre-application enquiry in principle supports a development of 8 dwellings and office space.  
**Local setting density adjustment:** +500% **(dph):** 270.0  
**Incorporate mixed use development:** Site proposed for ground floor office use and 8 residential units, however given the small scale of the site and the location outside of a town centre, the capacity of the site is assessed on the basis of residential use only.  
**Mixed use density adjustment:** 0% **(dph):** 270.0  
**Gross to net adjustment:** 0% **(dph):** 270.0  
**Existing on-site development (units):** 1  
**Indicative net site capacity (units):** 5  
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.02  
**Updated indicative net site capacity (units):** 5

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	0	Site is located within 1km of a primary school with either a current or forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	0	Site is located 400-600m from existing publicly accessible open space.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-1026  
**Settlement:** Loughton  
**Address:** 13 Alderton Hill, Loughton, Essex, IG10 3JD  
**Notes:** Five residential dwellings  
**Land type:** Urban open space  
**Primary use:** Residential



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**Epping Forest District Council**  
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**Epping Forest District Local Plan**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 1.28  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.  
**Area of site subject to non-major policy constraints (ha):** 0.00  
**Unconstrained site area (ha):** 1.28  
**Establishing indicative baseline density**  
**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** Yes  
**Indicative baseline density (dph):** 67.5  
**Indicative baseline yield (units):** 86

### Refining the indicative site density

**Identified density constraints:** Settlement Character; TPOs  
**Constraints density adjustment:** -50% **(dph):** 33.8  
**Justification for adjustment:** Reduction in baseline density required due to settlement character impact of large-scale flatted development in area of detached dwellings / low density. Capacity reduced accordingly. No further reduction for TPOs.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% **(dph):** 33.8  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 33.8  
**Gross to net adjustment:** -10% **(dph):** 30.4  
**Existing on-site development (units):** 5  
**Indicative net site capacity (units):** 33

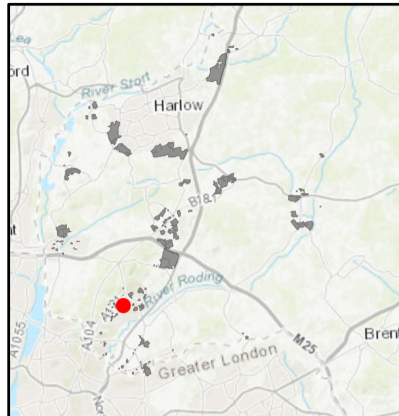
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 1.28  
**Updated indicative net site capacity (units):** 33

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership As a pre-application enquiry has been received, EF\2017\ENQ\00229, it is assumed for the purposes of this assessment that the site is in single ownership.
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown Based on a desk-top review of site characteristics, the site is currently in residential use and the timescale for this use ceasing is unknown.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions No data is held on on-site restrictions.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020 As there has been a pre-application enquiry for development, EF\2017\ENQ\00229, it is assumed that the site would be available for development in the short term.
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer As a pre-application enquiry was received in 2017, EF\2017\ENQ\00229, it is assumed for the purposes of this assessment that the site has been actively marketed for development.
2.2 Site viability	(+)	No viability issues identified While no information is held on the site's viability, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	0	Site is located 400-600m from existing publicly accessible open space.
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There are no identified current deficiencies in the quantum of open space within the settlement, however the cumulative impact of the proposed allocations would result in a reduction in land for open space The proposed allocations would result in a reduction in designated amenity greenspace in the settlement (c. 4.02ha). However, there is a current surplus of this type of open space of 6.08ha.
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure Sites to the west of the settlement provide opportunities to better link to Epping Forest. Development of SR-0361 would result in the partial loss of amenity greenspace, and SR-0356 would result in the partial loss of open space.
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works with current or planned additional capacity to meet additional demand
3.6 Cumulative impact on Central Line capacity	0	The proposed allocations in this settlement are expected to result in a minor increase in the expected forecast peak use of the Central Line stations within Epping Forest District, which will not affect the capacity of these stations
3.7 Impact on water networks	(-)	Settlement is served by water network which is unlikely to be able to meet additional demand - upgrades to the existing infrastructure expected to be required
3.8 Impact on wastewater networks	(+)	Settlement is served by wastewater network with capacity to meet additional demand

## Site Deliverability Assessment

**Site Reference:** SR-1027  
**Settlement:** Loughton  
**Address:** 60 Traps Hill, Loughton, Essex, IG10 1TD  
**Notes:** Single detached dwelling  
**Land type:** Urban open space  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 0.14  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.  
**Area of site subject to non-major policy constraints (ha):** 0.00  
**Unconstrained site area (ha):** 0.14  
**Establishing indicative baseline density**  
**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 45.0  
**Indicative baseline yield (units):** 6

### Refining the indicative site density

**Identified density constraints:** Settlement Character  
**Constraints density adjustment:** 0% **(dph):** 45.0  
**Justification for adjustment:** Settlement character impact not likely to require a reduction to baseline density.  
**Local setting:** The Council's pre-application enquiry response indicated that the proposed eight dwellings was suitable in principle given the urban setting of the site and nearby similar developments. Capacity increased accordingly.  
**Local setting density adjustment:** +30% **(dph):** 58.5  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 58.5  
**Gross to net adjustment:** 0% **(dph):** 58.5  
**Existing on-site development (units):** 1  
**Indicative net site capacity (units):** 6

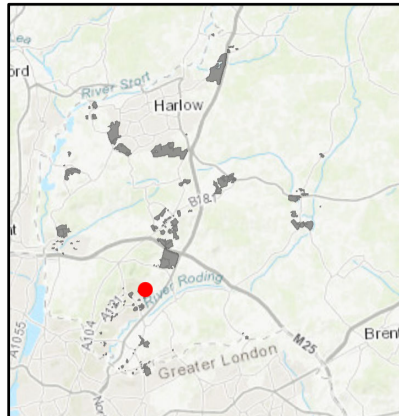
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.14  
**Updated indicative net site capacity (units):** 6

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(+)	Site is located within 1km of a primary school with current capacity and no forecast deficit.existing and future forecast capacity.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	0	Site is located 400-600m from existing publicly accessible open space.
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There are no identified current deficiencies in the quantum of open space within the settlement, however the cumulative impact of the proposed allocations would result in a reduction in land for open space
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works with current or planned additional capacity to meet additional demand
3.6 Cumulative impact on Central Line capacity	0	The proposed allocations in this settlement are expected to result in a minor increase in the expected forecast peak use of the Central Line stations within Epping Forest District, which will not affect the capacity of these stations
3.7 Impact on water networks	(-)	Settlement is served by water network which is unlikely to be able to meet additional demand - upgrades to the existing infrastructure expected to be required
3.8 Impact on wastewater networks	(+)	Settlement is served by wastewater network with capacity to meet additional demand

## Site Deliverability Assessment

**Site Reference:** SR-1032  
**Settlement:** Loughton  
**Address:** St Thomas More RC Church And Presbytery, 106 Willingale Road, Loughton, Essex, IG10 2DA  
**Notes:** Church and car park  
  
**Land type:** Urban open space  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
 Issue  
**Rev 1**  
  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.50  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 0.50

### Establishing indicative baseline density

**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 45.0  
**Indicative baseline yield (units):** 22

### Refining the indicative site density

**Identified density constraints:** No constraints

**Constraints density adjustment:** 0% **(dph):** 45.0

**Justification for adjustment:** No constraints affecting site capacity identified. No capacity adjustment made.

**Local setting:** No adjustment made for local setting.

**Local setting density adjustment:** 0% **(dph):** 45.0

**Incorporate mixed use development:** Revised pre-application enquiry makes provision for small scale D2 Community use. Capacity reduced accordingly.

**Mixed use density adjustment:** -20% **(dph):** 36.0

**Gross to net adjustment:** 0% **(dph):** 36.0

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 18

**Further site boundary amendment:** No

**Justification for further site boundary amendment:** No amendment to site area.

**Updated unconstrained site area (ha):** 0.50

**Updated indicative net site capacity (units):** 18

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	0	Site is located within 1km of a primary school with either a current or forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	0	Site is located 400-600m from existing publicly accessible open space.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There are no identified current deficiencies in the quantum of open space within the settlement, however the cumulative impact of the proposed allocations would result in a reduction in land for open space
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works with current or planned additional capacity to meet additional demand
3.6 Cumulative impact on Central Line capacity	0	The proposed allocations in this settlement are expected to result in a minor increase in the expected forecast peak use of the Central Line stations within Epping Forest District, which will not affect the capacity of these stations
3.7 Impact on water networks	(-)	Settlement is served by water network which is unlikely to be able to meet additional demand - upgrades to the existing infrastructure expected to be required
3.8 Impact on wastewater networks	(+)	Settlement is served by wastewater network with capacity to meet additional demand





**Report on Site Selection**



Epping Forest District Council

Drawing No.  
EFDC-S3/4-0011-Rev2

Date: March 2018

Scale: 1:14,000 @A3

**Content**  
Residential Sites for Testing at Stage 3/4 and Stage 6.3/6.4 in Nazeing, Lower Nazeing, Roydon Hamlet and Tylers Cross

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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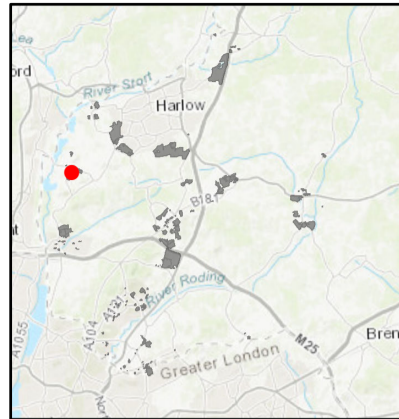
**Legend**  
Residential Sites for Testing at Stage 3/4 and Stage 6.3/6.4

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



## Site Deliverability Assessment

**Site Reference:** SR-0011  
**Settlement:** Lower Nazeing  
**Address:** St. Leonards Road, Nazeing, Essex (Known as 'Perry Hill')  
**Notes:** Agricultural/Grazing Fields  
**Land type:** Low performing Green Belt adjacent to a settlement  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
 Issue  
**Rev 2**  
**ARUP** Epping Forest District Council  
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 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 8.30  
**On-site major policy constraints:** Flood Zone 3b along western boundary of site.  
**Area of site subject to major policy constraints (ha):** 0.10  
**On-site non-major policy constraints:** Flood Zones 2 and 3a affects western boundary of the site.  
**Area of site subject to non-major policy constraints (ha):** 0.10  
**Unconstrained site area (ha):** 8.19  
**Establishing indicative baseline density**  
**Site located in:** Small Village  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 34.5  
**Indicative baseline yield (units):** 282

### Refining the indicative site density

**Identified density constraints:** Settlement Character; Heritage - Conservation Area  
**Constraints density adjustment:** -20% **(dph):** 27.6  
**Justification for adjustment:** Settlement character sensitivity and heritage is likely to require a reduction in capacity and high quality design to mitigate impacts.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% **(dph):** 27.6  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 27.6  
**Gross to net adjustment:** -20% **(dph):** 22.1  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 180

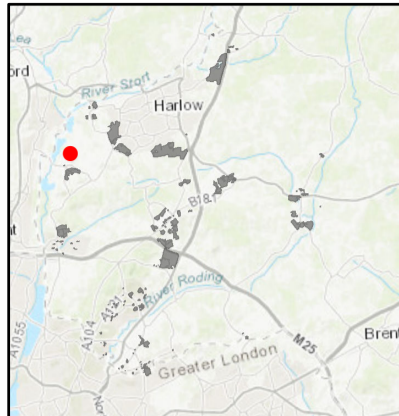
**Further site boundary amendment:** Yes  
**Justification for further site boundary amendment:** Development should be limited to the north western part of the site, with the exception of the areas that are flood constrained. This equates to 13% of the site area.  
**Updated unconstrained site area (ha):** 1.07  
**Updated indicative net site capacity (units):** 33

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020
2.1 Site marketability	(-)	Site is not being actively marketed
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability
2.4a Primary schools (Planning area)	(+)	Site is located in a school planning area with both existing and forecast capacity
2.4b Primary schools	(+)	Site is located within 1km of a primary school with current capacity and no forecast deficit.existing and future forecast capacity.
2.5a Secondary schools (Planning area)	(-)	Site is located within a Secondary Forecast Planning Group with a forecast deficit and where schools have limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	0	Site is located 400-600m from existing publicly accessible open space.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There is a current deficiency in the quantum of open space within this settlement. However, no open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works with current or planned additional capacity to meet additional demand
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District
3.7 Impact on water networks	(+)	Settlement is served by water network with no known capacity issues
3.8 Impact on wastewater networks	0	Settlement is served by wastewater network which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required

## Site Deliverability Assessment

**Site Reference:** SR-0150  
**Settlement:** Lower Nazeing  
**Address:** The Fencing Centre, Pecks Hill, Nazeing, EN9 2NY  
**Notes:** Fencing centre (open storage and glasshouse/warehouse storage)  
**Land type:** Previously developed land in the Green Belt  
**Primary use:** Residential



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

## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 1.43  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.  
**Area of site subject to non-major policy constraints (ha):** 0.00  
**Unconstrained site area (ha):** 1.43  
**Establishing indicative baseline density**  
**Site located in:** Small Village  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 34.5  
**Indicative baseline yield (units):** 49

### Refining the indicative site density

**Identified density constraints:** No constraints  
**Constraints density adjustment:** 0% **(dph):** 34.5  
**Justification for adjustment:** No constraints affecting site capacity identified. No capacity adjustment made.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% **(dph):** 34.5  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 34.5  
**Gross to net adjustment:** -10% **(dph):** 31.1  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 44

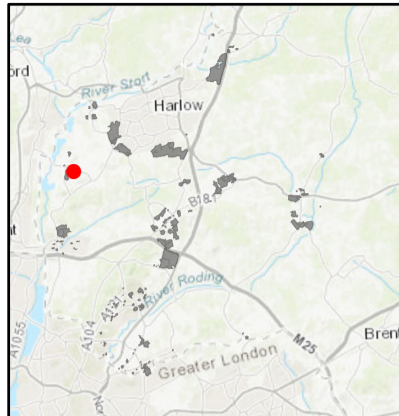
**Further site boundary amendment:** Yes  
**Justification for further site boundary amendment:** Development should be limited to existing developed extent of the site; this equates to approximately 60% the site.  
**Updated unconstrained site area (ha):** 0.86  
**Updated indicative net site capacity (units):** 29

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020
2.1 Site marketability	(-)	Site is not being actively marketed
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability.
2.4a Primary schools (Planning area)	(+)	Site is located in a school planning area with both existing and forecast capacity
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	(-)	Site is located within a Secondary Forecast Planning Group with a forecast deficit and where schools have limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	0	Site is located 400-600m from existing publicly accessible open space.
2.7 Health	0	Site is located within 1km of a health facility (GP) with a patient list size that exceeds recommended GP/patient ratio
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There is a current deficiency in the quantum of open space within this settlement. However, no open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works with current or planned additional capacity to meet additional demand
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District
3.7 Impact on water networks	(+)	Settlement is served by water network with no known capacity issues
3.8 Impact on wastewater networks	0	Settlement is served by wastewater network which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required

## Site Deliverability Assessment

**Site Reference:** SR-0300  
**Settlement:** Lower Nazeing  
**Address:** Lower Nazeing, South Area  
**Notes:** Broad Area South of Nazeing  
**Land type:** Low performing Green Belt adjacent to a settlement  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
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**Issue**  
 Date  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 19.04  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** A small part of the centre of site is constrained by a BAP habitat.  
**Area of site subject to non-major policy constraints (ha):** 0.22  
**Unconstrained site area (ha):** 18.82  
**Establishing indicative baseline density**  
**Site located in:** Small Village  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 34.5  
**Indicative baseline yield (units):** 649

### Refining the indicative site density

**Identified density constraints:** BAP Habitat; Heritage - Conservation Area and Listed Building; Settlement Character  
**Constraints density adjustment:** 0% **(dph):** 34.5  
**Justification for adjustment:** BAP Habitat within site and Conservation Area and Listed Building constraints and wider Settlement Character sensitivity are not considered to require a reduction to baseline yield at 34.5 dph. No capacity adjustment made.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% **(dph):** 34.5  
**Incorporate mixed use development:** The site promoter considers that the site could accommodate some employment floorspace totalling 0.2ha. Based on the Council's strategy to meeting employment needs, it is not considered appropriate to assume employment floorspace on-site.  
**Mixed use density adjustment:** 0% **(dph):** 34.5  
**Gross to net adjustment:** -35% **(dph):** 22.4  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 421

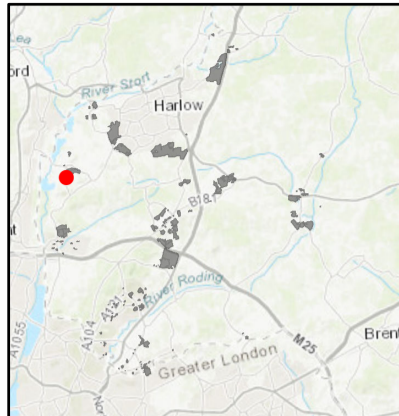
**Further site boundary amendment:** Yes  
**Justification for further site boundary amendment:** Development should be limited to the north-eastern part of site fronting Middle Street, equating to approximately 7% of the site. Capacity constraints no longer apply, and have been removed.  
**Updated unconstrained site area (ha):** 1.27  
**Updated indicative net site capacity (units):** 39

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	0	Site is in multiple ownership where landowners are promoting independent schemes that are not in conflict, or working collaboratively on a scheme, and there is an agreement in place between the parties
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	(-)	Identified on-site constraints may impact upon deliverability.
2.4a Primary schools (Planning area)	(+)	Site is located in a school planning area with both existing and forecast capacity
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	(-)	Site is located within a Secondary Forecast Planning Group with a forecast deficit and where schools have limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There is a current deficiency in the quantum of open space within this settlement. However, no open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works with current or planned additional capacity to meet additional demand
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District
3.7 Impact on water networks	(+)	Settlement is served by water network with no known capacity issues
3.8 Impact on wastewater networks	0	Settlement is served by wastewater network which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required

## Site Deliverability Assessment

**Site Reference:** SR-0473  
**Settlement:** Lower Nazeing  
**Address:** St. Leonards Farm, St. Leonards Road, Waltham Abbey, Nazeing, EN9 2HG  
**Notes:** Agriculture.  
**Land type:** Low performing Green Belt adjacent to a settlement  
**Primary use:** Residential



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**Epping Forest District Council**  
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**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 7.66  
**On-site major policy constraints:** Flood Zone 3b affects north-western boundary of site.  
**Area of site subject to major policy constraints (ha):** 0.04  
**On-site non-major policy constraints:** Flood Zones 2 and 3a affects north-western boundary of site, covering the same area as Flood Zone 3b.  
**Area of site subject to non-major policy constraints (ha):** 0.04  
**Unconstrained site area (ha):** 7.62  
**Establishing indicative baseline density**  
**Site located in:** Small Village  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 34.5  
**Indicative baseline yield (units):** 262

### Refining the indicative site density

**Identified density constraints:** Nationally Protected Sites; Heritage - Conservation Area  
**Constraints density adjustment:** -20% (dph): 27.6  
**Justification for adjustment:** Impact on settlement and landscape character likely to require a reduction in capacity. SSSI not likely to further reduce capacity due to distance from site.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% (dph): 27.6  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% (dph): 27.6  
**Gross to net adjustment:** -20% (dph): 22.1  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 168

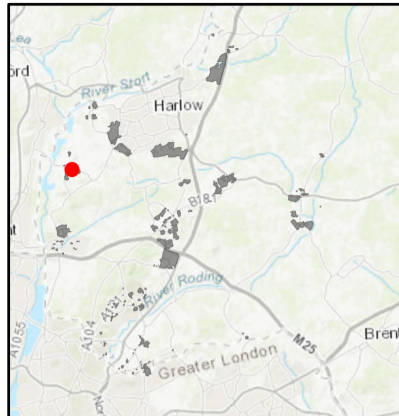
**Further site boundary amendment:** Yes  
**Justification for further site boundary amendment:** Development should be limited to the unconstrained parts of the site on the edge of the existing built-up area. This equates to approximately 8% of the site area.  
**Updated unconstrained site area (ha):** 0.64  
**Updated indicative net site capacity (units):** 21

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability
2.4a Primary schools (Planning area)	(+)	Site is located in a school planning area with both existing and forecast capacity
2.4b Primary schools	(+)	Site is located within 1km of a primary school with current capacity and no forecast deficit.existing and future forecast capacity.
2.5a Secondary schools (Planning area)	(-)	Site is located within a Secondary Forecast Planning Group with a forecast deficit and where schools have limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There is a current deficiency in the quantum of open space within this settlement. However, no open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works with current or planned additional capacity to meet additional demand
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District
3.7 Impact on water networks	(+)	Settlement is served by water network with no known capacity issues
3.8 Impact on wastewater networks	0	Settlement is served by wastewater network which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required

## Site Deliverability Assessment

**Site Reference:** SR-0599  
**Settlement:** Lower Nazeing  
**Address:** Old House Farm, Old House Lane, Nazeing, Essex, EN9 2LJ  
**Notes:** A number of open fields separated by dense tree boundaries.  
**Land type:** Low performing Green Belt adjacent to a settlement  
**Primary use:** Residential



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**Epping Forest District Council**  
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**Epping Forest District Local Plan**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 5.00  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.  
**Area of site subject to non-major policy constraints (ha):** 0.00  
**Unconstrained site area (ha):** 5.00  
**Establishing indicative baseline density**  
**Site located in:** Small Village  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 34.5  
**Indicative baseline yield (units):** 172

### Refining the indicative site density

**Identified density constraints:** Access; Heritage - Conservation Area  
**Constraints density adjustment:** 0% **(dph):** 34.5  
**Justification for adjustment:** Access issues not likely to reduce capacity on site as new access could be created. Site adjacent to Conservation Area, however impact on setting could be mitigated without reduction. No capacity adjustment made.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% **(dph):** 34.5  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 34.5  
**Gross to net adjustment:** -20% **(dph):** 27.6  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 138

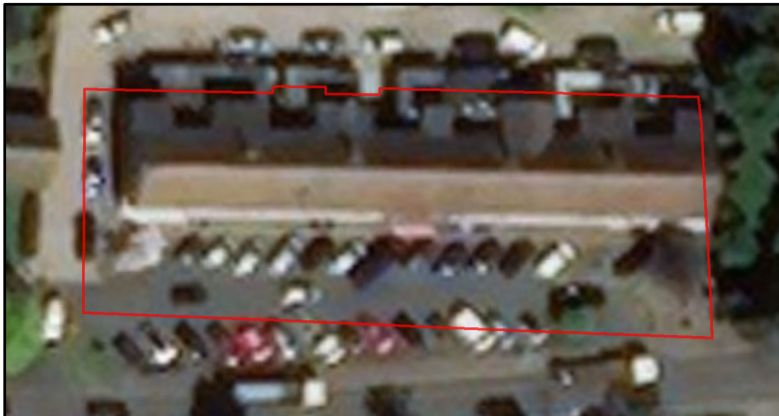
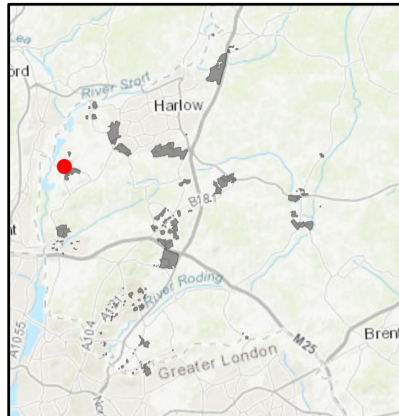
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 5.00  
**Updated indicative net site capacity (units):** 138

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information provided through the LPD Survey 2016 confirms that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years Information provided through the LPD Survey 2016 confirms that there is an existing use on part of the site which would need to be re-located. This could be achieved within six months.
1.3 On-site restrictions	(-)	Site subject to restrictions and there is limited prospect of the restriction being overcome Information provided through the LPD Survey 2016 confirmed that a public right of way runs through the site. Additionally, it indicated that the site would rely on the development of other land and it is not clear how this constraint would be overcome.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020 Confirmed by information provided through the LPD Survey 2016.
2.1 Site marketability	(-)	Site is not being actively marketed Confirmed by information provided through the LPD Survey 2016.
2.2 Site viability	(+)	No viability issues identified Although no viability testing has been undertaken by the site promoters, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability.
2.4a Primary schools (Planning area)	(+)	Site is located in a school planning area with both existing and forecast capacity
2.4b Primary schools	(+)	Site is located within 1km of a primary school with current capacity and no forecast deficit.existing and future forecast capacity.
2.5a Secondary schools (Planning area)	(-)	Site is located within a Secondary Forecast Planning Group with a forecast deficit and where schools have limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	0	Site is located 400-600m from existing publicly accessible open space.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0840  
**Settlement:** Lower Nazeing  
**Address:** Retail strip at Nazeing Road, Lower Nazeing, Essex  
**Notes:** A parade of local shops with residential flats above and associated parking and access.  
**Land type:** Urban brownfield  
**Primary use:** Residential



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## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 0.17  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.  
**Area of site subject to non-major policy constraints (ha):** 0.00  
**Unconstrained site area (ha):** 0.17  
**Establishing indicative baseline density**  
**Site located in:** Small Village  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 34.5  
**Indicative baseline yield (units):** 5

### Refining the indicative site density

**Identified density constraints:** Settlement Character  
**Constraints density adjustment:** 0% **(dph):** 34.5  
**Justification for adjustment:** Impact on settlement character not likely to constraint site capacity. No capacity adjustment made.  
**Local setting:** Redevelopment of existing residential and retail site likely to accommodate higher density development. Site area includes only the existing building, therefore density increased to make efficient use of site area.  
**Local setting density adjustment:** +300% **(dph):** 138.0  
**Incorporate mixed use development:** Re-provision of some retail use on ground floor likely to require a reduction in capacity  
**Mixed use density adjustment:** -20% **(dph):** 110.4  
**Gross to net adjustment:** 0% **(dph):** 110.4  
**Existing on-site development (units):** 12  
**Indicative net site capacity (units):** 6

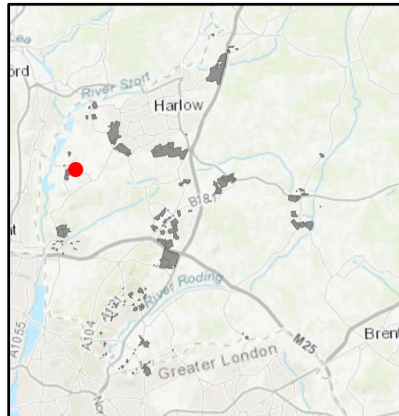
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.17  
**Updated indicative net site capacity (units):** 6

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(-)	Site ownership is unknown or is in multiple ownership and the other owners are either unknown, oppose the development or are promoting another conflicting scheme An enquiry through the Land Registry in September 2017 indicates that the site has a complex ownership pattern. It is a private residential and commercial development with multiple leaseholders.
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown Confirmed by information provided by Epping Forest District Council in September 2017.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions No data is held on on-site restrictions.
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown The availability of the site is unknown.
2.1 Site marketability	(-)	Site is not being actively marketed As a result of the complex ownership pattern and given the site has not previously been promoted to the Council, it is assumed that for the purposes of this assessment that it has not been actively marketed.
2.2 Site viability	(+)	No viability issues identified While no information is held on the site's viability, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability. The Stage 2 assessment indicates that contamination and flood risk constraints whilst present could be mitigated.
2.4a Primary schools (Planning area)	(+)	Site is located in a school planning area with both existing and forecast capacity
2.4b Primary schools	(+)	Site is located within 1km of a primary school with current capacity and no forecast deficit.existing and future forecast capacity.
2.5a Secondary schools (Planning area)	(-)	Site is located within a Secondary Forecast Planning Group with a forecast deficit and where schools have limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	0	Site is located within 1km of a health facility (GP) with a patient list size that exceeds recommended GP/patient ratio
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0925  
**Settlement:** Lower Nazeing  
**Address:** Land to the rear of Shadwalkers (Plot 1), Middle Street, Nazeing, Essex, EN9 2LH  
**Notes:** Vacant fields, residential dwelling and outbuildings  
**Land type:** Green Belt land not adjacent to a settlement  
**Primary use:** Residential



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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.47  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 0.47

### Establishing indicative baseline density

**Site located in:** Small Village  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 34.5  
**Indicative baseline yield (units):** 16

### Refining the indicative site density

**Identified density constraints:** Heritage - Listed Building; Settlement Character  
**Constraints density adjustment:** -40% **(dph):** 20.7  
**Justification for adjustment:** Density significantly reduced due to minimise impact on Listed Building located on site, its setting and the wider settlement character.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% **(dph):** 20.7  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 20.7  
**Gross to net adjustment:** 0% **(dph):** 20.7  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 9

**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site boundary.  
**Updated unconstrained site area (ha):** 0.47  
**Updated indicative net site capacity (units):** 9

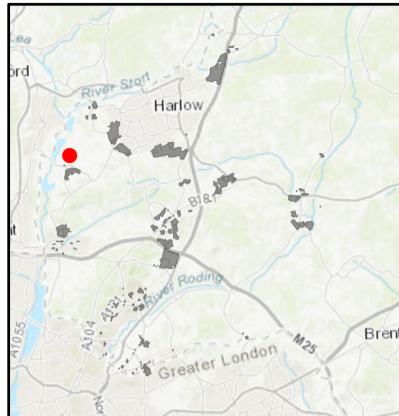
## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information provided through the LPD Survey 2017 confirms that the site is in single ownership.
1.2 Existing uses	0	Existing uses on-site which could cease between two and 10 years Information provided through the LPD Survey 2017 confirms that the site is currently in residential use, which could cease within 5 years.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions Information provided through the LPD Survey 2017 confirms that the site is not subject to any restrictions.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020 Confirmed by information provided through the LPD Survey 2017.
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer Confirmed by information provided through the LPD Survey 2017.
2.2 Site viability	(+)	No viability issues identified Information provided through the LPD Survey 2017 confirms that no viability testing has been undertaken by the site promoters. However, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(-)	Identified on-site constraints may impact upon deliverability. The Stage 6.2 assessment indicates that topographical constraints whilst present could be mitigated.
2.4a Primary schools (Planning area)	(+)	Site is located in a school planning area with both existing and forecast capacity
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	(-)	Site is located in a school planning area with a forecast deficit and where schools have limited ability to expand
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation



## Site Deliverability Assessment

**Site Reference:** SR-0927  
**Settlement:** Lower Nazeing  
**Address:** Land to the North of Maplecroft and to the East of Pecks Hill, Nazeing, Essex, EN9 2NY  
**Notes:** Vacant field  
**Land type:** Medium performing Green Belt adjacent to a settlement  
**Primary use:** Residential



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**Epping Forest District Council**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.57  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** BAP Habitat is located in the south of the site (access lane).  
**Area of site subject to non-major policy constraints (ha):** 0.03  
**Unconstrained site area (ha):** 0.54

### Establishing indicative baseline density

**Site located in:** Small Village  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 34.5  
**Indicative baseline yield (units):** 18

### Refining the indicative site density

**Identified density constraints:** BAP Habitat; Access  
**Constraints density adjustment:** 0% **(dph):** 34.5  
**Justification for adjustment:** Narrow access route to the site which is constrained by BAP Habitat may limit capacity of site to 20 dwellings, based on Essex Design Guide. However, no reduction to baseline capacity required.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% **(dph):** 34.5  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 34.5  
**Gross to net adjustment:** 0% **(dph):** 34.5  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 18

**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.54  
**Updated indicative net site capacity (units):** 18

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information provided through the LPD Survey 2017 confirms that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years Based on a desk-top review of site characteristics, the site is currently open amenity space. It is judged that this would not preclude the site coming forward for development.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions Confirmed by the LPD Survey 2017.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020 Confirmed by information provided through the LPD Survey 2017.
2.1 Site marketability	(-)	Site is not being actively marketed Confirmed by information provided through the LPD Survey 2017.
2.2 Site viability	(+)	No viability issues identified Information provided through the LPD Survey 2017 confirms that no viability testing has been undertaken by the site promoters. However, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability. The LPD Survey 2017 indicates that the site has existing connections to utilities (mains water, sewerage, electricity, gas and highways). Information provided by the Council in Sept. 2017 indicates that access to the site is narrow and constrained by BAP habitat.
2.4a Primary schools (Planning area)	(+)	Site is located in a school planning area with both existing and forecast capacity
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	(-)	Site is located in a school planning area with a forecast deficit and where schools have limited ability to expand
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	0	Site is located 400-600m from existing publicly accessible open space.
2.7 Health	0	Site is located within 1km of a health facility (GP) with a patient list size that exceeds recommended GP/patient ratio
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation



Sawbridgeworth

SR-0121

SR-0032

London Road

Harlow Road

The Street

**Report on Site Selection**



Epping Forest District Council

Drawing No.  
EFDC-S3/4-009-Rev2


Date: March 2018

Scale: 1:6,000 @A3

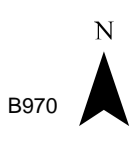
**Content**  
Residential Sites for Testing at Stage 3/4 and Stage 6.3/6.4 in Lower Sheering

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 for Testing at Stage 3/4 and Stage 6.3/6.4

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

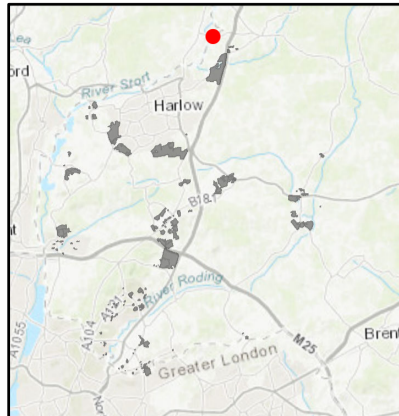


B970

## Site Deliverability Assessment

**Site Reference:** SR-0032  
**Settlement:** Lower Sheering  
**Address:** Land at Lower Sheering  
**Notes:** Vacant Greenfield land

**Land type:** High performing Green Belt adjacent to a settlement  
**Primary use:** Residential



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>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

## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.64  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 0.63

### Establishing indicative baseline density

**Site located in:** Hamlet  
**Site setting is:** Other  
**Site is near a commuter hub:** Yes  
**Indicative baseline density (dph):** 45.0  
**Indicative baseline yield (units):** 28

### Refining the indicative site density

**Identified density constraints:** Heritage - Conservation and Listed Building, Surface Water Flooding

**Constraints density adjustment:** -50% **(dph):** 22.5

**Justification for adjustment:** Nearby Conservation Area and Grade II\* Listed Buildings likely to require reduction in density to protect their setting. Surface Water flooding also affects around half of the site. Density reduced accordingly.

**Local setting:** No adjustment made for local setting.

**Local setting density adjustment:** 0% **(dph):** 22.5

**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.

**Mixed use density adjustment:** 0% **(dph):** 22.5

**Gross to net adjustment:** 0% **(dph):** 22.5

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 14

**Further site boundary amendment:** No

**Justification for further site boundary amendment:** No amendment to site area.

**Updated unconstrained site area (ha):** 0.63

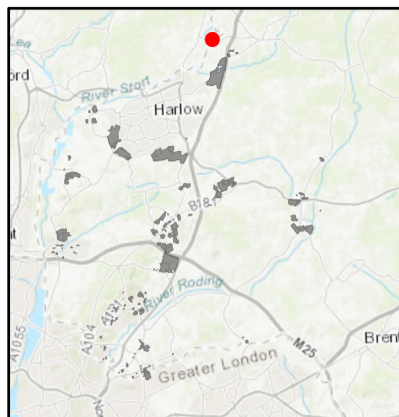
**Updated indicative net site capacity (units):** 14

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	0	Information submitted through the Regulation 18 Draft Local Plan consultation indicates that the site is jointly owned by multiple parties, who have a formal agreement to work together. The multiple parties are promoting the site on a joint basis.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020
2.1 Site marketability	(-)	Site is not being actively marketed
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability.
2.4a Primary schools (Planning area)	(-)	Site is located in a school planning area with a forecast deficit and where schools have limited ability to expand
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	(-)	Site is located within a Secondary Forecast Planning Group with a forecast deficit and where schools have limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	(+)	There are no identified current deficiencies in the quantum of open space within the settlement. No open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	(+)	The proposed allocations in the settlement can be accommodated within the current secondary school places in the Schools Planning Area.
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works with current or planned additional capacity to meet additional demand
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District
3.7 Impact on water networks	(+)	Settlement is served by water network with no known capacity issues
3.8 Impact on wastewater networks	(+)	Settlement is served by wastewater network with capacity to meet additional demand

## Site Deliverability Assessment

**Site Reference:** SR-0121  
**Settlement:** Lower Sheering  
**Address:** Land at Sheering Lower Road, Sawbridgeworth  
**Notes:** Vacant Greenfield land covered in trees.  
**Land type:** High performing Green Belt adjacent to a settlement  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
 Issue  
**Rev 2**  
**ARUP** Epping Forest District Council  
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 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 0.51  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** BAP Habitat covers nearly the entire site.  
**Area of site subject to non-major policy constraints (ha):** 0.46  
**Unconstrained site area (ha):** 0.05  
**Establishing indicative baseline density**  
**Site located in:** Hamlet  
**Site setting is:** Other  
**Site is near a commuter hub:** Yes  
**Indicative baseline density (dph):** 45.0  
**Indicative baseline yield (units):** 2

### Refining the indicative site density

**Identified density constraints:** BAP Habitat; Heritage - Conservation Area  
**Constraints density adjustment:** -100% **(dph):** 0.0  
**Justification for adjustment:** Impact on Conservation Area likely to be mitigated at baseline density without a reduction required. BAP habitat covering almost the entire site would render the site unlikely to deliver any homes. Capacity reduced to 0.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% **(dph):** 0.0  
**Incorporate mixed use development:** The Strategic Land Availability Assessment identifies the site for housing and employment. The size of the unconstrained areas of the site is such that it is unlikely that the site could deliver a mix of uses. No amendment made.  
**Mixed use density adjustment:** 0% **(dph):** 0.0  
**Gross to net adjustment:** 0% **(dph):** 0.0  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 0  
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.05  
**Updated indicative net site capacity (units):** 0

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020
2.1 Site marketability	(+)	Site is under option to a developer
2.2 Site viability	0	Site viability is marginal or weaker demand for development
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability
2.4a Primary schools (Planning area)	(-)	Site is located in a school planning area with a forecast deficit and where schools have limited ability to expand
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	(-)	Site is located within a Secondary Forecast Planning Group with a forecast deficit and where schools have limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation



**Report on Site Selection**

**ARUP**

**Epping Forest District Council**

Drawing No.  
EFDC-S3/4-0012-Rev2

Date: March 2018

Scale: 1:16,000 @A3

**Content**

Residential Sites for Testing at Stage 3/4 and Stage 6.3/6.4 in North Weald Bassett

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

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**Legend**

 Residential Sites for Testing at Stage 3/4 and Stage 6.3/6.4

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

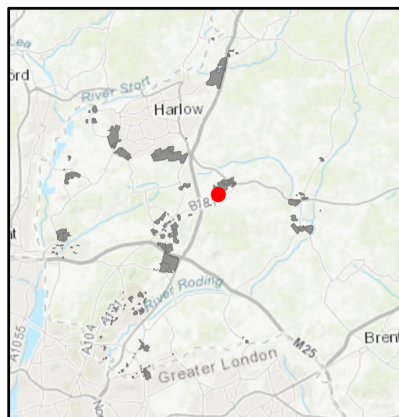


B973

## Site Deliverability Assessment

**Site Reference:** SR-0003  
**Settlement:** North Weald Bassett  
**Address:** Two fields East and West of Church Lane (North of Lancaster Road), North Weald Bassett, Essex  
**Notes:** Agricultural land

**Land type:** Medium performing Green Belt adjacent to a settlement  
**Primary use:** Residential



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>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

## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 9.10  
**On-site major policy constraints:** Local Nature Reserve affects small portion of north of site. Flood zone 3b affects eastern boundary.  
**Area of site subject to major policy constraints (ha):** 0.03  
**On-site non-major policy constraints:** Flood Zone 2 and 3a affect eastern part of site.

**Area of site subject to non-major policy constraints (ha):** 0.61

**Unconstrained site area (ha):** 8.48

### Establishing indicative baseline density

**Site located in:** Large Village  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 39.0  
**Indicative baseline yield (units):** 330

### Refining the indicative site density

**Identified density constraints:** Nationally Protected Sites; Local Nature Reserve; LoWS

**Constraints density adjustment:** -20% **(dph):** 31.2

**Justification for adjustment:** Impact on SSSI does not require reduction due to distance. Impact on adjacent Local Nature Reserve / LoWS likely to require a reduction in capacity to provide a sufficient buffer. Capacity adjusted accordingly.

**Local setting:** Masterplanning Study suggests a density of 40 dwellings per hectare in this location, which, when accounting for reduction for identified constraints, is consistent with the proposed site density of 31 dph. No adjustment made.

**Local setting density adjustment:** 0% **(dph):** 31.2

**Incorporate mixed use development:** Site is assumed solely for residential use which is consistent with the North Weald Bassett Masterplanning Study. No mixed use capacity adjustment made.

**Mixed use density adjustment:** 0% **(dph):** 31.2

**Gross to net adjustment:** -20% **(dph):** 25.0

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 211

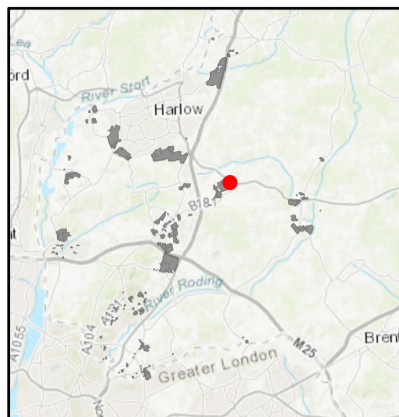
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 8.48  
**Updated indicative net site capacity (units):** 211

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020
2.1 Site marketability	(+)	Site is under option to a developer
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0036  
**Settlement:** North Weald Bassett  
**Address:** Land at Blumans, North Weald (north/south of A414)  
**Notes:** Agricultural fields  
**Land type:** Low performing Green Belt adjacent to a settlement  
**Primary use:** Residential



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

## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 11.38  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 11.38

### Establishing indicative baseline density

**Site located in:** Large Village  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 39.0  
**Indicative baseline yield (units):** 443

### Refining the indicative site density

**Identified density constraints:** Ancient/Veteran Trees outside of Ancient Woodland; TPOs; Heritage - Listed Building

**Constraints density adjustment:** 0% **(dph):** 39.0

**Justification for adjustment:** Ancient / Veteran Trees and TPOs located on site boundary and could be accommodated within the site/translocating, and impact on listed building likely to be mitigated without reduction in capacity. No capacity adjustment made.

**Local setting:** North Weald Bassett Masterplanning Study suggests a density of 35 dwellings per hectare on the south of the site. Proposed site density is consistent with this so no adjustment made.

**Local setting density adjustment:** 0% **(dph):** 39.0

**Incorporate mixed use development:** Traveller Site GRT-N\_06 is located within the site. It is assumed that 0.5 hectares of the site will provide traveller pitches, equating to approximately 7% of the smaller recommended site area.

**Mixed use density adjustment:** -7% **(dph):** 36.4

**Gross to net adjustment:** -35% **(dph):** 23.7

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 269

**Further site boundary amendment:** Yes  
**Justification for further site boundary amendment:** Development should be limited to the land south of the A414 Road. This is approximately 67% of the site area.

**Updated unconstrained site area (ha):** 7.62

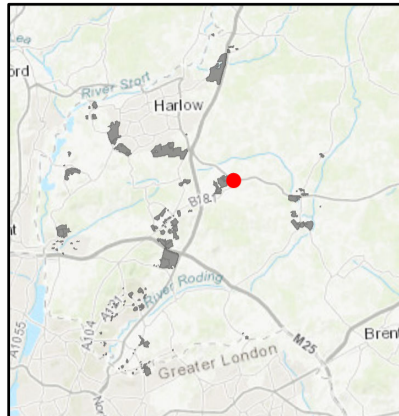
**Updated indicative net site capacity (units):** 222

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information provided through the LPD Survey 2016 confirms that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years Confirmed by the LPD Survey 2016.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions Confirmed by information provided through the LPD Survey 2016.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020 Confirmed by information provided through the LPD Survey 2016.
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer Confirmed by information provided through the LPD Survey 2016.
2.2 Site viability	(+)	No viability issues identified Although no viability testing has been undertaken by the site promoters, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(+)	Site is located within 1km of a primary school with current capacity and no forecast deficit.existing and future forecast capacity.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	0	Site is located 400-600m from existing publicly accessible open space.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There is a current deficiency in the quantum of open space within this settlement. However, no open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure The proposed allocations provide opportunities to enhancing green infrastructure including public rights of way networks and strengthened links to Church Lane Flood Meadow Local Nature Reserve and nearby Local Wildlife Sites
3.5 Cumulative impact on sewage treatment work capacity	0	Settlement is served by a Sewage Treatment Works which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District
3.7 Impact on water networks	(+)	Settlement is served by water network with no known capacity issues
3.8 Impact on wastewater networks	0	Settlement is served by wastewater network which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required

## Site Deliverability Assessment

**Site Reference:** SR-0072  
**Settlement:** North Weald Bassett  
**Address:** Land at Tylers Farm [271 High Road], North Weald  
**Notes:** Existing farm buildings and land  
**Land type:** Low performing Green Belt adjacent to a settlement  
**Primary use:** Residential



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**Epping Forest District Council**  
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**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 1.29  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 1.29

### Establishing indicative baseline density

**Site located in:** Large Village  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 39.0  
**Indicative baseline yield (units):** 50

### Refining the indicative site density

**Identified density constraints:** TPOs; Listed Building; Settlement Character

**Constraints density adjustment:** -50% **(dph):** 19.5

**Justification for adjustment:** TPOs are located on the western boundary of the site but likely to be accommodated without a density reduction. Listed Buildings on-site and wider settlement character sensitivity would likely require reduction in capacity. Capacity adjusted accordingly.

**Local setting:** Site not identified within the North Weald Bassett Masterplanning Study; no density adjustments made.

**Local setting density adjustment:** 0% **(dph):** 19.5

**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.

**Mixed use density adjustment:** 0% **(dph):** 19.5

**Gross to net adjustment:** -10% **(dph):** 17.6

**Existing on-site development (units):** 2

**Indicative net site capacity (units):** 20

**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.

**Updated unconstrained site area (ha):** 1.29

**Updated indicative net site capacity (units):** 20

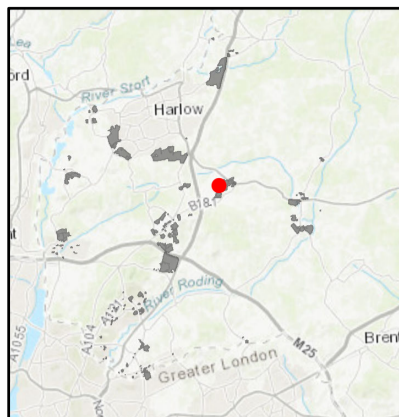
## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(+)	Information submitted through the Regulation 18 Draft Local Plan consultation confirms that the site is in single ownership.
1.3 On-site restrictions	(+)	There are no existing uses on-site or existing uses could cease in less than two years
1.4 Site availability	(+)	An existing use on part of the site would need to be re-located. This could be achieved within six months.
2.1 Site marketability	0	Site is not subject to any known restrictions
2.2 Site viability	(+)	Site expected to be available between 2016 and 2020
2.3 On-site and physical infrastructure constraints	(+)	Site is being actively marketed for development or enquiries have been received from a developer
2.4a Primary schools (Planning area)	0	No viability issues identified
2.4b Primary schools	(-)	While no information is held on the site's viability, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.5a Secondary schools (Planning area)	0	There are no known on-site constraints which would impact upon deliverability
2.5b Secondary schools	(-)	There are no known on-site constraints which would impact upon deliverability.
2.6 Access to open space	(-)	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.7 Health	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.8 Impact on mineral deposits	(+)	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
3.1 Cumulative loss of open space in settlement	0	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
3.2 Cumulative impact on primary school (Planning area)	0	Site is more than 600m from existing publicly accessible open space.
3.3 Cumulative impact on secondary schools (Planning area)	0	Site is located more than 1km from a health facility (GP).
3.4 Cumulative impact on the green infrastructure	(+)	None of the site is located within a minerals safeguarding area
3.5 Cumulative impact on sewage treatment work capacity	0	There is a current deficiency in the quantum of open space within this settlement. However, no open space is lost as a result of the proposed allocations in the settlement
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.7 Impact on water networks	(+)	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.8 Impact on wastewater networks	0	The proposed site allocations provide opportunities to enhance green infrastructure
		The proposed allocations provide opportunities to enhancing green infrastructure including public rights of way networks and strengthened links to Church Lane Flood Meadow Local Nature Reserve and nearby Local Wildlife Sites
		Settlement is served by a Sewage Treatment Works which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required
		The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District
		Settlement is served by water network with no known capacity issues
		Settlement is served by wastewater network which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required



## Site Deliverability Assessment

**Site Reference:** SR-0076  
**Settlement:** North Weald Bassett  
**Address:** Land south of Vicarage Lane, North Weald  
**Notes:** Agricultural land  
**Land type:** Medium performing Green Belt adjacent to a settlement  
**Primary use:** Residential



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## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 6.04  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Flood Zone 2 affects south west corner of site.  
**Area of site subject to non-major policy constraints (ha):** 0.19  
**Unconstrained site area (ha):** 5.85  
**Establishing indicative baseline density**  
**Site located in:** Large Village  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 39.0  
**Indicative baseline yield (units):** 228

### Refining the indicative site density

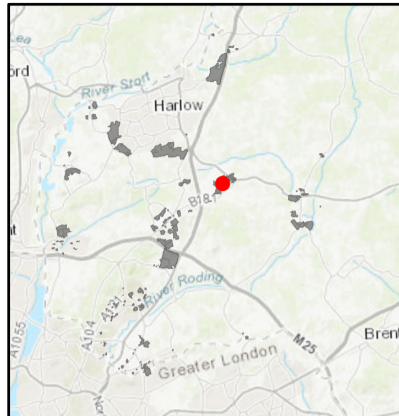
**Identified density constraints:** Ancient/Veteran Trees outside of Ancient Woodland; Heritage - Listed Building  
**Constraints density adjustment:** -5% **(dph):** 37.1  
**Justification for adjustment:** Grade II\* Listed Building may constrain capacity. Capacity adjusted marginally. No further reduction for Veteran Tree which can be accommodated / translocated without constraint on capacity. Capacity reduced accordingly.  
**Local setting:** North Weald Bassett Masterplanning Study suggests lower density of 35 dph in this location. Adjustment has been made to bring gross density to 35 dph.  
**Local setting density adjustment:** -5% **(dph):** 35.2  
**Incorporate mixed use development:** Site is assumed solely for residential use which is consistent with the North Weald Bassett Masterplan. No mixed use capacity adjustment made.  
**Mixed use density adjustment:** 0% **(dph):** 35.2  
**Gross to net adjustment:** -20% **(dph):** 28.2  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 164  
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 5.85  
**Updated indicative net site capacity (units):** 164

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020
2.1 Site marketability	(-)	Site is not being actively marketed
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	0	Site is located 400-600m from existing publicly accessible open space.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0158A  
**Settlement:** North Weald Bassett  
**Address:** Land at North Weald Bassett, South of Vicarage Lane  
**Notes:** Agricultural fields  
**Land type:** Medium performing Green Belt adjacent to a settlement  
**Primary use:** Residential



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**Epping Forest District Local Plan**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 34.25  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Flood Zone 2 affects south west corner of the site.

**Area of site subject to non-major policy constraints (ha):** 0.27

**Unconstrained site area (ha):** 33.98

### Establishing indicative baseline density

**Site located in:** Large Village  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 39.0  
**Indicative baseline yield (units):** 1,325

### Refining the indicative site density

**Identified density constraints:** Nationally Protected Sites; Ancient/Veteran Trees outside of Ancient Woodland; TPOs; Gas Pipelines; Heritage - Listed Buildings

**Constraints density adjustment:** 0% **(dph):** 39.0

**Justification for adjustment:** North Weald Bassett Masterplanning Study is informed by constraints assessment and includes buffer for TPOs and Ancient / Veteran Trees. Impacts on SSSI and heritage assets and Gas Pipelines not likely to reduce capacity. No capacity adjustment made.

**Local setting:** North Weald Bassett Masterplanning Study suggests there should be a density of 35 dwellings per hectare in this location. Adjustment has been made to bring gross density to 35 dph.

**Local setting density adjustment:** -10% **(dph):** 35.1

**Incorporate mixed use development:** Site is assumed solely for residential use which is consistent with the North Weald Bassett Masterplanning Study. No mixed use capacity adjustment made.

**Mixed use density adjustment:** 0% **(dph):** 35.1

**Gross to net adjustment:** -35% **(dph):** 22.8

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 775

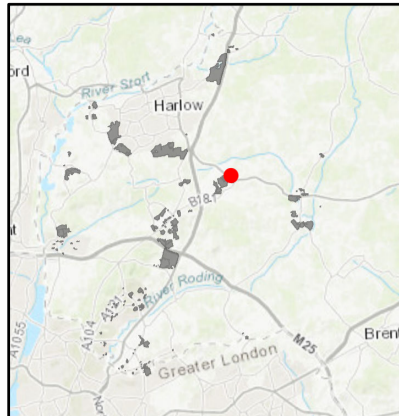
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 33.98  
**Updated indicative net site capacity (units):** 775

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information provided through the LPD Survey 2016 confirms that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years Confirmed by information provided through the LPD Survey 2016.
1.3 On-site restrictions	0	Site is subject to restrictions but agreement in place or being negotiated to overcome them, or not judged to be a constraint A public footpath runs through the site, but it is noted that this has already been incorporated into the emerging development proposals and would not constrain development.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020 Confirmed by information provided through the LPD Survey 2016.
2.1 Site marketability	(+)	Site is under option to a developer Confirmed by information provided through the LPD Survey 2016.
2.2 Site viability	(+)	No viability issues identified Information provided through the LPD Survey 2016 confirmed that the site has been subject to a number of appraisals by the agents, who have not identified any constraints that might affect the viability of the site.
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability. The Stage 2 assessment indicates that there is a high pressure gas pipeline running across the site which may impact on deliverability. Impacts may be mitigated through masterplanning.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development. Existing masterplans propose new public open space provision on-site as part of the development.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There is a current deficiency in the quantum of open space within this settlement. However, no open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure The proposed allocations provide opportunities to enhancing green infrastructure including public rights of way networks and strengthened links to Church Lane Flood Meadow Local Nature Reserve and nearby Local Wildlife Sites
3.5 Cumulative impact on sewage treatment work capacity	0	Settlement is served by a Sewage Treatment Works which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District
3.7 Impact on water networks	(+)	Settlement is served by water network with no known capacity issues
3.8 Impact on wastewater networks	0	Settlement is served by wastewater network which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required

## Site Deliverability Assessment

**Site Reference:** SR-0195B  
**Settlement:** North Weald Bassett  
**Address:** Land to the North of Vicarage Lane, East, North Weald Bassett, Epping, Essex, CM16 6AP  
**Notes:** Grazing land.  
**Land type:** Low performing Green Belt adjacent to a settlement  
**Primary use:** Residential



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## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 3.42  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.  
**Area of site subject to non-major policy constraints (ha):** 0.00  
**Unconstrained site area (ha):** 3.42  
**Establishing indicative baseline density**  
**Site located in:** Large Village  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 39.0  
**Indicative baseline yield (units):** 133

### Refining the indicative site density

**Identified density constraints:** No constraints  
**Constraints density adjustment:** 0% **(dph):** 39.0  
**Justification for adjustment:** No constraints affecting site capacity identified. No adjustment made.  
**Local setting:** North Weald Bassett Masterplanning Study suggests lower density of 30 dph in this location. Adjustment made to reduce density to 30 dph.  
**Local setting density adjustment:** -23% **(dph):** 30.0  
**Incorporate mixed use development:** Site is assumed solely for residential use which is consistent with the North Weald Bassett Masterplanning Study. No mixed use capacity adjustment made.  
**Mixed use density adjustment:** 0% **(dph):** 30.0  
**Gross to net adjustment:** -10% **(dph):** 27.0  
**Existing on-site development (units):** 1  
**Indicative net site capacity (units):** 91

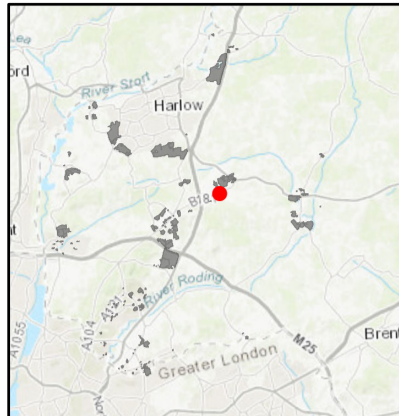
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 3.42  
**Updated indicative net site capacity (units):** 91

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information provided through the LPD Survey 2016 confirms that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years Information provided through the LPD Survey 2016 states that this only applies to part of the land.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions Confirmed by the LPD Survey 2016.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020 Confirmed by information provided through the LPD Survey 2016.
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer Confirmed by information provided through the LPD Survey 2016.
2.2 Site viability	(+)	No viability issues identified Although no viability testing has been undertaken by the site promoters, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0417  
**Settlement:** North Weald Bassett  
**Address:** Land east of Church Lane/West of Harrison Drive, North Weald Bassett  
**Notes:** Agricultural field  
**Land type:** Medium performing Green Belt adjacent to a settlement  
**Primary use:** Residential



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>Rev 2</b>

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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

**Site constraints affecting extent of developable area**

**Site area (ha):** 1.84  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.  
**Area of site subject to non-major policy constraints (ha):** 0.00  
**Unconstrained site area (ha):** 1.84

**Establishing indicative baseline density**

**Site located in:** Large Village  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 39.0  
**Indicative baseline yield (units):** 71

### Refining the indicative site density

**Identified density constraints:** No constraints

**Constraints density adjustment:** 0% **(dph):** 39.0  
**Justification for adjustment:** No constraints affecting site capacity identified. No adjustment made.

**Local setting:** North Weald Bassett Masterplanning Study suggests densities on this site of 45 dwellings per hectare. Adjustment made to increase density to 45 dph.

**Local setting density adjustment:** +16% **(dph):** 45.2

**Incorporate mixed use development:** The North Weald Bassett Masterplanning Study identifies an area to the southeast as being suitable for a mix of commercial, leisure and housing uses, and that this site could deliver a 'Local centre'. The capacity has been reduced accordingly.

**Mixed use density adjustment:** -35% **(dph):** 29.4  
**Gross to net adjustment:** -10% **(dph):** 26.5

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 48

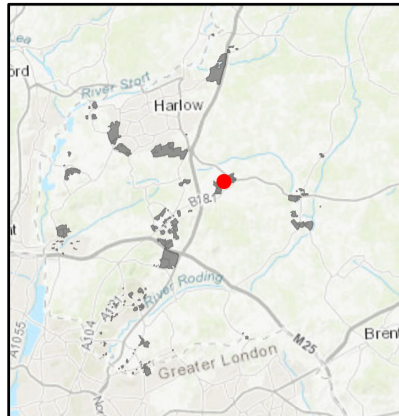
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 1.84  
**Updated indicative net site capacity (units):** 48

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information provided through the LPD Survey 2016 confirms that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years Confirmed by the LPD Survey 2016.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions Confirmed by information provided through the LPD Survey 2016.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020 Confirmed by information provided through the LPD Survey 2016.
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer Confirmed by information provided through the LPD Survey 2016.
2.2 Site viability	(+)	No viability issues identified Although no viability testing has been undertaken by the site promoters, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	0	Site is located within 1km of a health facility (GP) with a patient list size that exceeds recommended GP/patient ratio
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0455  
**Settlement:** North Weald Bassett  
**Address:** Chase Farm Business Centre, Vicarage Lane West, North Weald, Essex, CM16 6AL  
**Notes:** Includes access road, business centre and residential uses.  
**Land type:** Previously developed land in the Green Belt  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
 Issue  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 0.81  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.  
**Area of site subject to non-major policy constraints (ha):** 0.00  
**Unconstrained site area (ha):** 0.81  
**Establishing indicative baseline density**  
**Site located in:** Large Village  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 39.0  
**Indicative baseline yield (units):** 31

### Refining the indicative site density

**Identified density constraints:** Heritage - Listed Building  
**Constraints density adjustment:** 0% **(dph):** 39.0  
**Justification for adjustment:** Grade II\* Listed Building not likely to constrain capacity at baseline density due to distance from site. No capacity adjustment made.  
**Local setting:** North Weald Bassett Masterplanning Study suggests densities on this site of 35 dwellings per hectare. Adjustment made to reduce density to 35 dph.  
**Local setting density adjustment:** -10% **(dph):** 35.1  
**Incorporate mixed use development:** Site is assumed solely for residential use which is consistent with the North Weald Bassett Masterplanning Study. No mixed use capacity adjustment made.  
**Mixed use density adjustment:** 0% **(dph):** 35.1  
**Gross to net adjustment:** 0% **(dph):** 35.1  
**Existing on-site development (units):** 1  
**Indicative net site capacity (units):** 27

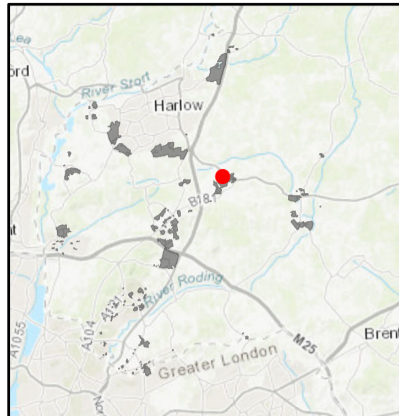
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.81  
**Updated indicative net site capacity (units):** 27

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020
2.1 Site marketability	(-)	Site is not being actively marketed
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There is a current deficiency in the quantum of open space within this settlement. However, no open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure
3.5 Cumulative impact on sewage treatment work capacity	0	Settlement is served by a Sewage Treatment Works which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District
3.7 Impact on water networks	(+)	Settlement is served by water network with no known capacity issues
3.8 Impact on wastewater networks	0	Settlement is served by wastewater network which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required

## Site Deliverability Assessment

**Site Reference:** SR-0467  
**Settlement:** North Weald Bassett  
**Address:** North Weald Nurseries, Vicarage Lane, North Weald, Epping, Essex  
**Notes:** Vacant nursery.  
**Land type:** Medium performing Green Belt adjacent to a settlement  
**Primary use:** Residential



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**Epping Forest District Council**  
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**Epping Forest District Local Plan**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 1.26  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.  
**Area of site subject to non-major policy constraints (ha):** 0.00  
**Unconstrained site area (ha):** 1.26  
**Establishing indicative baseline density**  
**Site located in:** Large Village  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 39.0  
**Indicative baseline yield (units):** 49

### Refining the indicative site density

**Identified density constraints:** No constraints  
**Constraints density adjustment:** 0% **(dph):** 39.0  
**Justification for adjustment:** No constraints affecting site capacity identified. No capacity adjustment made.  
**Local setting:** Site not identified within the North Weald Bassett Masterplanning Study. Predominant urban form of Vicarage Lane is detached homes set in larger plots. The capacity has been reduced to reflect local character.  
**Local setting density adjustment:** -30% **(dph):** 27.3  
**Incorporate mixed use development:** Site is assumed solely for residential use which is consistent with the North Weald Bassett Masterplanning Study. No mixed use capacity adjustment made.  
**Mixed use density adjustment:** 0% **(dph):** 27.3  
**Gross to net adjustment:** -10% **(dph):** 24.6  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 31

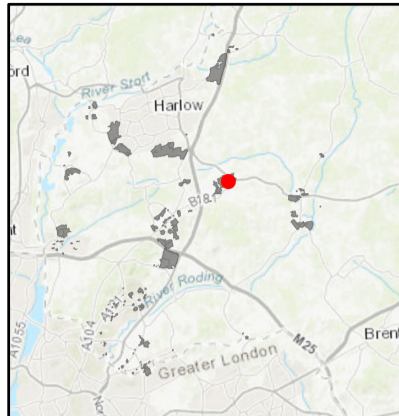
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 1.26  
**Updated indicative net site capacity (units):** 31

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information provided through the LPD Survey 2016 confirms that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years Information provided through the LPD Survey 2016 confirms that there are no existing uses on-site.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions Although there is uncertainty over the presence of legal constraints based on the response to LPD Survey 2016, there are no known restrictions that would prevent the site coming forward.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020 Confirmed by information provided through the LPD Survey 2016.
2.1 Site marketability	(-)	Site is not being actively marketed Confirmed by information provided through the LPD Survey 2016.
2.2 Site viability	(+)	No viability issues identified Although no viability testing has been undertaken by the site promoters, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability. The Stage 2 assessment indicates that contamination constraints whilst present could be mitigated.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0501  
**Settlement:** North Weald Bassett  
**Address:** Playing field at New House Lane, North Weald  
**Notes:** Playing field.  
**Land type:** Low performing Green Belt adjacent to a settlement  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 2.33  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** The entire site is covered by playing fields.

**Area of site subject to non-major policy constraints (ha):** 2.33

**Unconstrained site area (ha):** 0.00

### Establishing indicative baseline density

**Site located in:** Large Village  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 39.0  
**Indicative baseline yield (units):** 0

### Refining the indicative site density

**Identified density constraints:** No constraints  
**Constraints density adjustment:** 0% **(dph):** 39.0  
**Justification for adjustment:** No constraints affecting site capacity identified. No capacity adjustment made.

**Local setting:** North Weald Bassett Masterplanning Study suggests densities on this site of 35 dwellings per hectare. Adjustment made to reduce density to 35 dph.

**Local setting density adjustment:** -10% **(dph):** 35.1

**Incorporate mixed use development:** Site is assumed solely for residential use which is consistent with the North Weald Bassett Masterplan. No mixed use capacity adjustment made.

**Mixed use density adjustment:** 0% **(dph):** 35.1

**Gross to net adjustment:** 0% **(dph):** 35.1

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 0

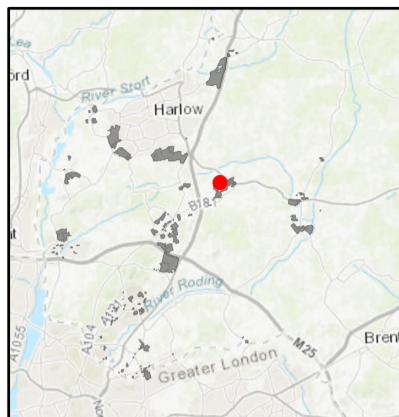
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.00  
**Updated indicative net site capacity (units):** 0

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership The Strategic Land Availability Assessment indicates that the site is in single ownership.
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown Site currently in use as a playing field. Timescale for existing use ceasing is unknown.
1.3 On-site restrictions	(-)	Site subject to restrictions and there is limited prospect of the restriction being overcome The Strategic Land Availability Assessment suggests that there may be ransom strips associated with the site, given identified access constraints. It is not clear how this may be overcome.
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown The availability of the site is unknown.
2.1 Site marketability	(-)	Site is not being actively marketed As the position on the site is unknown following the LPD Survey 2016, it is assumed that the site is not being actively marketed.
2.2 Site viability	(+)	No viability issues identified Although no viability testing has been undertaken by the site promoters, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(+)	Site is located within 1km of a primary school with current capacity and no forecast deficit.existing and future forecast capacity.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0512  
**Settlement:** North Weald Bassett  
**Address:** St Clements, Vicarage Lane West, North Weald, CM16 6AL  
**Notes:** Large house sat in substantial grounds with dense tree coverage.  
**Land type:** Medium performing Green Belt adjacent to a settlement  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
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**Issue**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.61  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 0.61

### Establishing indicative baseline density

**Site located in:** Large Village  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 39.0  
**Indicative baseline yield (units):** 23

### Refining the indicative site density

**Identified density constraints:** Heritage - Listed Building; Settlement Character

**Constraints density adjustment:** -50% **(dph):** 19.5

**Justification for adjustment:** Location of Grade II Listed Building within the site; its retention and the protection of its setting is likely to require reduction in density. Capacity reduced accordingly.

**Local setting:** Site not identified within the North Weald Bassett Masterplanning Study. Predominant urban form of Vicarage Lane is detached homes set in larger plots. The capacity has been reduced to reflect local character.

**Local setting density adjustment:** -30% **(dph):** 13.7

**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.

**Mixed use density adjustment:** 0% **(dph):** 13.7

**Gross to net adjustment:** 0% **(dph):** 13.7

**Existing on-site development (units):** 1

**Indicative net site capacity (units):** 7

**Further site boundary amendment:** No

**Justification for further site boundary amendment:** No amendment to site area.

**Updated unconstrained site area (ha):** 0.61

**Updated indicative net site capacity (units):** 7

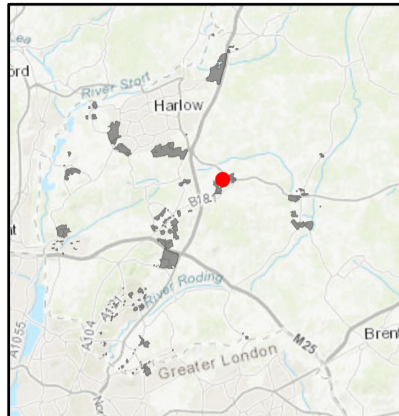
## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership The Strategic Land Availability Assessment indicates that the site is in single ownership.
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown Based on a desk-top review of site characteristics, the site is currently in residential use. The timescale for this use ceasing is unknown.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions No data is held on on-site restrictions.
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown The availability of the site is unknown.
2.1 Site marketability	(-)	Site is not being actively marketed As the position on the site is unknown following the LPD Survey 2016, it is assumed that the site is not being actively marketed.
2.2 Site viability	(+)	No viability issues identified Although no viability testing has been undertaken by the site promoters, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation



## Site Deliverability Assessment

**Site Reference:** SR-0991  
**Settlement:** North Weald Bassett  
**Address:** The Acorns, Chase Farm, Vicarage Lane West, North Weald Bassett, Essex, CM16 6AL  
**Notes:** Glasshouse site  
  
**Land type:** Medium performing Green Belt adjacent to a settlement  
**Primary use:** Residential



Client  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 1.67  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.  
  
**Area of site subject to non-major policy constraints (ha):** 0.00  
**Unconstrained site area (ha):** 1.67  
  
**Establishing indicative baseline density**  
**Site located in:** Large Village  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 39.0  
**Indicative baseline yield (units):** 65

### Refining the indicative site density

**Identified density constraints:** Ancient/Veteran Trees outside Ancient Woodland; Settlement Character  
**Constraints density adjustment:** 0% **(dph):** 39.0  
**Justification for adjustment:** North Weald Bassett Masterplanning Study is informed by a constraints assessment and includes a buffer around the treatment works, mitigating impact on Ancient / Veteran Trees and settlement impact. Therefore no further adjustment made.  
  
**Local setting:** North Weald Bassett Masterplanning Study suggests there should be a density of 35 dwellings per hectare in this location. Adjustment has been made to bring gross density to 35 dph.  
**Local setting density adjustment:** -10% **(dph):** 35.1  
**Incorporate mixed use development:** Site is assumed solely for residential use which is consistent with the North Weald Bassett Masterplanning Study. No mixed use capacity adjustment made.  
  
**Mixed use density adjustment:** 0% **(dph):** 35.1  
**Gross to net adjustment:** -10% **(dph):** 31.6  
**Existing on-site development (units):** 1  
**Indicative net site capacity (units):** 51

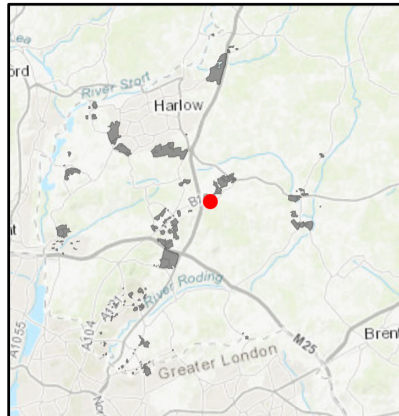
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
  
**Updated unconstrained site area (ha):** 1.67  
**Updated indicative net site capacity (units):** 51

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information provided through the LPD Survey 2017 confirms that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years Information submitted through the LPD Survey 2017 confirms that the glasshouse and residential buildings are no longer in use.
1.3 On-site restrictions	0	Site is subject to restrictions but agreement in place or being negotiated to overcome them, or not judged to be a constraint Information provided through the LPD Survey 2017 indicates that a footpath crosses the site. There is uncertainty about the presence of legal restrictions, but there are no known restrictions that would prevent development.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020 Confirmed by information provided through the LPD Survey 2017.
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer Confirmed by information provided through the LPD Survey 2017.
2.2 Site viability	(+)	No viability issues identified Information provided through the LPD Survey 2017 confirms that no viability testing has been undertaken by the site promoters. However, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability. The Stage 6.2 assessment indicates that contamination constraints whilst present could be mitigated.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There is a current deficiency in the quantum of open space within this settlement. However, no open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure The proposed allocations provide opportunities to enhancing green infrastructure including public rights of way networks and strengthened links to Church Lane Flood Meadow Local Nature Reserve and nearby Local Wildlife Sites
3.5 Cumulative impact on sewage treatment work capacity	0	Settlement is served by a Sewage Treatment Works which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District
3.7 Impact on water networks	(+)	Settlement is served by water network with no known capacity issues
3.8 Impact on wastewater networks	0	Settlement is served by wastewater network which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required

## Site Deliverability Assessment

**Site Reference:** SR-1031  
**Settlement:** North Weald Bassett  
**Address:** Cunningham House, Pike Way, North Weald Bassett, Epping, Essex, CM16 6BL  
**Notes:** Residential care home  
**Land type:** Urban brownfield  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
 Issue  
**Rev 1**  
**ARUP** Epping Forest District Council  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 0.55  
**On-site major policy constraints:** Local Wildlife Site affects the western and part of the north edge of the site.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** BAP Habitat and Ancient woodland affect the same area as LoWS, and affect the western and part of the north edge of the site.  
**Area of site subject to non-major policy constraints (ha):** 0.00  
**Unconstrained site area (ha):** 0.55  
**Establishing indicative baseline density**  
**Site located in:** Large Village  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 39.0  
**Indicative baseline yield (units):** 21

### Refining the indicative site density

**Identified density constraints:** Ancient Woodland; BAP Habitat; LoWS  
**Constraints density adjustment:** -10% **(dph):** 35.1  
**Justification for adjustment:** Reduction in baseline capacity to provide a buffer to the Ancient Woodland / LoWS / BAP located to the west and north of the site. Capacity adjusted accordingly.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% **(dph):** 35.1  
**Incorporate mixed use development:** Site is promoted for residential care home only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 35.1  
**Gross to net adjustment:** 0% **(dph):** 35.1  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 19

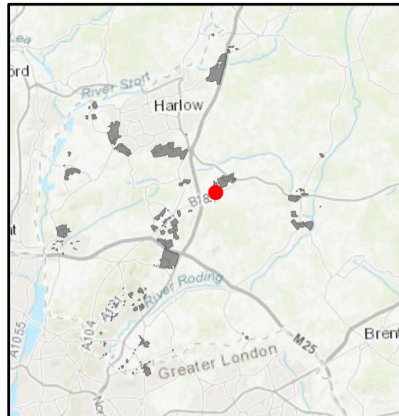
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.55  
**Updated indicative net site capacity (units):** 19

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-1033  
**Settlement:** North Weald Bassett  
**Address:** Land to the East of North Weald Airfield and West of Church Lane, North Weald Bassett, Essex, CM16 6AA  
**Notes:** Pistol shooting club, gymnastics centre and fields  
**Land type:** Medium performing Green Belt adjacent to a settlement  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
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**Rev 1**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

**Site constraints affecting extent of developable area**

**Site area (ha):** 11.03

**On-site major policy constraints:** Not applicable.

**Area of site subject to major policy constraints (ha):** 0.00

**On-site non-major policy constraints:** Small part of site on southern boundary (less than 0.01 hectares) affected by BAP Habitat.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 11.02

**Establishing indicative baseline density**

**Site located in:** Large Village

**Site setting is:** Other

**Site is near a commuter hub:** No

**Indicative baseline density (dph):** 39.0

**Indicative baseline yield (units):** 429

### Refining the indicative site density

**Identified density constraints:** Nationally Protected Sites; Heritage - Listed Building

**Constraints density adjustment:** 0% **(dph):** 39.0

**Justification for adjustment:** No reduction in capacity for Nationally Protected Sites due to distance. Listed Buildings Weald Hall Farmhouse located nearby but not likely to affect capacity. No capacity adjustment made.

**Local setting:** The North Weald Bassett Masterplanning Study identifies this site as being able to support varying densities between 40 closer to the village, and 30 to the north. The density has been slightly reduced to provide an average in line with the Study.

**Local setting density adjustment:** -10% **(dph):** 35.1

**Incorporate mixed use development:** Site is assumed solely for residential use which is consistent with the North Weald Bassett Masterplanning. No mixed use capacity adjustment made.

**Mixed use density adjustment:** 0% **(dph):** 35.1

**Gross to net adjustment:** -35% **(dph):** 22.8

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 251

**Further site boundary amendment:** No

**Justification for further site boundary amendment:** No amendment to site area.

**Updated unconstrained site area (ha):** 11.02

**Updated indicative net site capacity (units):** 251

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown
2.1 Site marketability	(-)	Site is not being actively marketed
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation



**Report on Site Selection**

**ARUP**

Epping Forest District Council

Drawing No.  
EFDC-S3/4-0013-Rev2

Date: March 2018

Scale: 1:12,000 @A3

**Content**  
Residential Sites for Testing at Stage 3/4 and Stage 6.3/6.4 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**

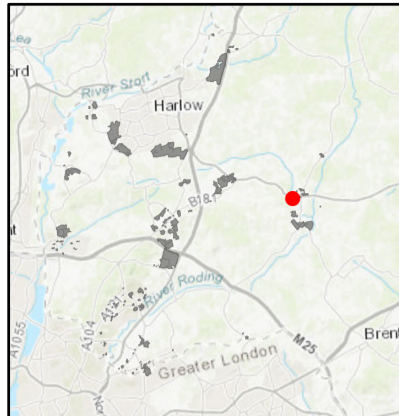
Residential Sites for Testing at Stage 3/4 and Stage 6.3/6.4

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

N  
B988

## Site Deliverability Assessment

**Site Reference:** SR-00671  
**Settlement:** Ongar  
**Address:** Land to the west of Ongar  
**Notes:** Land to West of Ongar. Agriculture  
**Land type:** High performing Green Belt adjacent to a settlement  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
 Issue  
**Rev 2**  
**ARUP** Epping Forest District Council  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 21.81  
**On-site major policy constraints:** Flood Risk Zone 3b in the south and west of site.  
**Area of site subject to major policy constraints (ha):** 5.33  
**On-site non-major policy constraints:** Flood Zones 2 and 3a affects south and west of site. A small portion in the south of the site is constrained by a BAP habitat.  
**Area of site subject to non-major policy constraints (ha):** 8.40  
**Unconstrained site area (ha):** 13.40  
**Establishing indicative baseline density**  
**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 45.0  
**Indicative baseline yield (units):** 603

### Refining the indicative site density

**Identified density constraints:** Ancient/Veteran Trees outside of Ancient Woodland; TPOs; BAP Habitat; Heritage - Listed Building  
**Constraints density adjustment:** 0% (dph): 45.0  
**Justification for adjustment:** Impact on Grade II Listed Building not likely to require reduction to baseline density due to distance from the site. Ancient/Veteran Trees/TPOs likely to be mitigated without reduction. No adjustment made.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% (dph): 45.0  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% (dph): 45.0  
**Gross to net adjustment:** -35% (dph): 29.3  
**Existing on-site development (units):** 2  
**Indicative net site capacity (units):** 390

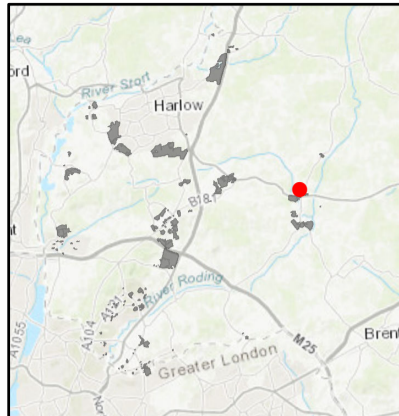
**Further site boundary amendment:** Yes  
**Justification for further site boundary amendment:** Development should be limited to north-east part of the unconstrained site. This equates to approximately 18% of site area. The site area should not include the small part of the site in the east which is not within the ownership of the site promoters.  
**Updated unconstrained site area (ha):** 2.46  
**Updated indicative net site capacity (units):** 99

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	0	Site is in multiple ownership where landowners are promoting independent schemes that are not in conflict, or working collaboratively on a scheme, and there is an agreement in place between the parties
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years
1.3 On-site restrictions	0	Site is subject to restrictions but agreement in place or being negotiated to overcome them, or not judged to be a constraint
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020
2.1 Site marketability	(-)	Site is not being actively marketed
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability.
2.4a Primary schools (Planning area)	(+)	Site is located in a school planning area with both existing and forecast capacity
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There is a current deficiency in the quantum of open space within this settlement. However, no open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure
3.5 Cumulative impact on sewage treatment work capacity	(-)	Settlement is served by a Sewage Treatment Works which is unlikely to be able to meet additional demand – strategic infrastructure expected to be required
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District
3.7 Impact on water networks	(+)	Settlement is served by water network with no known capacity issues
3.8 Impact on wastewater networks	0	Settlement is served by wastewater network which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required

## Site Deliverability Assessment

**Site Reference:** SR-0102  
**Settlement:** Ongar  
**Address:** Land to the south and west (rear) of Nos 57a and 57b Fyfield Road, Ongar  
**Notes:** Small area of scrub/woodland  
**Land type:** Medium performing Green Belt adjacent to a settlement  
**Primary use:** Residential



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

## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.80  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 0.80

### Establishing indicative baseline density

**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 45.0  
**Indicative baseline yield (units):** 36

### Refining the indicative site density

**Identified density constraints:** Access

**Constraints density adjustment:** 0% **(dph):** 45.0

**Justification for adjustment:** Narrow access point from the site was identified as a constraint, due to the need to provide sufficient width for minor access road, turning angles and visibility splays. Promoter evidence demonstrates that reduction for access is not required.

**Local setting:** Site located on edge of the settlement and in a predominantly low-density area. Likely to require reduction in density to mitigate possible negative impacts.

**Local setting density adjustment:** -25% **(dph):** 33.8

**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.

**Mixed use density adjustment:** 0% **(dph):** 33.8

**Gross to net adjustment:** 0% **(dph):** 33.8

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 27

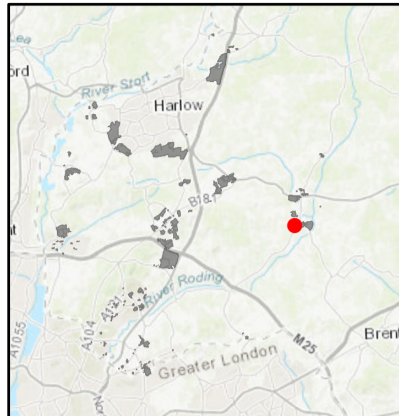
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.80  
**Updated indicative net site capacity (units):** 27

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020
2.1 Site marketability	(+)	Site is under option to a developer
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability.
2.4a Primary schools (Planning area)	(+)	Site is located in a school planning area with both existing and forecast capacity
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(+)	The site is located within 1km of a secondary school with current capacity and no forecast deficit.
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There is a current deficiency in the quantum of open space within this settlement. However, no open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure
3.5 Cumulative impact on sewage treatment work capacity	(-)	Settlement is served by a Sewage Treatment Works which is unlikely to be able to meet additional demand – strategic infrastructure expected to be required
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District
3.7 Impact on water networks	(+)	Settlement is served by water network with no known capacity issues
3.8 Impact on wastewater networks	0	Settlement is served by wastewater network which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required

## Site Deliverability Assessment

**Site Reference:** SR-0112-N  
**Settlement:** Ongar  
**Address:** Land to the West of Stanford Rivers Road, Ongar, Essex, CM5 9EP  
**Notes:** Agricultural fields  
**Land type:** Medium performing Green Belt adjacent to a settlement  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
 Issue  
**Rev 1**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 16.04  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** The southeast of the site is constrained by BAP habitat.  
**Area of site subject to non-major policy constraints (ha):** 4.89  
**Unconstrained site area (ha):** 11.14  
**Establishing indicative baseline density**  
**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 45.0  
**Indicative baseline yield (units):** 501

### Refining the indicative site density

**Identified density constraints:** Ancient/Veteran Trees outside Ancient Woodland; BAP Habitat; Settlement Character; Heritage - Listed Building  
**Constraints density adjustment:** -10% **(dph):** 40.5  
**Justification for adjustment:** Capacity reduced to provide buffer to BAP Habitats. Ancient/Veteran Trees, settlement character and Listed Building not likely to constrain capacity further.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% **(dph):** 40.5  
**Incorporate mixed use development:** Site is assumed for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 40.5  
**Gross to net adjustment:** -35% **(dph):** 26.3  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 293  
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 11.14  
**Updated indicative net site capacity (units):** 293

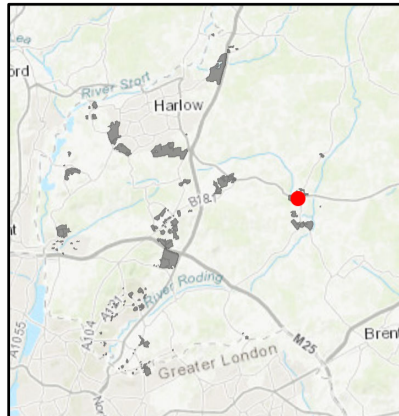
## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information provided through the LPD Survey 2017 confirms that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years Information provided through the LPD Survey 2017 confirms that the site is currently in use as agricultural land. It is judged that this would not preclude the site coming forward for development.
1.3 On-site restrictions	0	Site is subject to restrictions but agreement in place or being negotiated to overcome them, or not judged to be a constraint Information provided through the LPD Survey 2017 indicates that a public right of way runs through the site. The promoter confirmed that this could be retained and it is judged that this would not constrain development.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020 Confirmed by information provided through the LPD Survey 2017.
2.1 Site marketability	(-)	Site is not being actively marketed Information provided through the LPD Survey 2017 indicates that, although strong market interest is expected, the site has not been actively marketed to date.
2.2 Site viability	(+)	No viability issues identified Information provided through the LPD Survey 2017 confirms that no viability testing has been undertaken by the site promoters. However, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability. The Stage 6.2 assessment indicates that access and contamination constraints whilst present could be mitigated.
2.4a Primary schools (Planning area)	(+)	Site is located in a school planning area with both existing and forecast capacity
2.4b Primary schools	(-)	Site is located more than 1km from a primary school, or is located within 1km of a primary school with current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0120  
**Settlement:** Ongar  
**Address:** Bowes Field, Ongar  
**Notes:** Vacant greenfield plot

**Land type:** High performing Green Belt adjacent to a settlement  
**Primary use:** Residential



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>Rev 2</b>

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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 3.34  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 3.34

### Establishing indicative baseline density

**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 45.0  
**Indicative baseline yield (units):** 150

### Refining the indicative site density

**Identified density constraints:** Heritage - Conservation Area and Listed Building; TPOs

**Constraints density adjustment:** 0% **(dph):** 45.0

**Justification for adjustment:** Impact on Conservation Area and Listed Buildings could be mitigated through sensitive layout and design. Distance to TPOs does not pose constraint. No adjustment made.

**Local setting:** No adjustment made for local setting.

**Local setting density adjustment:** 0% **(dph):** 45.0

**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.

**Mixed use density adjustment:** 0% **(dph):** 45.0

**Gross to net adjustment:** -10% **(dph):** 40.5

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 135

**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 3.34  
**Updated indicative net site capacity (units):** 135

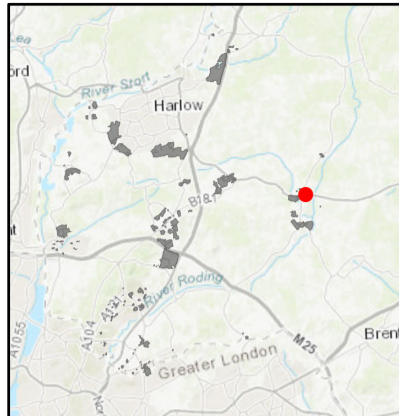
## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years
1.3 On-site restrictions	0	Site is subject to restrictions but agreement in place or being negotiated to overcome them, or not judged to be a constraint
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020
2.1 Site marketability	(+)	Site is under option to a developer
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability
2.4a Primary schools (Planning area)	(+)	Site is located in a school planning area with both existing and forecast capacity
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(+)	The site is located within 1km of a secondary school with current capacity and no forecast deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There is a current deficiency in the quantum of open space within this settlement. However, no open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure
3.5 Cumulative impact on sewage treatment work capacity	(-)	Settlement is served by a Sewage Treatment Works which is unlikely to be able to meet additional demand – strategic infrastructure expected to be required
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District
3.7 Impact on water networks	(+)	Settlement is served by water network with no known capacity issues
3.8 Impact on wastewater networks	0	Settlement is served by wastewater network which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required



## Site Deliverability Assessment

**Site Reference:** SR-0184  
**Settlement:** Ongar  
**Address:** 0.96 ha plot of land adjacent to High Ongar Road, High Ongar  
**Notes:** Agricultural field  
**Land type:** High performing Green Belt adjacent to a settlement  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 0.88  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.  
**Area of site subject to non-major policy constraints (ha):** 0.00  
**Unconstrained site area (ha):** 0.88  
**Establishing indicative baseline density**  
**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 45.0  
**Indicative baseline yield (units):** 39

### Refining the indicative site density

**Identified density constraints:** Settlement Character  
**Constraints density adjustment:** -25% **(dph):** 33.8  
**Justification for adjustment:** Settlement character impact likely to require a reduction to the baseline density of 45 dph which is relatively high for this edge of settlement location. Density adjusted accordingly.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% **(dph):** 33.8  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 33.8  
**Gross to net adjustment:** 0% **(dph):** 33.8  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 29

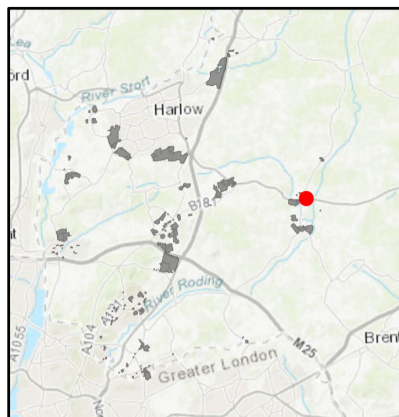
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.88  
**Updated indicative net site capacity (units):** 29

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020
2.1 Site marketability	(+)	Site is under option to a developer
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability
2.4a Primary schools (Planning area)	(+)	Site is located in a school planning area with both existing and forecast capacity
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(+)	The site is located within 1km of a secondary school with current capacity and no forecast deficit.
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There is a current deficiency in the quantum of open space within this settlement. However, no open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure
3.5 Cumulative impact on sewage treatment work capacity	(-)	Settlement is served by a Sewage Treatment Works which is unlikely to be able to meet additional demand – strategic infrastructure expected to be required
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District
3.7 Impact on water networks	(+)	Settlement is served by water network with no known capacity issues
3.8 Impact on wastewater networks	0	Settlement is served by wastewater network which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required

## Site Deliverability Assessment

**Site Reference:** SR-0184-N  
**Settlement:** Ongar  
**Address:** Plot of land adjacent to High Ongar Road, High Ongar  
**Notes:** Agricultural field  
**Land type:** High performing Green Belt adjacent to a settlement  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 1.26  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 1.26

### Establishing indicative baseline density

**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 45.0  
**Indicative baseline yield (units):** 56

### Refining the indicative site density

**Identified density constraints:** Settlement Character  
**Constraints density adjustment:** -25% **(dph):** 33.8  
**Justification for adjustment:** Settlement character impact likely to require a reduction to the baseline density of 45 dph which is relatively high for this edge of settlement location. Density adjusted accordingly.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% **(dph):** 33.8  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 33.8  
**Gross to net adjustment:** -10% **(dph):** 30.4  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 38

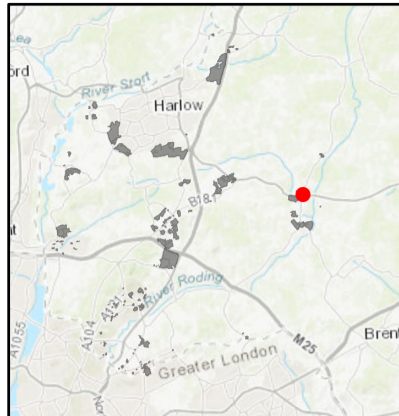
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 1.26  
**Updated indicative net site capacity (units):** 38

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Correspondence received by the Council in August 2017 confirms that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years Correspondence received by the Council in August 2017 confirms that the site is currently in use as agricultural land. It is judged that this would not preclude the site coming forward for development.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions Correspondence received by the Council in August 2017 indicates that there no known on-site restrictions on the site.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020 Correspondence received by the Council in August 2017 confirmed that the site would be available immediately.
2.1 Site marketability	(+)	Site is under option to a developer Correspondence received by the Council in August 2017 confirmed that the site is under option to a house builder.
2.2 Site viability	(+)	No viability issues identified Although no viability testing has been undertaken by the site promoters, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability Information submitted through the Regulation 18 Draft Local Plan consultation confirms that there are no known on-site constraints which could impact upon deliverability.
2.4a Primary schools (Planning area)	(+)	Site is located in a school planning area with both existing and forecast capacity
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(+)	The site is located within 1km of a secondary school with current capacity and no forecast deficit.
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0185  
**Settlement:** Ongar  
**Address:** Plot of land adjacent to High Ongar Road, High Ongar  
**Notes:** Agricultural field  
**Land type:** High performing Green Belt adjacent to a settlement  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
 Issue  
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**ARUP** Epping Forest District Council  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 3.06  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.  
**Area of site subject to non-major policy constraints (ha):** 0.00  
**Unconstrained site area (ha):** 3.06  
**Establishing indicative baseline density**  
**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 45.0  
**Indicative baseline yield (units):** 137

### Refining the indicative site density

**Identified density constraints:** Settlement Character; Heritage - Listed Building  
**Constraints density adjustment:** 0% **(dph):** 45.0  
**Justification for adjustment:** Settlement character sensitivity and heritage constraints not likely require a reduction to baseline density. No capacity adjustment made.  
**Local setting:** No adjustment made for local setting. Site abuts existing development on three sides, therefore baseline density considered appropriate.  
**Local setting density adjustment:** 0% **(dph):** 45.0  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 45.0  
**Gross to net adjustment:** -10% **(dph):** 40.5  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 123

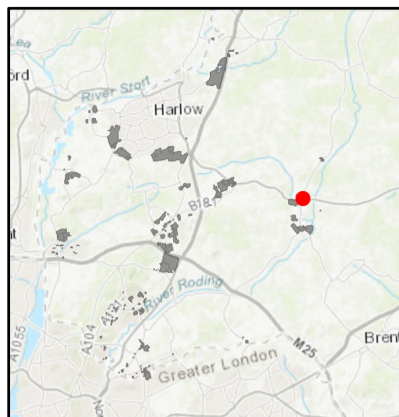
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 3.06  
**Updated indicative net site capacity (units):** 123

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Correspondence received by the Council in August 2017 confirms that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years Information provided through the LPD Survey 2016 confirms that there are no existing uses on-site.
1.3 On-site restrictions	0	Site is subject to restrictions but agreement in place or being negotiated to overcome them, or not judged to be a constraint Correspondence received by the Council in December 2016 indicates that two restrictive wayleaves affect the site. However, the promoter confirmed that these can be overcome through site layout.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020 Correspondence received by the Council in December 2016 indicates that the site is available immediately.
2.1 Site marketability	(+)	Site is under option to a developer Information submitted through the LPD Survey 2016 confirmed that the site is under option to a house builder.
2.2 Site viability	(+)	No viability issues identified Although no viability testing has been undertaken by the site promoters, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability Information submitted through the Regulation 18 Draft Local Plan consultation confirms that there are no known on-site constraints which could impact upon deliverability.
2.4a Primary schools (Planning area)	(+)	Site is located in a school planning area with both existing and forecast capacity
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(+)	The site is located within 1km of a secondary school with current capacity and no forecast deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development. Existing masterplans propose new public open space provision on-site as part of the development.
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There is a current deficiency in the quantum of open space within this settlement. However, no open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure In particular, SR-0067i, SR-0120, SR-0184, SR-0185 and SR-0186 could link ecological assets to the settlement. Development of SR-0102 would result in the loss of non-designated woodland.
3.5 Cumulative impact on sewage treatment work capacity	(-)	Settlement is served by a Sewage Treatment Works which is unlikely to be able to meet additional demand – strategic infrastructure expected to be required
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District
3.7 Impact on water networks	(+)	Settlement is served by water network with no known capacity issues
3.8 Impact on wastewater networks	0	Settlement is served by wastewater network which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required

## Site Deliverability Assessment

**Site Reference:** SR-0185-N  
**Settlement:** Ongar  
**Address:** Plot of land adjacent to High Ongar Road, High Ongar and 12 Fyfield Road, Ongar, CM5 0AH  
**Notes:** Rear part of garden to residential dwelling and field  
**Land type:** High performing Green Belt adjacent to a settlement  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
 Issue  
**Rev 1**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 3.13  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 3.13

### Establishing indicative baseline density

**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 45.0  
**Indicative baseline yield (units):** 140

### Refining the indicative site density

**Identified density constraints:** Settlement Character; Heritage - Listed Building

**Constraints density adjustment:** 0% **(dph):** 45.0

**Justification for adjustment:** Settlement character sensitivity and heritage constraints not likely require a reduction to baseline density. No capacity adjustment made.

**Local setting:** No adjustment made for local setting. Site abuts existing development on three sides, therefore baseline density considered appropriate.

**Local setting density adjustment:** 0% **(dph):** 45.0

**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.

**Mixed use density adjustment:** 0% **(dph):** 45.0

**Gross to net adjustment:** -10% **(dph):** 40.5

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 126

**Further site boundary amendment:** No

**Justification for further site boundary amendment:** No amendment to site area.

**Updated unconstrained site area (ha):** 3.13

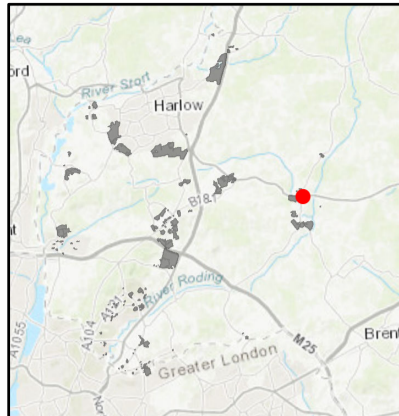
**Updated indicative net site capacity (units):** 126

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	0	Site is in multiple ownership where landowners are promoting independent schemes that are not in conflict, or working collaboratively on a scheme, and there is an agreement in place between the parties Correspondence received by the Council in August 2017 confirmed that site is jointly owned by two parties who have informal agreement to collaborate. The owner of the smaller area stated that they do not object to a coordinated development in principle.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years Based on information submitted through the Call for Sites 2016/2017 and further desk-top review, the site is open agricultural land and a private residential garden. It is judged that this would not preclude the site coming forward for development.
1.3 On-site restrictions	0	Site is subject to restrictions but agreement in place or being negotiated to overcome them, or not judged to be a constraint Correspondence received by the Council in December 2016 indicates that two restrictive wayleaves affect the site. However, the majority landowner confirmed that these can be overcome through site layout.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020 Correspondence received by the Council in Dec 2016 indicates that most of the site is available immediately. Information from the Council's Call for Sites 2016/17 confirmed that the land owned by the minority landowner would be available immediately.
2.1 Site marketability	(+)	Site is under option to a developer Information submitted through the Regulation 18 Draft Local Plan consultation confirms that the site is under option to a house builder.
2.2 Site viability	(+)	No viability issues identified While no information is held on the site's viability, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability Information submitted through the Regulation 18 Draft Local Plan consultation confirms that there are no known on-site constraints which could impact upon deliverability.
2.4a Primary schools (Planning area)	(+)	Site is located in a school planning area with both existing and forecast capacity
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.5b Secondary schools	(+)	The site is located within 1km of a secondary school with current capacity and no forecast deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development. Existing masterplans propose new public open space provision on-site as part of the development.
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0186  
**Settlement:** Ongar  
**Address:** Land adjacent to Chelmsford Road (A414) near the Four Wantz roundabout, High Ongar  
**Notes:** Vacant scrub land plot  
**Land type:** High performing Green Belt adjacent to a settlement  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
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**Epping Forest District Local Plan**  
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**Issue**  
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**March 2018**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.27  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 0.27

### Establishing indicative baseline density

**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 45.0  
**Indicative baseline yield (units):** 11

### Refining the indicative site density

**Identified density constraints:** Heritage - Conservation Area; Listed Building  
**Constraints density adjustment:** 0% **(dph):** 45.0  
**Justification for adjustment:** Conservation Area and listed building located at a distance from site and would not likely constrain capacity at this density. No adjustment made.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% **(dph):** 45.0  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 45.0  
**Gross to net adjustment:** 0% **(dph):** 45.0  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 11

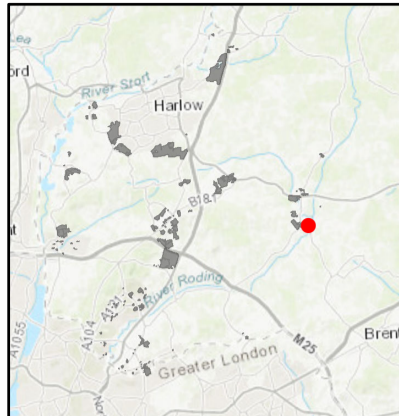
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.27  
**Updated indicative net site capacity (units):** 11

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Correspondence received by the Council in August 2017 confirms that the site is in single ownership.
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown The LDP Survey 2016 did not confirm the type of existing uses on site, nor their timescale for ceasing.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions Confirmed by the LPD Survey 2016.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020 Confirmed by information provided through the LPD Survey 2016.
2.1 Site marketability	(+)	Site is under option to a developer Information provided through the LPD Survey 2016 confirmed that the site is under option to a house builder.
2.2 Site viability	(+)	No viability issues identified Although no viability testing has been undertaken by the site promoters, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability Information submitted through the Regulation 18 Draft Local Plan consultation confirms that there are no known on-site constraints which could impact upon deliverability.
2.4a Primary schools (Planning area)	(+)	Site is located in a school planning area with both existing and forecast capacity
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(+)	The site is located within 1km of a secondary school with current capacity and no forecast deficit.
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There is a current deficiency in the quantum of open space within this settlement. However, no open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure In particular, SR-0067i, SR-0120, SR-0184, SR-0185 and SR-0186 could link ecological assets to the settlement. Development of SR-0102 would result in the loss of non-designated woodland.
3.5 Cumulative impact on sewage treatment work capacity	(-)	Settlement is served by a Sewage Treatment Works which is unlikely to be able to meet additional demand – strategic infrastructure expected to be required
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District
3.7 Impact on water networks	(+)	Settlement is served by water network with no known capacity issues
3.8 Impact on wastewater networks	0	Settlement is served by wastewater network which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required

## Site Deliverability Assessment

**Site Reference:** SR-0267A  
**Settlement:** Ongar  
**Address:** Land to the south-east of Ongar  
**Notes:** Not applicable.  
**Land type:** Medium performing Green Belt adjacent to a settlement  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

**Site constraints affecting extent of developable area**

**Site area (ha):** 21.50

**On-site major policy constraints:** Flood Zone 3b affects eastern edge of site.

**Area of site subject to major policy constraints (ha):** 0.32

**On-site non-major policy constraints:** Flood Zone 2 and 3a affect the eastern edge of the site. HSE Middle Zone affects southern tip of site.

**Area of site subject to non-major policy constraints (ha):** 1.61

**Unconstrained site area (ha):** 20.36

**Establishing indicative baseline density**

**Site located in:** Town

**Site setting is:** Other

**Site is near a commuter hub:** No

**Indicative baseline density (dph):** 45.0

**Indicative baseline yield (units):** 916

### Refining the indicative site density

**Identified density constraints:** Ancient/Veteran Trees outside Ancient Woodland; Settlement Character

**Constraints density adjustment:** 0% **(dph):** 45.0

**Justification for adjustment:** The identified constraints require development to be limited to the unconstrained part of the site in the north west corner. No reduction in density is required.

**Local setting:** This edge of settlement site likely to require a reduction in baseline capacity to reflect character of surrounding low density development.

**Local setting density adjustment:** -20% **(dph):** 36.0

**Incorporate mixed use development:** Site is assumed for residential use only. No mixed use capacity adjustment.

**Mixed use density adjustment:** 0% **(dph):** 36.0

**Gross to net adjustment:** -35% **(dph):** 23.4

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 476

**Further site boundary amendment:** No

**Justification for further site boundary amendment:** No amendment to site boundary.

**Updated unconstrained site area (ha):** 20.36

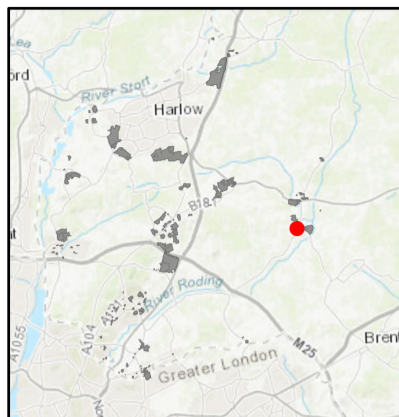
**Updated indicative net site capacity (units):** 476

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years
1.3 On-site restrictions	0	Site is subject to restrictions but agreement in place or being negotiated to overcome them, or not judged to be a constraint
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020
2.1 Site marketability	(-)	Site is not being actively marketed
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability.
2.4a Primary schools (Planning area)	(+)	Site is located in a school planning area with both existing and forecast capacity
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	0	Site is located 400-600m from existing publicly accessible open space.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	0	Part of the site is located within a minerals safeguarding area, but possible impacts could be mitigated
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0268  
**Settlement:** Ongar  
**Address:** Land to the South of Kettlebury Way, Ongar  
**Notes:** Not applicable.  
**Land type:** Medium performing Green Belt adjacent to a settlement  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

**Site constraints affecting extent of developable area**

**Site area (ha):** 1.47

**On-site major policy constraints:** Not applicable.

**Area of site subject to major policy constraints (ha):** 0.00

**On-site non-major policy constraints:** The majority of the site is BAP Habitat with the exception of the northern and western access points.

**Area of site subject to non-major policy constraints (ha):** 1.20

**Unconstrained site area (ha):** 0.27

**Establishing indicative baseline density**

**Site located in:** Town

**Site setting is:** Other

**Site is near a commuter hub:** No

**Indicative baseline density (dph):** 45.0

**Indicative baseline yield (units):** 12

### Refining the indicative site density

**Identified density constraints:** BAP Habitat; Heritage - Listed Building

**Constraints density adjustment:** -100% **(dph):** 0.0

**Justification for adjustment:** The site layout and BAP Habitat constraints make development on the site highly unlikely. The capacity has been reduced to 0 to reflect that the site is unlikely to accommodate any homes.

**Local setting:** No adjustment made for local setting.

**Local setting density adjustment:** 0% **(dph):** 0.0

**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.

**Mixed use density adjustment:** 0% **(dph):** 0.0

**Gross to net adjustment:** 0% **(dph):** 0.0

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 0

**Further site boundary amendment:** No

**Justification for further site boundary amendment:** No amendment to site area.

**Updated unconstrained site area (ha):** 0.27

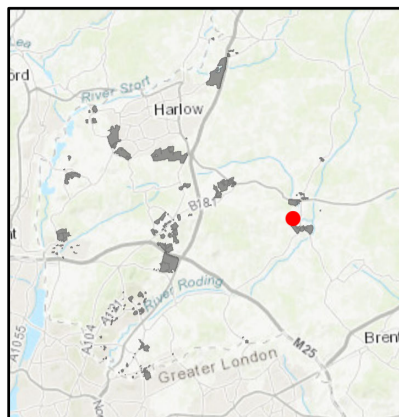
**Updated indicative net site capacity (units):** 0

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information provided through the LPD Survey 2016 confirmed that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years Information provided through the LPD Survey 2016 confirmed that there are no on-site uses which would need to cease. A Regulation 18 consultation representation reaffirmed that the site is farmland and disused farm buildings.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions Confirmed by information provided through the LPD Survey 2016.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020 Confirmed by information provided through the LPD Survey 2016.
2.1 Site marketability	(-)	Site is not being actively marketed The LPD Survey 2016 confirmed that the landowner is willing to sell the land for development, at a time when development is in prospect. No marketing has been undertaken to date.
2.2 Site viability	(+)	No viability issues identified While no information is held on the site's viability, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability. LPD Survey 2016 response indicates that connection to highways requires upgrade, but mitigation has been identified to limit impact to the delivery of the site.
2.4a Primary schools (Planning area)	(+)	Site is located in a school planning area with both existing and forecast capacity
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0390  
**Settlement:** Ongar  
**Address:** Greensted Road, Ongar  
**Notes:** Not applicable.  
**Land type:** High performing Green Belt adjacent to a settlement  
**Primary use:** Residential



Client  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 9.17  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.  
**Area of site subject to non-major policy constraints (ha):** 0.00  
**Unconstrained site area (ha):** 9.17  
**Establishing indicative baseline density**  
**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 45.0  
**Indicative baseline yield (units):** 412

### Refining the indicative site density

**Identified density constraints:** Heritage - Scheduled Monument; Conservation Area and Listed Building; Ancient/Veteran Trees outside of Ancient Woodland; Gas Pipelines  
**Constraints density adjustment:** -15% **(dph):** 38.3  
**Justification for adjustment:** Ancient/Veteran Trees likely to be incorporated without reduction. Heritage assets likely require reduction. Gas pipelines affect site however they are not likely to constrain capacity. No adjustment made.  
**Local setting:** Edge of settlement site likely to require a reduction in baseline capacity to reflect character of surrounding low density development.  
**Local setting density adjustment:** -20% **(dph):** 30.6  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 30.6  
**Gross to net adjustment:** -20% **(dph):** 24.5  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 224  
**Further site boundary amendment:** Yes  
**Justification for further site boundary amendment:** Development should be limited to eastern parts of the site due to the identified heritage constraints and trees, and removing areas in different ownership. This equates to approximately 45% of the unconstrained site area.  
**Updated unconstrained site area (ha):** 4.15  
**Updated indicative net site capacity (units):** 135

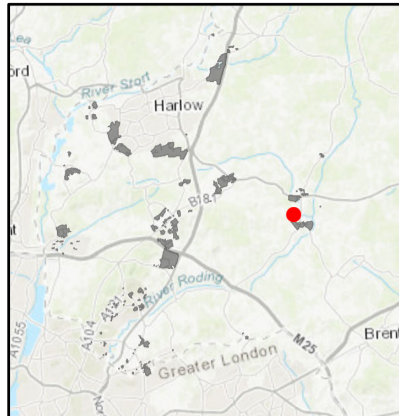
## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(-)	Site ownership is unknown or is in multiple ownership and the other owners are either unknown, oppose the development or are promoting another conflicting scheme
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown
1.3 On-site restrictions	0	Site is subject to restrictions but agreement in place or being negotiated to overcome them, or not judged to be a constraint
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability
2.4a Primary schools (Planning area)	(+)	Site is located in a school planning area with both existing and forecast capacity
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation



## Site Deliverability Assessment

**Site Reference:** SR-0390-N  
**Settlement:** Ongar  
**Address:** Land at Greensted Road, Ongar, Essex, CM5 9HJ  
**Notes:** Agricultural land and residential dwellings  
**Land type:** High performing Green Belt adjacent to a settlement  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
 Issue  
**Rev 1**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 3.32  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 3.32

### Establishing indicative baseline density

**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 45.0  
**Indicative baseline yield (units):** 149

### Refining the indicative site density

**Identified density constraints:** Gas Pipelines

**Constraints density adjustment:** 0% **(dph):** 45.0

**Justification for adjustment:** Intermediate Pressure Gas pipelines affect the site however they are not considered to require a reduction in site capacity. No capacity adjustment made.

**Local setting:** Edge of settlement site likely to require a reduction in baseline capacity to reflect character of surrounding low density development.

**Local setting density adjustment:** -20% **(dph):** 36.0

**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.

**Mixed use density adjustment:** 0% **(dph):** 36.0

**Gross to net adjustment:** -10% **(dph):** 32.4

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 107

**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.

**Updated unconstrained site area (ha):** 3.32

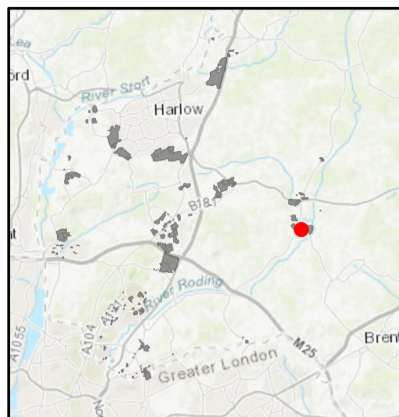
**Updated indicative net site capacity (units):** 107

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020
2.1 Site marketability	(+)	Site is under option to a developer
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability
2.4a Primary schools (Planning area)	(+)	Site is located in a school planning area with both existing and forecast capacity
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There is a current deficiency in the quantum of open space within this settlement. However, no open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure
3.5 Cumulative impact on sewage treatment work capacity	(-)	Settlement is served by a Sewage Treatment Works which is unlikely to be able to meet additional demand – strategic infrastructure expected to be required
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District
3.7 Impact on water networks	(+)	Settlement is served by water network with no known capacity issues
3.8 Impact on wastewater networks	0	Settlement is served by wastewater network which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required

## Site Deliverability Assessment

**Site Reference:** SR-0391  
**Settlement:** Ongar  
**Address:** Land between Stanford Rivers Road and Brentwood Road, Ongar  
**Notes:** Not applicable.  
**Land type:** Medium performing Green Belt adjacent to a settlement  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
 Issue  
**Rev 2**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 6.52  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 6.52

### Establishing indicative baseline density

**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 45.0  
**Indicative baseline yield (units):** 293

### Refining the indicative site density

**Identified density constraints:** Heritage - Listed Building

**Constraints density adjustment:** -30% **(dph):** 31.5

**Justification for adjustment:** Listed Building on site likely to require reduction to minimise harm to asset and its setting. Capacity reduction made.

**Local setting:** Site contains four existing detached dwellings (assumed to be retained within the development). The density is further reduced to minimise impact on the amenity and character of these dwellings.

**Local setting density adjustment:** -20% **(dph):** 25.2

**Incorporate mixed use development:** Site is assumed for residential use only. No mixed use capacity adjustment.

**Mixed use density adjustment:** 0% **(dph):** 25.2

**Gross to net adjustment:** -20% **(dph):** 20.2

**Existing on-site development (units):** 4

**Indicative net site capacity (units):** 127

**Further site boundary amendment:** Yes  
**Justification for further site boundary amendment:** Development should be limited to the paddock to the south of Dyers, Stanford Rivers Roads. This paddock has an area of 1.53 hectares, equating to 23% of the site area.

**Updated unconstrained site area (ha):** 1.50

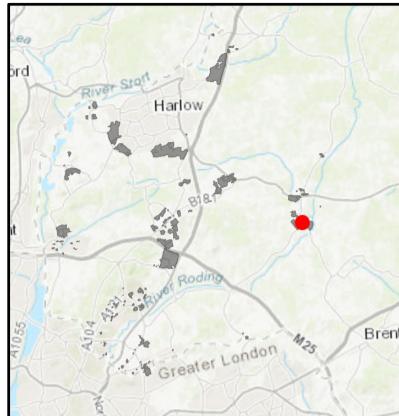
**Updated indicative net site capacity (units):** 33

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Correspondence received by the Council in June 2017 confirms that the land is in single ownership.
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown Based on information provided in the LPD Survey 2016 and further desk-top review, the site is a mixture of grazing land and residential properties. The timescale for the cessation of the residential uses is unknown.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions No data is held on on-site restrictions.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020 Confirmed by information provided through the LPD Survey 2016.
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer Correspondence received by the Council in June 2017 indicates that the landowner has received enquiries from developers.
2.2 Site viability	(+)	No viability issues identified Although no viability testing has been undertaken by the site promoters, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability. Information submitted through the Regulation 18 Draft Local Plan consultation confirms there are no known flood risk or highways constraints. Stage 2 assessment indicates that contamination constraints whilst present could be mitigated.
2.4a Primary schools (Planning area)	(+)	Site is located in a school planning area with both existing and forecast capacity
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There is a current deficiency in the quantum of open space within this settlement. However, no open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure In particular, SR-0067i, SR-0120, SR-0184, SR-0185 and SR-0186 could link ecological assets to the settlement. Development of SR-0102 would result in the loss of non-designated woodland.
3.5 Cumulative impact on sewage treatment work capacity	(-)	Settlement is served by a Sewage Treatment Works which is unlikely to be able to meet additional demand – strategic infrastructure expected to be required
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District
3.7 Impact on water networks	(+)	Settlement is served by water network with no known capacity issues
3.8 Impact on wastewater networks	0	Settlement is served by wastewater network which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required

## Site Deliverability Assessment

**Site Reference:** SR-0842  
**Settlement:** Ongar  
**Address:** Car park at The Stag pub, Brentwood Road, Ongar  
**Notes:** Public house and car park.  
**Land type:** Urban brownfield  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 0.28  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.  
**Area of site subject to non-major policy constraints (ha):** 0.00  
**Unconstrained site area (ha):** 0.28  
**Establishing indicative baseline density**  
**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 45.0  
**Indicative baseline yield (units):** 12

### Refining the indicative site density

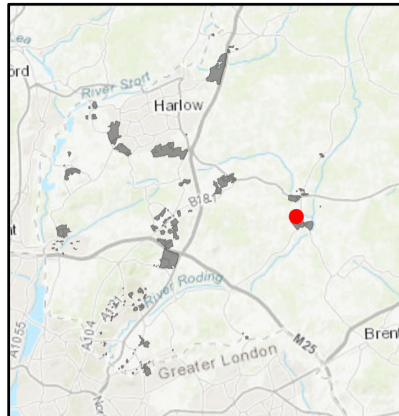
**Identified density constraints:** Heritage - Listed Building; Ancient/Veteran Trees outside Ancient Woodland; TPOs  
**Constraints density adjustment:** -25% **(dph):** 33.8  
**Justification for adjustment:** Locally Listed Buildings and Ancient/Veteran and Protected Trees on site would constrain capacity. Capacity reduced accordingly.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% **(dph):** 33.8  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 33.8  
**Gross to net adjustment:** 0% **(dph):** 33.8  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 9  
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.28  
**Updated indicative net site capacity (units):** 9

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020
2.1 Site marketability	(-)	Site is not being actively marketed
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability
2.4a Primary schools (Planning area)	(+)	Site is located in a school planning area with both existing and forecast capacity
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There is a current deficiency in the quantum of open space within this settlement. However, no open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	0	The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure
3.5 Cumulative impact on sewage treatment work capacity	(-)	Settlement is served by a Sewage Treatment Works which is unlikely to be able to meet additional demand – strategic infrastructure expected to be required
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District
3.7 Impact on water networks	(+)	Settlement is served by water network with no known capacity issues
3.8 Impact on wastewater networks	0	Settlement is served by wastewater network which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required

## Site Deliverability Assessment

**Site Reference:** SR-0843  
**Settlement:** Ongar  
**Address:** Industrial site south 'The Borough', Ongar, Essex  
**Notes:** Builders merchant and yard  
**Land type:** Urban brownfield  
**Primary use:** Residential



Client  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 0.36  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.  
**Area of site subject to non-major policy constraints (ha):** 0.00  
**Unconstrained site area (ha):** 0.36  
**Establishing indicative baseline density**  
**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 45.0  
**Indicative baseline yield (units):** 16

### Refining the indicative site density

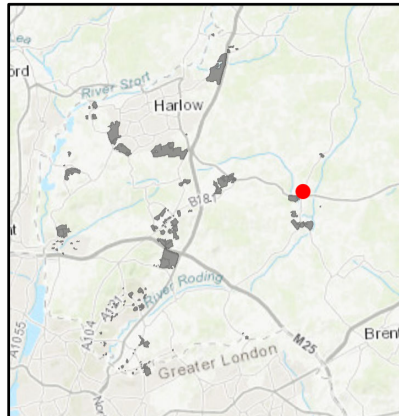
**Identified density constraints:** No constraints  
**Constraints density adjustment:** 0% **(dph):** 45.0  
**Justification for adjustment:** No constraints affecting site capacity identified. No adjustment made.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% **(dph):** 45.0  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 45.0  
**Gross to net adjustment:** 0% **(dph):** 45.0  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 16  
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.36  
**Updated indicative net site capacity (units):** 16

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership An enquiry through the Land Registry confirmed that the site is in single ownership.
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown Based on a desk-top assessment of site characteristics, the site is currently in use as a builders' merchant. It is not known when this use could cease.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions No data is held on on-site restrictions.
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown The availability of the site is unknown.
2.1 Site marketability	(-)	Site is not being actively marketed As no response has been received from the site owner, it is assumed for the purposes of this assessment that the site is not being marketed.
2.2 Site viability	(+)	No viability issues identified While no information is held on the site's viability, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability No data is held on on-site constraints.
2.4a Primary schools (Planning area)	(+)	Site is located in a school planning area with both existing and forecast capacity
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0848  
**Settlement:** Ongar  
**Address:** Ongar Leisure Centre, The Gables, Ongar, Essex  
**Notes:** Ongar Leisure Centre and car park  
**Land type:** Previously developed land in the Green Belt  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
 Issue  
**Rev 2**  
  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.54  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 0.54

### Establishing indicative baseline density

**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 45.0  
**Indicative baseline yield (units):** 24

### Refining the indicative site density

**Identified density constraints:** TPOs  
**Constraints density adjustment:** 0% **(dph):** 45.0  
**Justification for adjustment:** Small area of TPOs to the north of site, however not likely to constrain capacity. No adjustment made.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% **(dph):** 45.0  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 45.0  
**Gross to net adjustment:** 0% **(dph):** 45.0  
**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 24

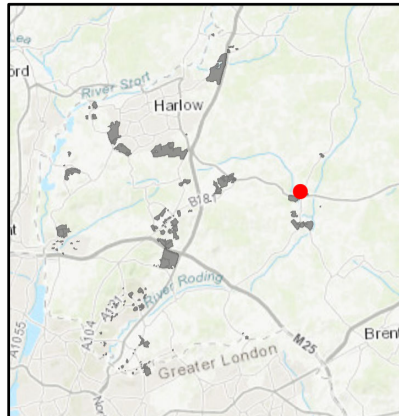
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.54  
**Updated indicative net site capacity (units):** 24

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information provided through the LPD Survey 2016 confirmed that the site is in single ownership.
1.2 Existing uses	0	Existing uses on-site which could cease between two and 10 years Information provided through the LPD Survey 2016 confirmed that the existing leisure centre uses would require relocation to North Weald Bassett. This is estimated to take between two and five years.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions Information provided through the LPD Survey 2016 suggests that there are no on-site restrictions which would prevent the site coming forward for development.
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown Confirmed by information provided by Epping Forest District Council in September 2017.
2.1 Site marketability	(+)	Site is under option to a developer Confirmed by information provided through the LPD Survey 2016.
2.2 Site viability	(+)	No viability issues identified While no information is held on the site's viability, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability.
2.4a Primary schools (Planning area)	(+)	Site is located in a school planning area with both existing and forecast capacity
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(+)	The site is located within 1km of a secondary school with current capacity and no forecast deficit.
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0866  
**Settlement:** Ongar  
**Address:** Smiths Brasserie and site of former bowls green at the rear, Fyfield Road, Ongar, Essex, CM5 0AL  
**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.  
**Land type:** Urban open space  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
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**Issue**  
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**March 2018**  
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**Rev 2**  
**ARUP** Epping Forest District Council  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.29  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 0.29

### Establishing indicative baseline density

**Site located in:** Town  
**Site setting is:** Town Local Centre  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 58.5  
**Indicative baseline yield (units):** 17

### Refining the indicative site density

**Identified density constraints:** No constraints

**Constraints density adjustment:** 0% **(dph):** 58.5

**Justification for adjustment:** No constraints affecting site capacity identified. No adjustment made.

**Local setting:** Planning application for six units refused due to requirements for parking provision. Capacity adjusted to account for likely parking requirement limiting site to 3 units or fewer.

**Local setting density adjustment:** -80% **(dph):** 11.7

**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.

**Mixed use density adjustment:** 0% **(dph):** 11.7

**Gross to net adjustment:** 0% **(dph):** 11.7

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 3

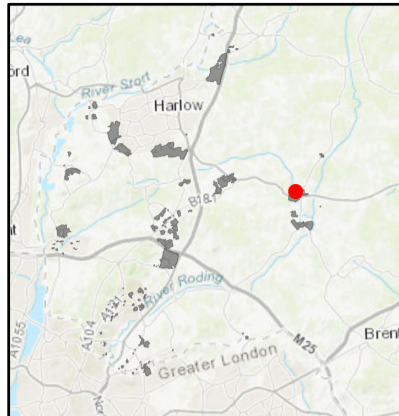
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.29  
**Updated indicative net site capacity (units):** 3

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership The Strategic Land Availability Assessment indicates that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years The site is an existing car park. The Strategic Land Availability Assessment indicates that this use could cease immediately to enable the site to be brought forward for development.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions No data is held on on-site restrictions.
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown The availability of the site is unknown.
2.1 Site marketability	(-)	Site is not being actively marketed As the position on the site is unknown following the LPD Survey 2016, it is assumed that the site is not being actively marketed.
2.2 Site viability	(+)	No viability issues identified Although no viability testing has been undertaken by the site promoters, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability.
2.4a Primary schools (Planning area)	(+)	Site is located in a school planning area with both existing and forecast capacity
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(+)	The site is located within 1km of a secondary school with current capacity and no forecast deficit.
2.6 Access to open space	0	Site is located 400-600m from existing publicly accessible open space.
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0988  
**Settlement:** Ongar  
**Address:** 20-34 St. Peters Avenue, Shelley, Ongar, Essex, CM5 0BT  
**Notes:** Retail uses and residential dwellings  
**Land type:** Urban brownfield  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
 Issue  
**Rev 1**  
**ARUP** Epping Forest District Council  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.20  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 0.20

### Establishing indicative baseline density

**Site located in:** Town  
**Site setting is:** Town Local Centre  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 58.5  
**Indicative baseline yield (units):** 11

### Refining the indicative site density

**Identified density constraints:** No constraints

**Constraints density adjustment:** 0% **(dph):** 58.5

**Justification for adjustment:** No constraints affecting site capacity identified. No capacity adjustment made.

**Local setting:** The characteristics and location of this previously developed site is likely to support higher density.

**Local setting density adjustment:** +200% **(dph):** 175.5

**Incorporate mixed use development:** Capacity reduced to account for provision of ground floor retail in accordance with Call for Sites form.

**Mixed use density adjustment:** -20% **(dph):** 140.4

**Gross to net adjustment:** 0% **(dph):** 140.4

**Existing on-site development (units):** 4

**Indicative net site capacity (units):** 24

**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.

**Updated unconstrained site area (ha):** 0.20

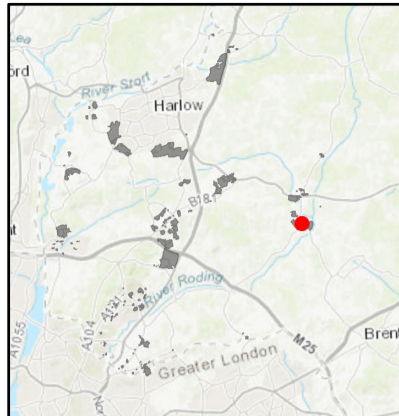
**Updated indicative net site capacity (units):** 24

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information provided by Epping Forest District Council in August 2017 indicates that the site is in single ownership.
1.2 Existing uses	0	Existing uses on-site which could cease between two and 10 years Information provided by Epping Forest District Council in August 2017 confirms that the site is currently in residential and retail use. The use is not expected to cease within the next 10 years.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions Information provided by Epping Forest District Council in August 2017 indicated that there are no known on-site restrictions affecting the site.
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown Confirmed by information provided by Epping Forest District Council in September 2017.
2.1 Site marketability	(-)	Site is not being actively marketed Information provided by Epping Forest District Council in September 2017 confirmed that the site has not been marketed.
2.2 Site viability	(+)	No viability issues identified While no information is held on the site's viability, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability. The site has existing connections to utilities including mains water, sewerage, electricity, gas and highways.
2.4a Primary schools (Planning area)	(+)	Site is located in a school planning area with both existing and forecast capacity
2.4b Primary schools	(+)	Site is located within 1km of a primary school with current capacity and no forecast deficit.existing and future forecast capacity.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(+)	The site is located within 1km of a secondary school with current capacity and no forecast deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0989-Z  
**Settlement:** Ongar  
**Address:** Land to the rear of Hunters Chase and West of Brentwood Road, Ongar, Essex, CM5 9DQ  
**Notes:** Field and copse  
**Land type:** Medium performing Green Belt adjacent to a settlement  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 0.80  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.  
**Area of site subject to non-major policy constraints (ha):** 0.00  
**Unconstrained site area (ha):** 0.80  
**Establishing indicative baseline density**  
**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 45.0  
**Indicative baseline yield (units):** 35

### Refining the indicative site density

**Identified density constraints:** No constraints  
**Constraints density adjustment:** 0% **(dph):** 45.0  
**Justification for adjustment:** No constraints affecting site capacity identified. No capacity adjustment made.  
**Local setting:** Baseline density reduced to mitigate impact on neighbouring low density properties to the south east of the site and to enable the retention of trees and hedges as stated in representation to Draft Local Plan consultation.  
**Local setting density adjustment:** -50% **(dph):** 22.5  
**Incorporate mixed use development:** Site assumed for residential development only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 22.5  
**Gross to net adjustment:** 0% **(dph):** 22.5  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 17  
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.80  
**Updated indicative net site capacity (units):** 17

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	0	Site is in multiple ownership where landowners are promoting independent schemes that are not in conflict, or working collaboratively on a scheme, and there is an agreement in place between the parties
1.2 Existing uses	(+)	Information provided through the LPD Survey 2017 confirms that the site is jointly owned by two landowners who have formal agreement to work together. The owners are jointly promoting their land parcels.
1.3 On-site restrictions	(+)	There are no existing uses on-site or existing uses could cease in less than two years
1.4 Site availability	(+)	Based on a desk-top review of site characteristics, the site is currently open land. It is judged that this would not preclude the site coming forward for development.
2.1 Site marketability	(-)	Site is not subject to any known restrictions
2.2 Site viability	(+)	Site expected to be available between 2016 and 2020
2.3 On-site and physical infrastructure constraints	(+)	Confirmed by information provided through the LPD Survey 2017.
2.4a Primary schools (Planning area)	(+)	Site is not being actively marketed
2.4b Primary schools	(-)	The landowners indicated through the LPD Survey 2017 that they are willing to sell the land for development, at a time when development is in prospect. No marketing has been undertaken to date.
2.5a Secondary schools (Planning area)	0	No viability issues identified
2.5b Secondary schools	(-)	Information provided through the LPD Survey 2017 confirms high level viability testing has been undertaken but provides no detail of the outcome. However, based on the site's postcode the SHMA Viability Assessment has not identified any viability issues.
2.6 Access to open space	(-)	There are no known on-site constraints which would impact upon deliverability
2.7 Health	(-)	There are no known on-site constraints which would impact upon deliverability
2.8 Impact on mineral deposits	(+)	Site is located in a school planning area with both existing and forecast capacity
3.1 Cumulative loss of open space in settlement	0	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
3.2 Cumulative impact on primary school (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
3.3 Cumulative impact on secondary schools (Planning area)	0	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
3.4 Cumulative impact on the green infrastructure	0	Site is more than 600m from existing publicly accessible open space.
3.5 Cumulative impact on sewage treatment work capacity	(-)	Site is located more than 1km from a health facility (GP).
3.6 Cumulative impact on Central Line capacity	(+)	None of the site is located within a minerals safeguarding area
3.7 Impact on water networks	(+)	There is a current deficiency in the quantum of open space within this settlement. However, no open space is lost as a result of the proposed allocations in the settlement
3.8 Impact on wastewater networks	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
		The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
		The proposed site allocations generally provide opportunities to enhance green infrastructure; on some sites there is likely to be some loss of green infrastructure
		Settlement is served by a Sewage Treatment Works which is unlikely to be able to meet additional demand – strategic infrastructure expected to be required
		The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District
		Settlement is served by water network with no known capacity issues
		Settlement is served by wastewater network which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required





**Report on Site Selection**

**ARUP**

Epping Forest District Council

Drawing No.  
EFDC-S3/4-0014-Rev2

Date: March 2018

Scale: 1:12,500 @A3

**Content**  
Residential Sites for Testing at Stage 3/4 and Stage 6.3/6.4 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**

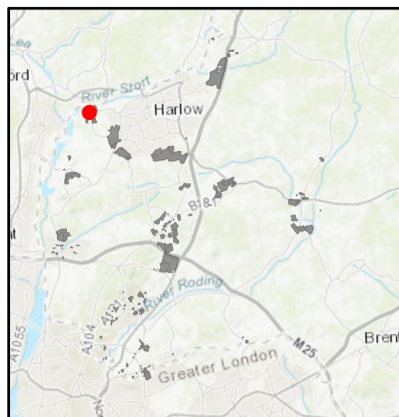
Residential Sites for Testing at Stage 3/4 and Stage 6.3/6.4

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

N  
B1009

## Site Deliverability Assessment

**Site Reference:** SR-0117  
**Settlement:** Roydon  
**Address:** The paddock to the rear of Barn House, Farm Close, Roydon, Essex, CM19 5LW  
**Notes:** Open land.  
**Land type:** Medium performing Green Belt adjacent to a settlement  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 1.31  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 1.31

### Establishing indicative baseline density

**Site located in:** Large Village  
**Site setting is:** Other  
**Site is near a commuter hub:** Yes  
**Indicative baseline density (dph):** 58.5  
**Indicative baseline yield (units):** 76

### Refining the indicative site density

**Identified density constraints:** Heritage - Conservation Area; Access  
**Constraints density adjustment:** -10% **(dph):** 52.7  
**Justification for adjustment:** Access issues not likely to constrain site capacity. Conservation Area located nearby, and a reduction in density would likely be required to mitigate impact on its setting. Density reduced.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% **(dph):** 52.7  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 52.7  
**Gross to net adjustment:** -10% **(dph):** 47.4  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 62

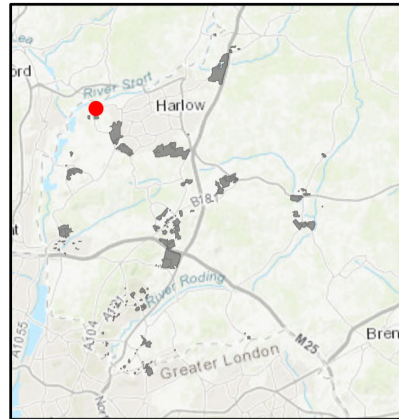
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 1.31  
**Updated indicative net site capacity (units):** 62

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information provided through the LPD Survey 2016 confirms that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years Confirmed by the LPD Survey 2016.
1.3 On-site restrictions	(-)	Site subject to restrictions and there is limited prospect of the restriction being overcome The site is part of a wider area of land identified as a potential area for development. The development of the site is reliant on the development of this wider area, for example, in relation to access.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020 Confirmed by information provided through the LPD Survey 2016.
2.1 Site marketability	(-)	Site is not being actively marketed Confirmed by information provided through the LPD Survey 2016.
2.2 Site viability	(+)	No viability issues identified Although no viability testing has been undertaken by the site promoters, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	(-)	Site is located within a Secondary Forecast Planning Group with a forecast deficit and where schools have limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0169  
**Settlement:** Roydon  
**Address:** The Old Coal Yard, off 32 High Street, Roydon  
**Notes:** Not applicable.  
**Land type:** Medium performing Green Belt adjacent to a settlement  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
 Issue  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.53  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 0.53

### Establishing indicative baseline density

**Site located in:** Large Village  
**Site setting is:** Other  
**Site is near a commuter hub:** Yes  
**Indicative baseline density (dph):** 58.5  
**Indicative baseline yield (units):** 30

### Refining the indicative site density

**Identified density constraints:** Heritage - Conservation Area and Locally Listed Building

**Constraints density adjustment:** -75% **(dph):** 14.6

**Justification for adjustment:** Site is located within Roydon Village Conservation Area which is likely to be significantly affected by development. Density reduced accordingly. No further reduction required for the setting of locally listed building.

**Local setting:** No adjustment made for local setting.

**Local setting density adjustment:** 0% **(dph):** 14.6

**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.

**Mixed use density adjustment:** 0% **(dph):** 14.6

**Gross to net adjustment:** 0% **(dph):** 14.6

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 7

**Further site boundary amendment:** No

**Justification for further site boundary amendment:** No amendment to site area.

**Updated unconstrained site area (ha):** 0.53

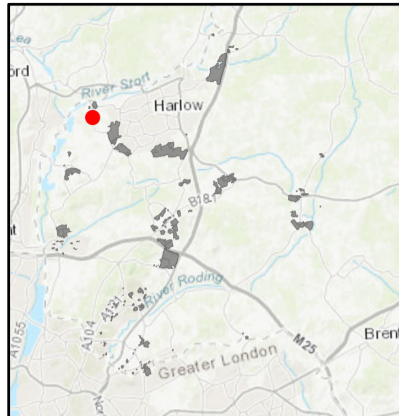
**Updated indicative net site capacity (units):** 7

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information provided through the LPD Survey 2016 confirms that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years Confirmed by information provided through the LPD Survey 2016.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions Confirmed by information provided through the LPD Survey 2016.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020 Confirmed by information provided through the LPD Survey 2016.
2.1 Site marketability	(-)	Site is not being actively marketed The position on the site is unknown. It is therefore assumed that the site is not being actively marketed.
2.2 Site viability	(+)	No viability issues identified Information provided through the LPD Survey 2016 indicated that a scheme has been drawn and costed for the site and no viability issues have been identified.
2.3 On-site and physical infrastructure constraints	(-)	Identified on-site constraints may impact upon deliverability. Information provided through the LPD Survey 2016 indicated potential constraints to utilities connections and highways infrastructure which could impact on the delivery of the site. No mitigation or design solutions were identified to limit impacts.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	(-)	Site is located within a Secondary Forecast Planning Group with a forecast deficit and where schools have limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There is a current deficiency in the quantum of open space within this settlement. However, no open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure In particular, SR-0976 provides an opportunity to link the Lea Valley Regional Park to the settlement.
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works with current or planned additional capacity to meet additional demand
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District
3.7 Impact on water networks	(+)	Settlement is served by water network with no known capacity issues
3.8 Impact on wastewater networks	(+)	Settlement is served by wastewater network with capacity to meet additional demand

## Site Deliverability Assessment

**Site Reference:** SR-0197  
**Settlement:** Roydon  
**Address:** Land adjacent to Kingsmead, Epping Road, Roydon, Essex  
**Notes:** Lawn, part of large domestic garden  
**Land type:** Medium performing Green Belt adjacent to a settlement  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
 Issue  
**Rev 2**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 0.50  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.  
**Area of site subject to non-major policy constraints (ha):** 0.00  
**Unconstrained site area (ha):** 0.50  
**Establishing indicative baseline density**  
**Site located in:** Large Village  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 39.0  
**Indicative baseline yield (units):** 19

### Refining the indicative site density

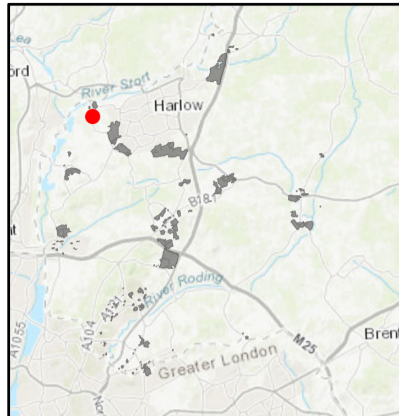
**Identified density constraints:** Ancient/Veteran Trees outside Ancient Woodland; TPOs; Access  
**Constraints density adjustment:** -40% **(dph):** 23.4  
**Justification for adjustment:** Ancient / Veteran Trees and Protected Trees located on site which are likely to require reduction in density. No further adjustment for other identified constraint. ECC highways comments received at workshop suggests that site access constraint may limit  
**Local setting:** Lower density setting and character of surrounding development likely to require reduction in density. Density reduced accordingly.  
**Local setting density adjustment:** -10% **(dph):** 21.1  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 21.1  
**Gross to net adjustment:** 0% **(dph):** 21.1  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 10  
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.50  
**Updated indicative net site capacity (units):** 10

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information provided through the LPD Survey 2016 confirms that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years Based on a desk-top assessment of site characteristics, the site is currently in use as open land. It is judged that this would not preclude the site coming forward for development.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions Although information provided through the 2016 LPD Survey indicates is uncertainty over whether development would be reliant on the development of other land, there are no known restrictions that would prevent the site coming forward.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020 Confirmed by information provided through the LPD Survey 2016.
2.1 Site marketability	(-)	Site is not being actively marketed Confirmed by information provided through the LPD Survey 2016.
2.2 Site viability	(+)	No viability issues identified Information provided through the LPD Survey 2016 indicates that the site could viably deliver up to 30 residential units. Additionally, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(-)	Identified on-site constraints may impact upon deliverability. The Stage 2 assessment indicates access constraints which could impact on the delivery of the site. No mitigation or design solutions have been identified to limit impacts.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	(-)	Site is located within a Secondary Forecast Planning Group with a forecast deficit and where schools have limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0197-N  
**Settlement:** Roydon  
**Address:** Kingsmead School, Epping Road, Roydon, Essex, CM19 5HU  
**Notes:** Former private school with grounds  
**Land type:** Medium performing Green Belt adjacent to a settlement  
**Primary use:** Residential



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>Rev 1</b>

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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 1.35  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 1.35

### Establishing indicative baseline density

**Site located in:** Large Village  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 39.0  
**Indicative baseline yield (units):** 52

### Refining the indicative site density

**Identified density constraints:** Ancient/Veteran Trees outside Ancient Woodland; Settlement Character; TPOs; Access

**Constraints density adjustment:** -55% **(dph):** 17.6

**Justification for adjustment:** Ancient / Veteran Trees and TPOs located on site which are likely to require reduction in density. ECC highways comments received at workshop suggests that site access constraint may limit capacity. No further adjustment for other identified constraint.

**Local setting:** No adjustment made for local setting.

**Local setting density adjustment:** 0% **(dph):** 17.6

**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.

**Mixed use density adjustment:** 0% **(dph):** 17.6

**Gross to net adjustment:** -10% **(dph):** 15.8

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 21

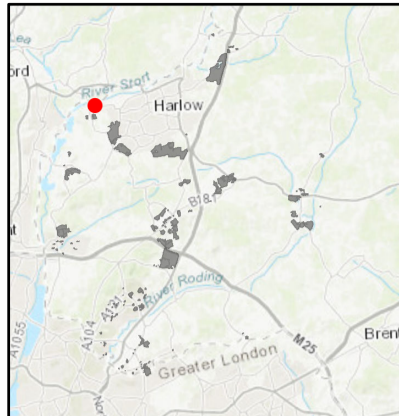
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 1.35  
**Updated indicative net site capacity (units):** 21

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information provided through the LPD Survey 2017 confirms that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years Information provided through the LPD Survey 2017 confirms that the site is no longer in use as a private school. It is judged that this would not preclude the site coming forward for development.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions Information provided through the LPD Survey 2017 indicates that, although there is uncertainty over the presence of restrictive covenants and footpaths, there are no known restrictions that would prevent development.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020 Confirmed by information provided through the LPD Survey 2017.
2.1 Site marketability	(+)	Site is under option to a developer Information provided through the LPD Survey 2017 has confirmed that the site is owned by a developer.
2.2 Site viability	(+)	No viability issues identified Information provided through the LPD Survey 2017 confirms that no viability testing has been undertaken by the site promoters. However, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(-)	Identified on-site constraints may impact upon deliverability. The Stage 6.2 assessment indicates access constraints which could impact on the delivery of the site. No mitigation or design solutions have been identified to limit impacts.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	(-)	Site is located within a Secondary Forecast Planning Group with a forecast deficit and where schools have limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There is a current deficiency in the quantum of open space within this settlement. However, no open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure In particular, SR-0976 provides an opportunity to link the Lea Valley Regional Park to the settlement.
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works with current or planned additional capacity to meet additional demand
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District
3.7 Impact on water networks	(+)	Settlement is served by water network with no known capacity issues
3.8 Impact on wastewater networks	(+)	Settlement is served by wastewater network with capacity to meet additional demand

## Site Deliverability Assessment

**Site Reference:** SR-0304  
**Settlement:** Roydon  
**Address:** Roydon, North-east Area  
**Notes:** Broad Area North-east of Roydon  
**Land type:** Medium performing Green Belt adjacent to a settlement  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
 Issue  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 9.12  
**On-site major policy constraints:** Flood Zone 3b affects northern and eastern boundaries of the site.  
**Area of site subject to major policy constraints (ha):** 0.46  
**On-site non-major policy constraints:** Flood Zones 2 and 3a affect northern and eastern boundaries of the site.  
**Area of site subject to non-major policy constraints (ha):** 0.50  
**Unconstrained site area (ha):** 8.62  
**Establishing indicative baseline density**  
**Site located in:** Large Village  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 39.0  
**Indicative baseline yield (units):** 335

### Refining the indicative site density

**Identified density constraints:** Nationally Protected Sites; Heritage - Conservation Area and Listed Building  
**Constraints density adjustment:** -50% **(dph):** 19.5  
**Justification for adjustment:** Site's distance to Nationally Protected Sites means that mitigation is not likely to constrain density. Impact to Conservation Area and Listed Buildings likely to require mitigation through a reduction in density.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% **(dph):** 19.5  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 19.5  
**Gross to net adjustment:** -20% **(dph):** 15.6  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 134

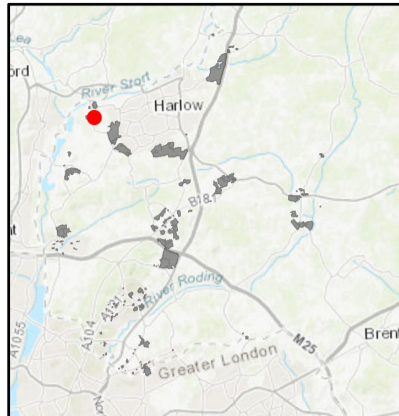
**Further site boundary amendment:** Yes  
**Justification for further site boundary amendment:** Development should be limited to the area up to the existing public right of way, which would 'round-off' the settlement. This equates to approximately one sixth of the site.  
**Updated unconstrained site area (ha):** 1.44  
**Updated indicative net site capacity (units):** 25

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(-)	Site ownership is unknown or is in multiple ownership and the other owners are either unknown, oppose the development or are promoting another conflicting scheme
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown
2.1 Site marketability	(-)	Site is not being actively marketed
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	(-)	Site is located within a Secondary Forecast Planning Group with a forecast deficit and where schools have limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0890  
**Settlement:** Roydon  
**Address:** Land at Epping Road, Roydon, Harlow, Essex  
**Notes:** One residential dwelling with outbuildings and garden and agricultural field to the rear  
**Land type:** Medium performing Green Belt adjacent to a settlement  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
 Issue  
**Rev 2**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 6.33  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.  
**Area of site subject to non-major policy constraints (ha):** 0.00  
**Unconstrained site area (ha):** 6.33  
**Establishing indicative baseline density**  
**Site located in:** Large Village  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 39.0  
**Indicative baseline yield (units):** 246

### Refining the indicative site density

**Identified density constraints:** Nationally Protected Sites; TPOs; Ancient/Veteran Trees outside of Ancient Woodland; Heritage - Conservation Area  
**Constraints density adjustment:** 0% (dph): 39.0  
**Justification for adjustment:** TPOs located on site boundaries and Veteran Tree on-site, however mitigation not likely to require density reduction. Impact on setting of Conservation Area and Nationally Protected Sites not likely to constrain capacity. No capacity adjustment made.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% (dph): 39.0  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% (dph): 39.0  
**Gross to net adjustment:** -20% (dph): 31.2  
**Existing on-site development (units):** 1  
**Indicative net site capacity (units):** 196

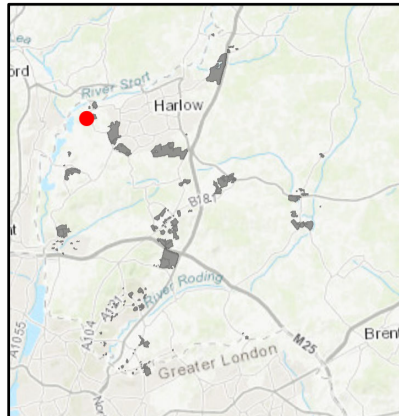
**Further site boundary amendment:** Yes  
**Justification for further site boundary amendment:** Development should be limited to the property fronting Epping Road. This equates to 6% of the site area.  
**Updated unconstrained site area (ha):** 0.41  
**Updated indicative net site capacity (units):** 14

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information provided through the LPD Survey 2016 confirms that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years Confirmed by information provided through the LPD Survey 2016.
1.3 On-site restrictions	0	Site is subject to restrictions but agreement in place or being negotiated to overcome them, or not judged to be a constraint A public footpath runs through the site, but it is judged that this would not constrain development.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020 Confirmed by information provided through the LPD Survey 2016.
2.1 Site marketability	(+)	Site is under option to a developer Information provided through the LPD Survey 2016 confirms that the site is under option to a house builder.
2.2 Site viability	(+)	No viability issues identified Information provided through the LPD Survey 2016 indicates that major infrastructure would not be required, and based on provision of housing in line with the Council's policy, the site is judged to be viable.
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability. The LPD Survey 2016 indicates that the site has a need for connection to utilities, highways infrastructure, and telecoms, which may impact on deliverability. Connections have been identified close to the site to mitigate against these constraints.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	(-)	Site is located within a Secondary Forecast Planning Group with a forecast deficit and where schools have limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There is a current deficiency in the quantum of open space within this settlement. However, no open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure In particular, SR-0976 provides an opportunity to link the Lea Valley Regional Park to the settlement.
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works with current or planned additional capacity to meet additional demand
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District
3.7 Impact on water networks	(+)	Settlement is served by water network with no known capacity issues
3.8 Impact on wastewater networks	(+)	Settlement is served by wastewater network with capacity to meet additional demand

## Site Deliverability Assessment

**Site Reference:** SR-0976  
**Settlement:** Roydon  
**Address:** Parklands Nursery, Parkfields, Roydon, Harlow, Essex, CM19 5JB  
**Notes:** Agricultural land, dwelling and outbuildings  
**Land type:** Medium performing Green Belt adjacent to a settlement  
**Primary use:** Residential



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**Issue**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 2.65  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** The western boundary of the site is covered by BAP Habitat.  
**Area of site subject to non-major policy constraints (ha):** 0.07  
**Unconstrained site area (ha):** 2.58  
**Establishing indicative baseline density**  
**Site located in:** Large Village  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 39.0  
**Indicative baseline yield (units):** 100

### Refining the indicative site density

**Identified density constraints:** Nationally Protected Sites; BAP Habitat; Settlement Character  
**Constraints density adjustment:** -40% **(dph):** 23.4  
**Justification for adjustment:** Capacity reduced to mitigate potential impact on settlement character, which comprises lower density development and to provide buffer to BAP Habitat on western boundary. No further reduction required for Nationally Protected Sites.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% **(dph):** 23.4  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 23.4  
**Gross to net adjustment:** -10% **(dph):** 21.1  
**Existing on-site development (units):** 1  
**Indicative net site capacity (units):** 53

**Further site boundary amendment:** Yes  
**Justification for further site boundary amendment:** Development should be limited to the northern part of the site of approximately 0.9 hectares, equating to approximately 35% of the site area.  
**Updated unconstrained site area (ha):** 0.90  
**Updated indicative net site capacity (units):** 20

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	0	Site is in multiple ownership where landowners are promoting independent schemes that are not in conflict, or working collaboratively on a scheme, and there is an agreement in place between the parties
1.2 Existing uses	(+)	Information submitted through the Council's Call for Sites 2016/17 confirms that there are currently no uses on-site.
1.3 On-site restrictions	(+)	Information submitted through the Council's Call for Sites 2016/17 indicates that there are no known on-site restrictions affecting the site.
1.4 Site availability	(+)	Information submitted through the Council's Call for Sites 2016/17 indicates that the site would be available immediately.
2.1 Site marketability	(+)	Information submitted through the Council's Call for Sites 2016/17 indicates that the site is under option to a developer.
2.2 Site viability	(+)	While no information is held on the site's viability, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	0	Information submitted through the Council's Call for Sites 2016/7 indicates site has existing connections to mains water, sewerage, electricity, gas and highways. Stage 6.2 assessment states that contamination constraints could be mitigated.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	(-)	Site is located within a Secondary Forecast Planning Group with a forecast deficit and where schools have limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There is a current deficiency in the quantum of open space within this settlement. However, no open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure In particular, SR-0976 provides an opportunity to link the Lea Valley Regional Park to the settlement.
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works with current or planned additional capacity to meet additional demand
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District
3.7 Impact on water networks	(+)	Settlement is served by water network with no known capacity issues
3.8 Impact on wastewater networks	(+)	Settlement is served by wastewater network with capacity to meet additional demand





**Report on Site Selection**

**ARUP**

Epping Forest District Council

Drawing No.  
EFDC-S3/4-0018-Rev2

Date: March 2018

Scale: 1:6,000 @A3

**Content**

Residential Sites for Testing at Stage 3/4 and Stage 6.3/6.4 in Sheering

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 for Testing at Stage 3/4 and Stage 6.3/6.4

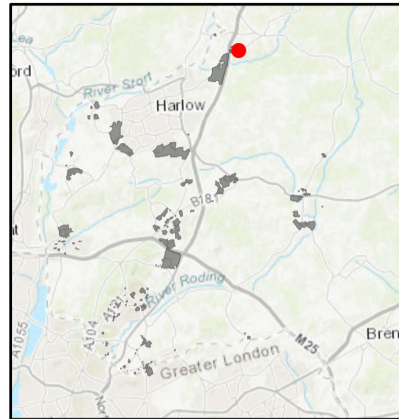
This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.



B1017

## Site Deliverability Assessment

**Site Reference:** SR-0033  
**Settlement:** Sheering  
**Address:** Daubneys Farm, Sheering, Harlow, Essex, CM22 7LU  
**Notes:** Agricultural field  
**Land type:** Medium performing Green Belt adjacent to a settlement  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 0.62  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.  
**Area of site subject to non-major policy constraints (ha):** 0.00  
**Unconstrained site area (ha):** 0.62  
**Establishing indicative baseline density**  
**Site located in:** Small Village  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 34.5  
**Indicative baseline yield (units):** 21

### Refining the indicative site density

**Identified density constraints:** Heritage - Listed Building  
**Constraints density adjustment:** -25% **(dph):** 25.9  
**Justification for adjustment:** Grade II\* Listed Building (Daubney's Farmhouse) located adjacent to site. Reduction in density likely to be required to mitigate impact on the setting of the listed building. Density reduced accordingly.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% **(dph):** 25.9  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 25.9  
**Gross to net adjustment:** 0% **(dph):** 25.9  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 15

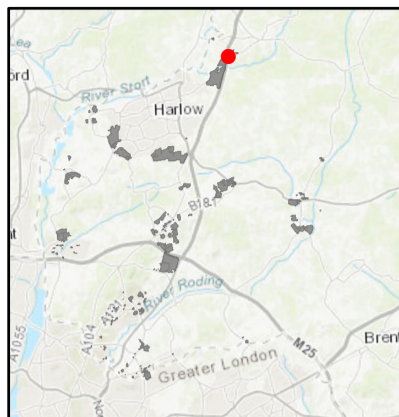
**Further site boundary amendment:** Yes  
**Justification for further site boundary amendment:** Development should be limited to the southern part of the site fronting Sheering Road which is 0.41 hectares, equating to 67% of the site area.  
**Updated unconstrained site area (ha):** 0.41  
**Updated indicative net site capacity (units):** 10

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years
1.3 On-site restrictions	0	Site is subject to restrictions but agreement in place or being negotiated to overcome them, or not judged to be a constraint
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020
2.1 Site marketability	(-)	Site is not being actively marketed
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability
2.4a Primary schools (Planning area)	(-)	Site is located in a school planning area with a forecast deficit and where schools have limited ability to expand
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	(-)	Site is located within a Secondary Forecast Planning Group with a forecast deficit and where schools have limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	(+)	There are no identified current deficiencies in the quantum of open space within the settlement. No open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	(+)	The proposed allocations in the settlement can be accommodated within the current secondary school places in the Schools Planning Area.
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works with current or planned additional capacity to meet additional demand
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District
3.7 Impact on water networks	(+)	Settlement is served by water network with no known capacity issues
3.8 Impact on wastewater networks	0	Settlement is served by wastewater network which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required

## Site Deliverability Assessment

**Site Reference:** SR-0073  
**Settlement:** Sheering  
**Address:** Land to the East of the M11, Sheering  
**Notes:** Greenfield plot between Sheering and the M11.  
**Land type:** Medium performing Green Belt adjacent to a settlement  
**Primary use:** Residential



Client  
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**Epping Forest District Local Plan**  
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**Issue**  
 Date  
**March 2018**  
 Drawing No  
 Issue  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 2.87  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 2.87

### Establishing indicative baseline density

**Site located in:** Small Village  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 34.5  
**Indicative baseline yield (units):** 98

### Refining the indicative site density

**Identified density constraints:** Noise; Air Quality; Heritage - Listed Building

**Constraints density adjustment:** -30% **(dph):** 24.2

**Justification for adjustment:** The site capacity should be reduced in order to accommodate a planted buffer between the M11 motorway and dwellings to mitigate noise and air quality impacts of the road. No further reduction required for listed buildings.

**Local setting:** No adjustment made for local setting.

**Local setting density adjustment:** 0% **(dph):** 24.2

**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.

**Mixed use density adjustment:** 0% **(dph):** 24.2

**Gross to net adjustment:** -10% **(dph):** 21.7

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 62

**Further site boundary amendment:** No

**Justification for further site boundary amendment:** No amendment to site area.

**Updated unconstrained site area (ha):** 2.87

**Updated indicative net site capacity (units):** 62

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership The Strategic Land Availability Assessment indicates that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years Confirmed by the Strategic Land Availability Assessment.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions The Strategic Land Availability Assessment suggests that there no known on-site restrictions on the site.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020 Confirmed by the Strategic Land Availability Assessment.
2.1 Site marketability	(-)	Site is not being actively marketed Confirmed by the Strategic Land Availability Assessment.
2.2 Site viability	0	Site viability is marginal or weaker demand for development The site is located in the CM17/CM22 postcode area, identified in the SHMA Viability Assessment as being marginally viable for residential development. The issue can be overcome through flexible affordable housing in early periods.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability Information submitted through Regulation 18 Draft Local Plan consultation confirms there are no known on-site constraints which could impact upon deliverability. The site has existing connections to water, electricity, gas, and highways infrastructure.
2.4a Primary schools (Planning area)	(-)	Site is located in a school planning area with a forecast deficit and where schools have limited ability to expand
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	(-)	Site is located within a Secondary Forecast Planning Group with a forecast deficit and where schools have limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	0	Site is located 400-600m from existing publicly accessible open space.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	(+)	There are no identified current deficiencies in the quantum of open space within the settlement. No open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	(+)	The proposed allocations in the settlement can be accommodated within the current secondary school places in the Schools Planning Area.
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure The proposed allocations provide opportunities to enhance green infrastructure. In particular, SR-0073 provides an opportunity to further link BAP habitats to the settlement.
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works with current or planned additional capacity to meet additional demand
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District
3.7 Impact on water networks	(+)	Settlement is served by water network with no known capacity issues
3.8 Impact on wastewater networks	0	Settlement is served by wastewater network which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required

## Site Deliverability Assessment

**Site Reference:** SR-0311

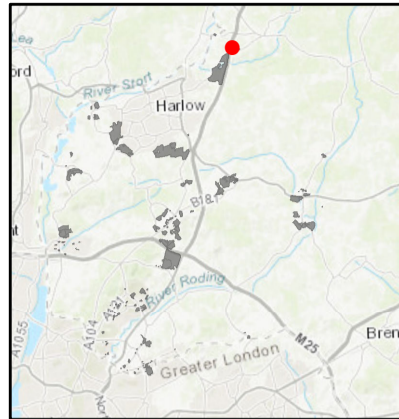
**Settlement:** Sheering

**Address:** Sheering, North Area

**Notes:** Broad Area North of Sheering, including Sheering Village Cricket Pitch (adjacent Village Hall) and agricultural fields

**Land type:** Medium performing Green Belt adjacent to a settlement

**Primary use:** Residential



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
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 2.34

**On-site major policy constraints:** Not applicable.

**Area of site subject to major policy constraints (ha):** 0.00

**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 2.34

### Establishing indicative baseline density

**Site located in:** Small Village

**Site setting is:** Other

**Site is near a commuter hub:** No

**Indicative baseline density (dph):** 34.5

**Indicative baseline yield (units):** 80

### Refining the indicative site density

**Identified density constraints:** Nationally Protected Sites; Heritage - Listed Building; Ancient/Veteran Trees outside Ancient Woodland; Air Quality; Settlement Character

**Constraints density adjustment:** 0% **(dph):** 34.5

**Justification for adjustment:** Impact on setting of Grade II\* Listed Building not likely to constrain capacity due to distance and location. SSSI, air quality and settlement character impacts likely to be mitigated without a reduction in density. No capacity adjustment made.

**Local setting:** No adjustment made for local setting.

**Local setting density adjustment:** 0% **(dph):** 34.5

**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.

**Mixed use density adjustment:** 0% **(dph):** 34.5

**Gross to net adjustment:** -10% **(dph):** 31.1

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 72

<b>Further site boundary amendment:</b>	Yes
<b>Justification for further site boundary amendment:</b>	Development should be limited to only the south-western part of site. This equates to approximately 16% of the site area.
<b>Updated unconstrained site area (ha):</b>	0.36
<b>Updated indicative net site capacity (units):</b>	12

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years
1.3 On-site restrictions	0	Site is subject to restrictions but agreement in place or being negotiated to overcome them, or not judged to be a constraint
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020
2.1 Site marketability	(-)	Site is not being actively marketed
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability
2.4a Primary schools (Planning area)	(-)	Site is located in a school planning area with a forecast deficit and where schools have limited ability to expand
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	(-)	Site is located within a Secondary Forecast Planning Group with a forecast deficit and where schools have limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	(+)	There are no identified current deficiencies in the quantum of open space within the settlement. No open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	(+)	The proposed allocations in the settlement can be accommodated within the current secondary school places in the Schools Planning Area.
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works with current or planned additional capacity to meet additional demand
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District
3.7 Impact on water networks	(+)	Settlement is served by water network with no known capacity issues
3.8 Impact on wastewater networks	0	Settlement is served by wastewater network which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required



**Report on Site Selection**



Epping Forest District Council

Drawing No.  
EFDC-S3/4-0019-Rev2

Date: March 2018


Scale: 1:11,000 @A3

**Content**  
Residential Sites for Testing at Stage 3/4 and Stage 6.3/6.4 in Stapleford Abbots

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

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**Legend**

 Residential Sites for Testing at Stage 3/4 and Stage 6.3/6.4

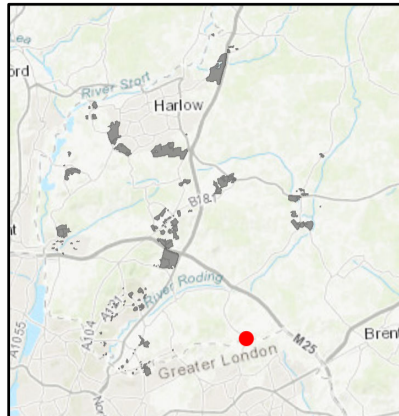
This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.



B1021

## Site Deliverability Assessment

**Site Reference:** SR-0242-N  
**Settlement:** Stapleford Abbotts  
**Address:** Land at Oak Hill Road, Stapleford Abbotts, Essex, RM4 1JH  
**Notes:** Grazing land  
**Land type:** High performing Green Belt adjacent to a settlement  
**Primary use:** Residential



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

## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 2.48  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.  
**Area of site subject to non-major policy constraints (ha):** 0.00  
**Unconstrained site area (ha):** 2.48  
**Establishing indicative baseline density**  
**Site located in:** Small Village  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 34.5  
**Indicative baseline yield (units):** 85

### Refining the indicative site density

**Identified density constraints:** Ancient/Veteran Trees outside Ancient Woodland; Settlement Character  
**Constraints density adjustment:** -50% **(dph):** 17.3  
**Justification for adjustment:** Veteran tree on site is not likely to constraint site capacity. Development could impact on low density village character. A reduction is required to mitigate impact settlement character. Density reduced accordingly.  
**Local setting:** No further adjustment required to account for local setting.  
**Local setting density adjustment:** 0% **(dph):** 17.3  
**Incorporate mixed use development:** Site proposals include provision of open space and community uses. It is considered that these uses can be accommodated on site without a reduction in capacity.  
**Mixed use density adjustment:** 0% **(dph):** 17.3  
**Gross to net adjustment:** -10% **(dph):** 15.5  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 38

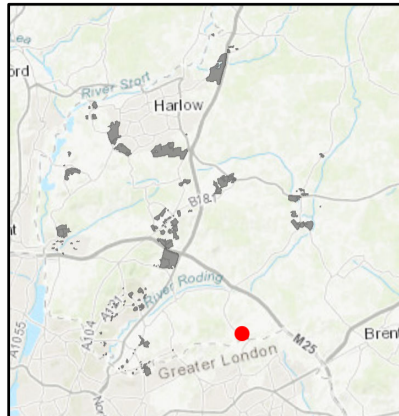
**Further site boundary amendment:** Yes  
**Justification for further site boundary amendment:** The southern extent of the site should be reduced to remove area of scrub land which falls outside the District boundary. This reduces the site area to 2.13 hectares which equates to approximately 86% of the site area.  
**Updated unconstrained site area (ha):** 2.13  
**Updated indicative net site capacity (units):** 33

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information submitted through the LPD Survey 2017 confirms that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years Information submitted through the LPD Survey 2017 confirms that the site is currently in use as grazing land. It is judged that this would not preclude the site coming forward for development.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions Confirmed by the LPD Survey 2017.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020 Confirmed by information provided through the LPD Survey 2017.
2.1 Site marketability	(+)	Site is under option to a developer Confirmed by information provided through the LPD Survey 2017.
2.2 Site viability	(+)	No viability issues identified Information provided through the LPD Survey 2017 indicates that a high level viability assessment found the site to be viable for development.
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability. The Stage 6.2 assessment indicates that access constraints whilst present could be mitigated.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development. Existing masterplans propose new public open space provision on-site as part of the development.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	(+)	There are no identified current deficiencies in the quantum of open space within the settlement. No open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works with current or planned additional capacity to meet additional demand
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District
3.7 Impact on water networks	(+)	Settlement is served by water network with no known capacity issues
3.8 Impact on wastewater networks	(+)	Settlement is served by wastewater network with capacity to meet additional demand

## Site Deliverability Assessment

**Site Reference:** SR-0873  
**Settlement:** Stapleford Abbots  
**Address:** Rear of Mountford & Bishops Bron, Oak Hill Road, Stapleford Abbots, Romford, Essex, RM4 1JL  
**Notes:** Car park and green open space to the rear of the Royal Oak Pub  
**Land type:** Previously developed land in the Green Belt  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
 Issue  
**Rev 2**  
**ARUP** Epping Forest District Council  
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 Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community  
 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.28  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 0.57

### Establishing indicative baseline density

**Site located in:** Small Village  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 34.5  
**Indicative baseline yield (units):** 19

### Refining the indicative site density

**Identified density constraints:** No constraints

**Constraints density adjustment:** 0% **(dph):** 34.5

**Justification for adjustment:** No constraints affecting site capacity identified. No capacity adjustment made.

**Local setting:** Council response to pre-application submission for this site indicates significantly lower development would be required due to local setting, than the baseline capacity indicated. Density reduced accordingly.

**Local setting density adjustment:** -15% **(dph):** 29.3

**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.

**Mixed use density adjustment:** 0% **(dph):** 29.3

**Gross to net adjustment:** 0% **(dph):** 29.3

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 16

**Further site boundary amendment:** Yes  
**Justification for further site boundary amendment:** Southern part of the site is subject to a planning permission. Planning application EPF/1762/17 received on the northern 0.28 ha part of site for 8 homes which is considered acceptable.  
**Updated unconstrained site area (ha):** 0.28  
**Updated indicative net site capacity (units):** 8

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	(+)	There are no identified current deficiencies in the quantum of open space within the settlement. No open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works with current or planned additional capacity to meet additional demand
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District
3.7 Impact on water networks	(+)	Settlement is served by water network with no known capacity issues
3.8 Impact on wastewater networks	(+)	Settlement is served by wastewater network with capacity to meet additional demand



**Report on Site Selection**

**ARUP**

Epping Forest District Council

Drawing No.  
EFDC-S3/4-0020-Rev2

Date: March 2018

Scale: 1:14,000 @A3

**Content**  
Residential Sites for Testing at Stage 3/4 and Stage 6.3/6.4 in Theydon Bois

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

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**Legend**

Residential Sites for Testing at Stage 3/4 and Stage 6.3/6.4

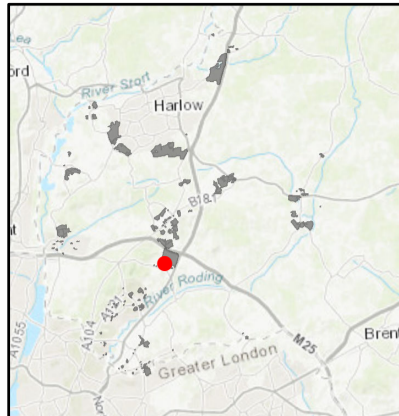
This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.

N  
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B1024



## Site Deliverability Assessment

**Site Reference:** SR-0026A  
**Settlement:** Theydon Bois  
**Address:** Land to east of Theydon Bois London Underground station, north of Abridge Road  
**Notes:** Agricultural and vacant land.  
**Land type:** Medium performing Green Belt adjacent to a settlement  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
 Issue  
**Rev 2**  
**ARUP** Epping Forest District Council  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 30.33  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.  
**Area of site subject to non-major policy constraints (ha):** 0.00  
**Unconstrained site area (ha):** 30.33  
**Establishing indicative baseline density**  
**Site located in:** Large Village  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 39.0  
**Indicative baseline yield (units):** 1,182

### Refining the indicative site density

**Identified density constraints:** Nationally Protected Sites; TPOs; Ancient/Veteran Trees outside of Ancient Woodland  
**Constraints density adjustment:** 0% **(dph):** 39.0  
**Justification for adjustment:** Area of TPOs and Ancient / Veteran Trees are located within the site, and along its edges. Given site size, constraint likely to be incorporated into site layout without density reduction. No reduction required for SSSI. No capacity adjustment made.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% **(dph):** 39.0  
**Incorporate mixed use development:** The promoter considers that the site could accommodate employment, retail, community facilities (school, GP etc.) totalling 6ha, however it is not considered appropriate to assess the site on this basis. No mixed use adjustment made.  
**Mixed use density adjustment:** 0% **(dph):** 39.0  
**Gross to net adjustment:** -35% **(dph):** 25.4  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 768

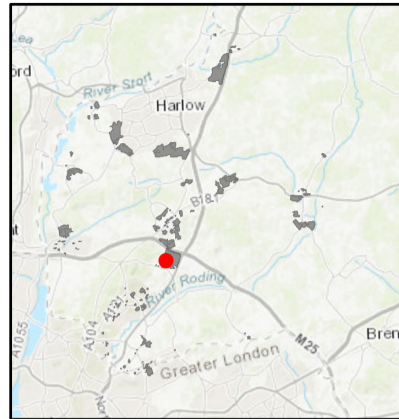
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 30.33  
**Updated indicative net site capacity (units):** 768

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(-)	Site ownership is unknown or is in multiple ownership and the other owners are either unknown, oppose the development or are promoting another conflicting scheme
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years
1.3 On-site restrictions	0	Site is subject to restrictions but agreement in place or being negotiated to overcome them, or not judged to be a constraint
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	0	Site is located within 1km of a health facility (GP) with a patient list size that exceeds recommended GP/patient ratio
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0026B  
**Settlement:** Theydon Bois  
**Address:** Land East of Central Line/North of Abridge Road (Including The Old Foresters Site), Theydon Bois  
**Notes:** Not applicable.  
  
**Land type:** Medium performing Green Belt adjacent to a settlement  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
 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

## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 12.95  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00  
**Unconstrained site area (ha):** 12.95  
**Establishing indicative baseline density**  
**Site located in:** Large Village  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 39.0  
**Indicative baseline yield (units):** 504

### Refining the indicative site density

**Identified density constraints:** Nationally Protected Sites; Ancient/Veteran Trees outside of Ancient Woodland  
**Constraints density adjustment:** 0% **(dph):** 39.0  
**Justification for adjustment:** Ancient / Veteran Trees are dispersed across site, and likely to be incorporated into layout without reduction in density required. No reduction required for SSSI due to distance. No capacity adjustment made.  
  
**Local setting:** Sensitive edge of settlement context would require a reduction to density for the site overall, with higher densities focused towards Theydon Bois London Underground Station.  
**Local setting density adjustment:** -40% **(dph):** 23.4  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
  
**Mixed use density adjustment:** 0% **(dph):** 23.4  
**Gross to net adjustment:** -35% **(dph):** 15.2  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 196

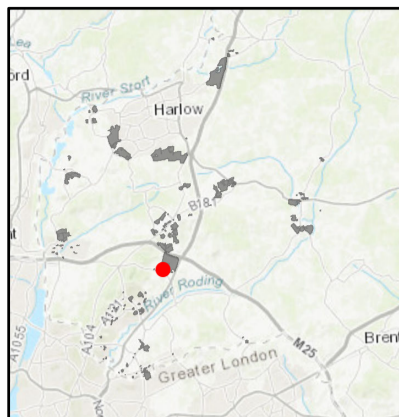
**Further site boundary amendment:** Yes  
**Justification for further site boundary amendment:** Development should be limited to the western half of the site, excluding Transport for London land to the south. This equates to approximately 56% of site area.  
**Updated unconstrained site area (ha):** 7.25  
**Updated indicative net site capacity (units):** 135

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years
1.3 On-site restrictions	0	Site is subject to restrictions but agreement in place or being negotiated to overcome them, or not judged to be a constraint
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020
2.1 Site marketability	(+)	Site is under option to a developer
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	0	Site is located within 1km of a health facility (GP) with a patient list size that exceeds recommended GP/patient ratio
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0026C  
**Settlement:** Theydon Bois  
**Address:** Part of the Thrifts Hall Farm, Abridge Road, Theydon Bois  
**Notes:** Grazing land.  
**Land type:** Medium performing Green Belt adjacent to a settlement  
**Primary use:** Residential



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
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 10.23  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 10.23

### Establishing indicative baseline density

**Site located in:** Large Village  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 39.0  
**Indicative baseline yield (units):** 398

### Refining the indicative site density

**Identified density constraints:** Nationally Protected Sites; Ancient/Veteran Trees outside of Ancient Woodland; TPOs; Access

**Constraints density adjustment:** -10% **(dph):** 35.1

**Justification for adjustment:** TPOs and ancient/veteran trees located throughout the site likely to constrain density. Capacity adjusted accordingly. It is considered at all other identified constraints could be accommodated without affecting the capacity of the site.

**Local setting:** Sensitive edge of settlement context would require a reduction to density for the site overall with higher densities could be focused towards Theydon Bois London Underground Station.

**Local setting density adjustment:** -40% **(dph):** 21.1

**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.

**Mixed use density adjustment:** 0% **(dph):** 21.1

**Gross to net adjustment:** -35% **(dph):** 13.7

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 140

**Further site boundary amendment:** Yes  
**Justification for further site boundary amendment:** Development should be limited to the western half of the site, excluding Transport for London land to the south. This equates to approximately 70% of site area.

**Updated unconstrained site area (ha):** 7.16

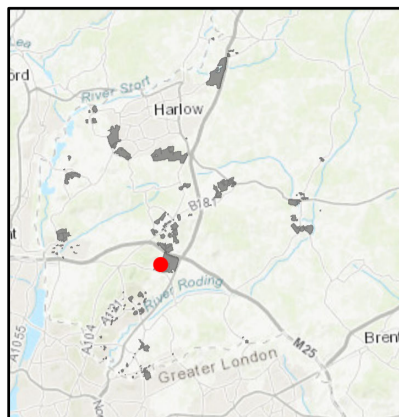
**Updated indicative net site capacity (units):** 120

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership The Strategic Land Availability Assessment indicates that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years Confirmed by the Strategic Land Availability Assessment.
1.3 On-site restrictions	0	Site is subject to restrictions but agreement in place or being negotiated to overcome them, or not judged to be a constraint A telegraph mast affects parts of the site, and information submitted through the Regulation 18 Draft Local Plan consultation states that a public right of way crosses the site. However it is judged that these would not constrain development of the site.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020 Confirmed by the Strategic Land Availability Assessment.
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer The Strategic Land Availability Assessment indicates that a number of enquiries have been received from interested developers.
2.2 Site viability	(+)	No viability issues identified While no information is held on the site's viability, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability Information submitted through the Regulation 18 Draft Local Plan consultation confirms that there are no known on-site constraints which could impact upon deliverability. A new access is proposed to Theydon Bois Underground Station.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development. Existing masterplans propose new public open space provision on-site as part of the development.
2.7 Health	0	Site is located within 1km of a health facility (GP) with a patient list size that exceeds recommended GP/patient ratio
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0070  
**Settlement:** Theydon Bois  
**Address:** Land at Forest Drive, Theydon Bois  
**Notes:** Agricultural/Greenfield plot  
**Land type:** Medium performing Green Belt adjacent to a settlement  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.89  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.  
**Area of site subject to non-major policy constraints (ha):** 0.00  
**Unconstrained site area (ha):** 0.89

### Establishing indicative baseline density

**Site located in:** Large Village  
**Site setting is:** Other  
**Site is near a commuter hub:** Yes  
**Indicative baseline density (dph):** 58.5  
**Indicative baseline yield (units):** 52

### Refining the indicative site density

**Identified density constraints:** Surface Water Flooding  
**Constraints density adjustment:** -25% **(dph):** 43.9  
**Justification for adjustment:** Surface water flooding risk affects part of the site and is likely to constraint site capacity by 25%.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% **(dph):** 43.9  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 43.9  
**Gross to net adjustment:** 0% **(dph):** 43.9  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 39

**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.89  
**Updated indicative net site capacity (units):** 39

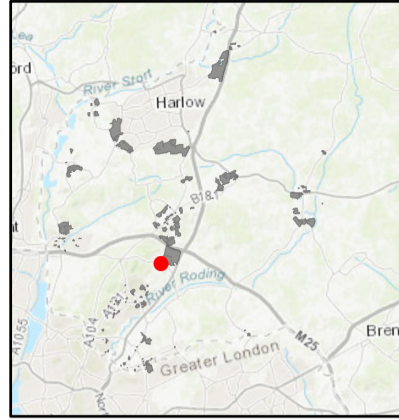
## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information provided through the LPD Survey 2016 confirms that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years Confirmed by information provided through the LPD Survey 2016.
1.3 On-site restrictions	0	Site is subject to restrictions but agreement in place or being negotiated to overcome them, or not judged to be a constraint Information provided through the LPD Survey 2016 confirmed that permissive rights were agreed with Epping Forest District Council, and a public footpath runs adjacent to the western boundary of the site. These are not judged to constrain development.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020 Confirmed by information provided through the LPD Survey 2016.
2.1 Site marketability	(-)	Site is not being actively marketed Information submitted through the Regulation 18 Draft Local Plan consultation indicates that the site has not been marketed to date, but that the landowner is willing to sell the land for development at a time when development is in prospect.
2.2 Site viability	(+)	No viability issues identified Information submitted through the Regulation 18 Draft Local Plan consultation indicates that, in the current market, the site could viably deliver a 40% affordable housing contribution.
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability. An EFDC Officer has identified the site as being at risk of surface water flooding. However, this constraint is assumed to be mitigable.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	0	Site is located 400-600m from existing publicly accessible open space.
2.7 Health	0	Site is located within 1km of a health facility (GP) with a patient list size that exceeds recommended GP/patient ratio
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There is a current deficiency in the quantum of open space within this settlement. However, no open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure
3.5 Cumulative impact on sewage treatment work capacity	0	Settlement is served by a Sewage Treatment Works which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District
3.7 Impact on water networks	(+)	Settlement is served by water network with no known capacity issues
3.8 Impact on wastewater networks	(+)	Settlement is served by wastewater network with capacity to meet additional demand

## Site Deliverability Assessment

**Site Reference:** SR-0228i  
**Settlement:** Theydon Bois  
**Address:** Theydon Bois London Underground Car Park, Land and commercial yard adjacent to station off Coppice Row, CM16 7  
**Notes:** Not applicable.

**Land type:** Urban brownfield  
**Primary use:** Residential



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
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.36  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Settlement Capacity Study indicates that London Underground parking could be re-provided through basement parking and therefore no reduction in available site area made.  
**Area of site subject to non-major policy constraints (ha):** 0.00  
**Unconstrained site area (ha):** 0.36

### Establishing indicative baseline density

**Site located in:** Large Village  
**Site setting is:** Large Village Local  
**Site is near a commuter hub:** Yes  
**Indicative baseline density (dph):** 67.3  
**Indicative baseline yield (units):** 23

### Refining the indicative site density

**Identified density constraints:** No constraints  
**Constraints density adjustment:** -50% **(dph):** 67.3  
**Justification for adjustment:** Surface Water flooding is likely to constraint capacity by 50%. Density reduced accordingly.  
**Local setting:** Car park sites were identified in the Settlement Capacity Study as being suitable for higher densities. Density increased accordingly.  
**Local setting density adjustment:** +50% **(dph):** 100.9  
**Incorporate mixed use development:** The Settlement Capacity Study recommended this site incorporate employment/retail uses and assumed some 250sqm of employment space, which equates to circa 18% of the site area. The capacity has been reduced accordingly.  
**Mixed use density adjustment:** -18% **(dph):** 82.7  
**Gross to net adjustment:** 0% **(dph):** 82.7  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 29

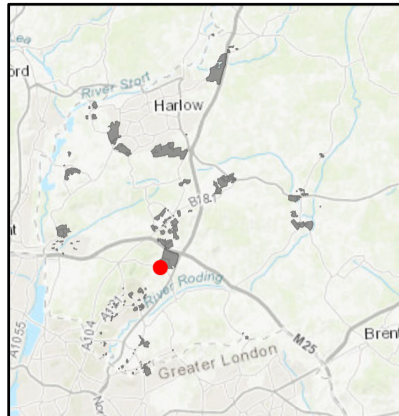
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.36  
**Updated indicative net site capacity (units):** 29

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020
2.1 Site marketability	(-)	Site is not being actively marketed
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	0	Site is located within 1km of a health facility (GP) with a patient list size that exceeds recommended GP/patient ratio
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0228ii  
**Settlement:** Theydon Bois  
**Address:** Theydon Bois London Underground Car Park, Land and commercial yard adjacent to station off Coppice Row, CM16 7  
**Notes:** Not applicable.  
  
**Land type:** Medium performing Green Belt adjacent to a settlement  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.23  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 0.23

### Establishing indicative baseline density

**Site located in:** Large Village  
**Site setting is:** Large Village Local  
**Site is near a commuter hub:** Yes  
**Indicative baseline density (dph):** 67.3  
**Indicative baseline yield (units):** 15

### Refining the indicative site density

**Identified density constraints:** Heritage - Listed Building; Surface Water Flooding

**Constraints density adjustment:** -50% **(dph):** 33.6

**Justification for adjustment:** Listed Building located some distance from site and not likely to affect capacity. Surface Water flooding is likely to constraint capacity by 50%. Density reduced accordingly.

**Local setting:** Railway yard site adjacent to London Underground station is identified as being suitable for higher density than that indicated in the baseline. Adjustment to density made to account for local setting.

**Local setting density adjustment:** +50% **(dph):** 50.5

**Incorporate mixed use development:** The Settlement Capacity Study recommended similar sites incorporate employment/retail uses. It has therefore been assumed that circa 18% of the site area would be for such uses. The capacity has been reduced accordingly.

**Mixed use density adjustment:** -18% **(dph):** 41.4

**Gross to net adjustment:** 0% **(dph):** 41.4

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 9

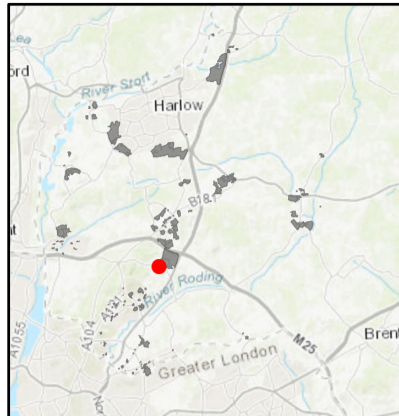
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.23  
**Updated indicative net site capacity (units):** 9

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020
2.1 Site marketability	(-)	Site is not being actively marketed
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	0	Site is located within 1km of a health facility (GP) with a patient list size that exceeds recommended GP/patient ratio
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0228i-N  
**Settlement:** Theydon Bois  
**Address:** Theydon Bois London Underground Car Park, Station Approach, Theydon Bois, Essex, CM16 7HR  
**Notes:** Car park  
  
**Land type:** Urban brownfield  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.30  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Settlement Capacity Study indicates that London Underground parking could be re-provided through basement parking and therefore no reduction in available site area made.  
**Area of site subject to non-major policy constraints (ha):** 0.00  
**Unconstrained site area (ha):** 0.30

### Establishing indicative baseline density

**Site located in:** Large Village  
**Site setting is:** Large Village Local  
**Site is near a commuter hub:** Yes  
**Indicative baseline density (dph):** 67.3  
**Indicative baseline yield (units):** 20

### Refining the indicative site density

**Identified density constraints:** Surface Water Flooding  
**Constraints density adjustment:** -50% **(dph):** 33.6  
**Justification for adjustment:** Surface Water flooding is likely to constraint capacity by 50%. Density reduced accordingly.  
**Local setting:** Car park sites were identified in the Settlement Capacity Study as being suitable for higher densities. Density increased accordingly.  
**Local setting density adjustment:** +50% **(dph):** 50.5  
**Incorporate mixed use development:** The Settlement Capacity Study recommended this site incorporate town centre uses. Surface water flooding risk means that at least part of the ground floor may be developed for town centre uses, equating to around 20% of the site capacity.  
**Mixed use density adjustment:** -20% **(dph):** 40.4  
**Gross to net adjustment:** 0% **(dph):** 40.4  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 12

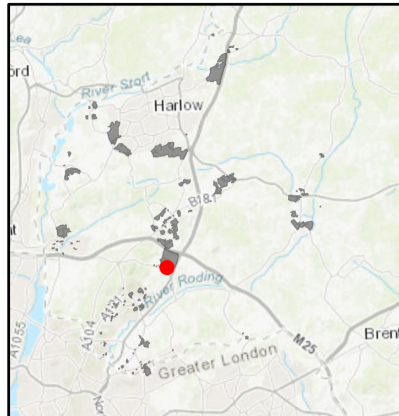
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.30  
**Updated indicative net site capacity (units):** 12

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020
2.1 Site marketability	(-)	Site is not being actively marketed
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	0	Site is located within 1km of a health facility (GP) with a patient list size that exceeds recommended GP/patient ratio
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There is a current deficiency in the quantum of open space within this settlement. However, no open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure
3.5 Cumulative impact on sewage treatment work capacity	0	Settlement is served by a Sewage Treatment Works which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District
3.7 Impact on water networks	(+)	Settlement is served by water network with no known capacity issues
3.8 Impact on wastewater networks	(+)	Settlement is served by wastewater network with capacity to meet additional demand

## Site Deliverability Assessment

**Site Reference:** SR-0497  
**Settlement:** Theydon Bois  
**Address:** Land to the rear of Monks Hall, Abridge Road, Theydon Bois  
**Notes:** Residential and amenity land with small area of hard standing.  
**Land type:** Medium performing Green Belt adjacent to a settlement  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
 Issue  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 1.09  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 1.09

### Establishing indicative baseline density

**Site located in:** Large Village  
**Site setting is:** Other  
**Site is near a commuter hub:** Yes  
**Indicative baseline density (dph):** 58.5  
**Indicative baseline yield (units):** 64

### Refining the indicative site density

**Identified density constraints:** Heritage - Listed Building; Settlement Character

**Constraints density adjustment:** -50% **(dph):** 29.3

**Justification for adjustment:** Listed Building and settlement character impact likely to reduce capacity by around 50%. No further reduction for other constraints.

**Local setting:** No adjustment made for local setting.

**Local setting density adjustment:** 0% **(dph):** 29.3

**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.

**Mixed use density adjustment:** 0% **(dph):** 29.3

**Gross to net adjustment:** -10% **(dph):** 26.3

**Existing on-site development (units):** 1

**Indicative net site capacity (units):** 27

**Further site boundary amendment:** No

**Justification for further site boundary amendment:** No amendment to site area.

**Updated unconstrained site area (ha):** 1.09

**Updated indicative net site capacity (units):** 27

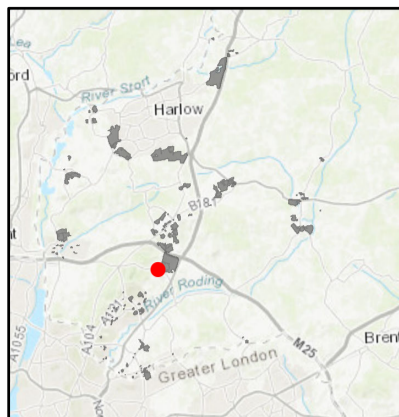
## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information submitted through the Regulation 18 Draft Local Plan consultation confirms that the site is in single ownership.
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown Based on a desk-top assessment of site characteristics, the site contains a residential dwelling, private open amenity space and open land. The timescale for the cessation of the residential use is unknown.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions No data is held on on-site restrictions.
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown Although a representation was submitted through the Regulation 18 Draft Local Plan consultation regarding this site, the timescale for the availability of the site remains unknown.
2.1 Site marketability	(-)	Site is not being actively marketed Although a representation was submitted through the Regulation 18 Draft Local Plan consultation regarding the site, it was not confirmed whether the site has been marketed for development.
2.2 Site viability	(+)	No viability issues identified While no information is held on the site's viability, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability. The Stage 2 assessment indicates that contamination constraints whilst present could be mitigated.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.7 Health	0	Site is located within 1km of a health facility (GP) with a patient list size that exceeds recommended GP/patient ratio
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation



## Site Deliverability Assessment

**Site Reference:** SR-0585  
**Settlement:** Theydon Bois  
**Address:** 21/23 Forest Drive, Theydon Bois, Essex, CM16 7HA  
**Notes:** Dwelling and associated garden land  
**Land type:** Urban brownfield  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
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**Issue**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.06  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.  
**Area of site subject to non-major policy constraints (ha):** 0.00  
**Unconstrained site area (ha):** 0.06

### Establishing indicative baseline density

**Site located in:** Large Village  
**Site setting is:** Large Village Local  
**Site is near a commuter hub:** Yes  
**Indicative baseline density (dph):** 67.3  
**Indicative baseline yield (units):** 3

### Refining the indicative site density

**Identified density constraints:** TPOs  
**Constraints density adjustment:** 0% **(dph):** 67.3  
**Justification for adjustment:** There is one TPO on site, which is likely to be accommodated within the scheme design without constraining capacity. No adjustment made.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% **(dph):** 67.3  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 67.3  
**Gross to net adjustment:** 0% **(dph):** 67.3  
**Existing on-site development (units):** 1  
**Indicative net site capacity (units):** 2

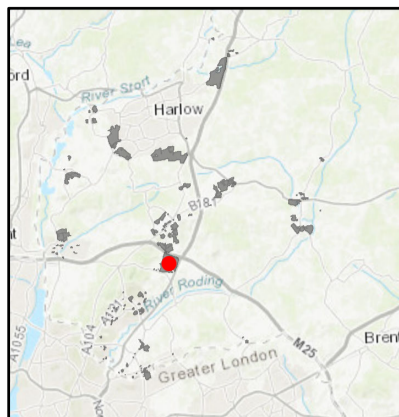
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.06  
**Updated indicative net site capacity (units):** 2

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	0	Site expected to be available between 2021 and 2025
2.1 Site marketability	(+)	Site is under option to a developer
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	0	Site is located within 1km of a health facility (GP) with a patient list size that exceeds recommended GP/patient ratio
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0800  
**Settlement:** Theydon Bois  
**Address:** Land to the East of Theydon Bois  
**Notes:** Open agricultural/grazing land, stream in the site.  
**Land type:** Medium performing Green Belt adjacent to a settlement  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 103.26  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Local Wildlife Site and BAP Habitat located in part of the site which extends from the centre to the north east.

**Area of site subject to non-major policy constraints (ha):** 20.41  
**Unconstrained site area (ha):** 12.95

### Establishing indicative baseline density

**Site located in:** Large Village  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 39.0  
**Indicative baseline yield (units):** 504

### Refining the indicative site density

**Identified density constraints:** Nationally Protected Sites; LoWS; Ancient/Veteran Trees outside of Ancient Woodland; BAP Habitats; TPOs; Access  
**Constraints density adjustment:** -10% **(dph):** 35.1  
**Justification for adjustment:** TPOs, LoWS and Veteran Trees are located throughout the site and would likely constrain density. It is considered that all other identified constraints could be accommodated without affecting the capacity of the site.  
**Local setting:** Edge of settlement context would require a reduction to density for the site overall with higher densities could be focused towards Theydon Bois London Underground Station.  
**Local setting density adjustment:** -40% **(dph):** 21.1  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 21.1  
**Gross to net adjustment:** -35% **(dph):** 13.7  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 177

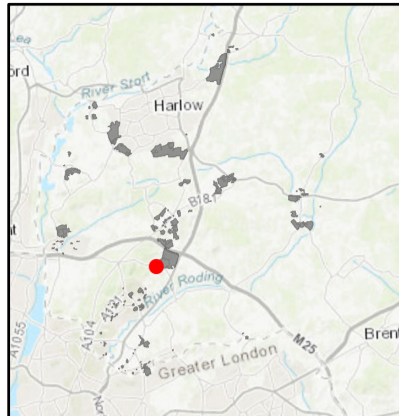
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 12.95  
**Updated indicative net site capacity (units):** 177

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(-)	Site ownership is unknown or is in multiple ownership and the other owners are either unknown, oppose the development or are promoting another conflicting scheme The Strategic Land Availability Assessment indicates the site is owned by Theydon Land Leisure although the intentions of the landowners are unknown.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years The Strategic Land Availability Assessment does not indicate a timescale for on-site uses to cease, but based on a desk-top review of site characteristics the site is agricultural land which would not constrain the site coming forward for development.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions No data is held on on-site restrictions.
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown The availability of the site is unknown.
2.1 Site marketability	(-)	Site is not being actively marketed As the position on the site is unknown following the LPD Survey 2016, it is assumed that the site is not being actively marketed.
2.2 Site viability	(+)	No viability issues identified Although no viability testing has been undertaken by the site promoters, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development. Existing masterplans propose new public open space provision on-site as part of the development.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0849  
**Settlement:** Theydon Bois  
**Address:** Tesco Express and Car Park, Coppice Row, Theydon Bois  
**Notes:** Retail dwelling (Tesco Express) in retail parade and car parking for adjacent pub (registered parking only)  
**Land type:** Urban brownfield  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.12  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 0.12

### Establishing indicative baseline density

**Site located in:** Large Village  
**Site setting is:** Large Village Local  
**Site is near a commuter hub:** Yes  
**Indicative baseline density (dph):** 67.3  
**Indicative baseline yield (units):** 8

### Refining the indicative site density

**Identified density constraints:** Nationally Protected Sites; TPOs; Buffer Lands

**Constraints density adjustment:** -10% **(dph):** 60.5

**Justification for adjustment:** TPOs located on western boundary of site likely to be integrated in site layout. Impact on Nationally Protected Sites not likely to constrain capacity. Southern boundary of site near Buffer Lands; density adjustment may be required. Adjustment made.

**Local setting:** No adjustment made for local setting.

**Local setting density adjustment:** 0% **(dph):** 60.5

**Incorporate mixed use development:** Although the Settlement Capacity Study recommended this site incorporate employment/retail uses, given the revised site area, it is not considered feasible to assume a mix of uses on site. No adjustment made.

**Mixed use density adjustment:** 0% **(dph):** 60.5

**Gross to net adjustment:** 0% **(dph):** 60.5

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 7

**Further site boundary amendment:** No

**Justification for further site boundary amendment:** No amendment to site area.

**Updated unconstrained site area (ha):** 0.12

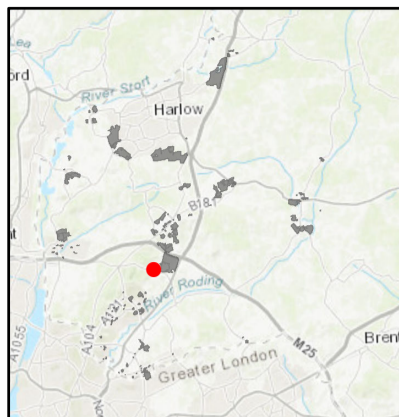
**Updated indicative net site capacity (units):** 7

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(-)	Site ownership is unknown or is in multiple ownership and the other owners are either unknown, oppose the development or are promoting another conflicting scheme
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown
2.1 Site marketability	(-)	Site is not being actively marketed
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	0	Site is located within 1km of a health facility (GP) with a patient list size that exceeds recommended GP/patient ratio
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-1020  
**Settlement:** Theydon Bois  
**Address:** Wain, Coppice Row, Theydon Bois, Epping, Essex, CM16 7ER  
**Notes:** Two single dwellings  
**Land type:** Urban brownfield  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.15  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 0.15

### Establishing indicative baseline density

**Site located in:** Large Village  
**Site setting is:** Other  
**Site is near a commuter hub:** Yes  
**Indicative baseline density (dph):** 58.5  
**Indicative baseline yield (units):** 8

### Refining the indicative site density

**Identified density constraints:** Internationally Protected Sites; Nationally Protected Sites

**Constraints density adjustment:** 0% **(dph):** 58.5

**Justification for adjustment:** Impact on Internationally and Nationally Protected sites not likely to constraint capacity due to distance. No adjustment made.

**Local setting:** The site context and characteristics would support the baseline density. The principle and scale of development proposed in pre-application enquiry is supported in the Council's response. No adjustment made.

**Local setting density adjustment:** 0% **(dph):** 58.5

**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.

**Mixed use density adjustment:** 0% **(dph):** 58.5

**Gross to net adjustment:** 0% **(dph):** 58.5

**Existing on-site development (units):** 2

**Indicative net site capacity (units):** 6

**Further site boundary amendment:** No

**Justification for further site boundary amendment:** No amendment to site area.

**Updated unconstrained site area (ha):** 0.15

**Updated indicative net site capacity (units):** 6

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	0	Site is located within 1km of a health facility (GP) with a patient list size that exceeds recommended GP/patient ratio
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There is a current deficiency in the quantum of open space within this settlement. However, no open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure
3.5 Cumulative impact on sewage treatment work capacity	0	Settlement is served by a Sewage Treatment Works which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District
3.7 Impact on water networks	(+)	Settlement is served by water network with no known capacity issues
3.8 Impact on wastewater networks	(+)	Settlement is served by wastewater network with capacity to meet additional demand



**Report on Site Selection**



Drawing No.  
EFDC-S3/4-0021-Rev2

Date: March 2018

Scale: 1:8,000 @A3

**Content**

Residential Sites for Testing at Stage 3/4 and Stage 6.3/6.4 in Thornwood

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 for Testing at Stage 3/4 and Stage 6.3/6.4

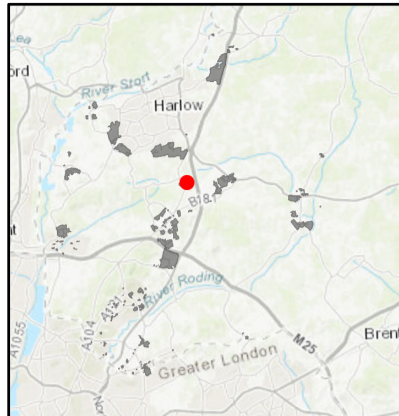
This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.



B1037

## Site Deliverability Assessment

**Site Reference:** SR-0043  
**Settlement:** Thornwood  
**Address:** Land at Weald Hall Lane, Thornwood  
**Notes:** Agricultural field  
**Land type:** Medium performing Green Belt adjacent to a settlement  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
 Issue  
**Rev 2**  
**ARUP** Epping Forest District Council  
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 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

## Indicative Site Capacity Assessment

**Site boundary amendment:** None

**Site constraints affecting extent of developable area**

**Site area (ha):** 5.72

**On-site major policy constraints:** Flood Risk Zone 3b affects a small portion of the site around the south-eastern boundary.

**Area of site subject to major policy constraints (ha):** 0.01

**On-site non-major policy constraints:** Flood Zones 2 and 3a affect south-eastern boundary of the site.

**Area of site subject to non-major policy constraints (ha):** 0.67

**Unconstrained site area (ha):** 5.06

**Establishing indicative baseline density**

**Site located in:** Small Village

**Site setting is:** Other

**Site is near a commuter hub:** No

**Indicative baseline density (dph):** 34.5

**Indicative baseline yield (units):** 174

### Refining the indicative site density

**Identified density constraints:** Nationally Protected Sites

**Constraints density adjustment:** 0% **(dph):** 34.5

**Justification for adjustment:** Mitigation for potential impact on SSSI is not likely to constrain density due to distance from the site. No capacity adjustment made.

**Local setting:** No adjustment made for local setting.

**Local setting density adjustment:** 0% **(dph):** 34.5

**Incorporate mixed use development:** Although the site is promoted for a mix of uses include 2.14 hectares for commercial use, it is not considered appropriate to assume commercial use on site as this is not consistent with the Council's strategy for employment land. No adjustment made.

**Mixed use density adjustment:** 0% **(dph):** 34.5

**Gross to net adjustment:** -20% **(dph):** 27.6

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 139

**Further site boundary amendment:** No

**Justification for further site boundary amendment:** No amendment to site area.

**Updated unconstrained site area (ha):** 5.06

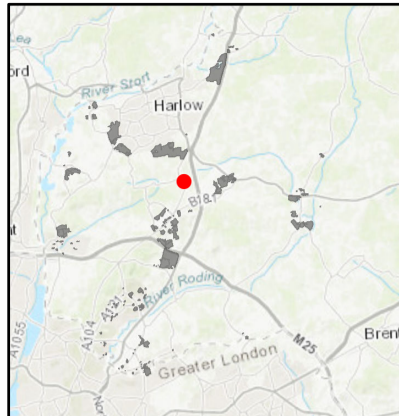
**Updated indicative net site capacity (units):** 139

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(+)	Information provided through the LPD Survey 2016 confirms that the site is in single ownership.
1.3 On-site restrictions	(+)	There are no existing uses on-site or existing uses could cease in less than two years
1.4 Site availability	(+)	Confirmed by information provided through the LPD Survey 2016.
2.1 Site marketability	(-)	Site is not subject to any known restrictions
2.2 Site viability	(+)	Confirmed by information provided through the LPD Survey 2016.
2.3 On-site and physical infrastructure constraints	0	Site is not being actively marketed
2.4a Primary schools (Planning area)	0	The LPD Survey 2016 confirmed that the landowner is willing to sell the land for development, at a time when development is in prospect. No marketing has been undertaken to date.
2.4b Primary schools	(-)	No viability issues identified
2.5a Secondary schools (Planning area)	0	Although no viability testing has been undertaken by the site promoters, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.5b Secondary schools	(-)	The Stage 2 assessment identified that flood risk constraints, whilst present, could be mitigated.
2.6 Access to open space	(+)	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.7 Health	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.8 Impact on mineral deposits	(+)	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
3.1 Cumulative loss of open space in settlement		Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
3.2 Cumulative impact on primary school (Planning area)		Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
3.3 Cumulative impact on secondary schools (Planning area)		Site is located more than 1km from a health facility (GP).
3.4 Cumulative impact on the green infrastructure		None of the site is located within a minerals safeguarding area
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0149  
**Settlement:** Thornwood  
**Address:** Tudor House, High Road, Thornwood, with adjacent land.  
**Notes:** Dwelling house and adjacent land (fields)  
**Land type:** Medium performing Green Belt adjacent to a settlement  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
 Issue  
**Rev 2**  
**ARUP** Epping Forest District Council  
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 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 4.01  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 4.01

### Establishing indicative baseline density

**Site located in:** Small Village  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 34.5  
**Indicative baseline yield (units):** 138

### Refining the indicative site density

**Identified density constraints:** Nationally Protected Sites; LoWS  
**Constraints density adjustment:** 0% **(dph):** 34.5  
**Justification for adjustment:** Mitigation for potential impact on SSSI is not likely to constrain density due to distance from the site. LoWS not considered a constraint on density. No capacity adjustment made.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% **(dph):** 34.5  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 34.5  
**Gross to net adjustment:** -10% **(dph):** 31.1  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 124

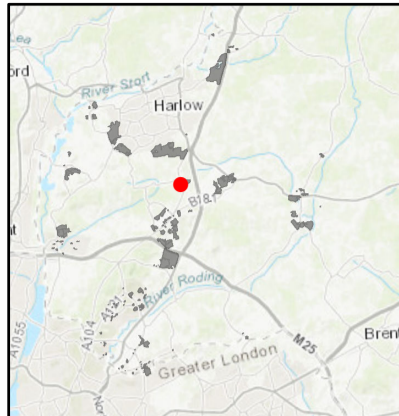
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 4.01  
**Updated indicative net site capacity (units):** 124

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	(+)	There are no identified current deficiencies in the quantum of open space within the settlement. No open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure
3.5 Cumulative impact on sewage treatment work capacity	0	Settlement is served by a Sewage Treatment Works which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District
3.7 Impact on water networks	(+)	Settlement is served by water network with no known capacity issues
3.8 Impact on wastewater networks	(+)	Settlement is served by wastewater network with capacity to meet additional demand

## Site Deliverability Assessment

**Site Reference:** SR-0410  
**Settlement:** Thornwood  
**Address:** Land East of High Road, Thornwood  
**Notes:** Farm and Agricultural field  
**Land type:** Medium performing Green Belt adjacent to a settlement  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
 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

## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 4.20  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.  
**Area of site subject to non-major policy constraints (ha):** 0.00  
**Unconstrained site area (ha):** 4.20  
**Establishing indicative baseline density**  
**Site located in:** Small Village  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 34.5  
**Indicative baseline yield (units):** 144

### Refining the indicative site density

**Identified density constraints:** Nationally Protected Sites  
**Constraints density adjustment:** 0% **(dph):** 34.5  
**Justification for adjustment:** Mitigation for potential impact on SSSI is not likely to constrain density due to distance from the site. No capacity adjustment made.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% **(dph):** 34.5  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 34.5  
**Gross to net adjustment:** -10% **(dph):** 31.1  
**Existing on-site development (units):** 1  
**Indicative net site capacity (units):** 129

**Further site boundary amendment:** Yes  
**Justification for further site boundary amendment:** Development to be limited to the part of the site fronting High Road. The western extent of the site should generally align with the rear boundaries of adjacent properties, with a site area of 1.59 ha which equates to approximately 38% of the site  
**Updated unconstrained site area (ha):** 1.59  
**Updated indicative net site capacity (units):** 48

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	0	Site is in multiple ownership where landowners are promoting independent schemes that are not in conflict, or working collaboratively on a scheme, and there is an agreement in place between the parties
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020
2.1 Site marketability	(-)	Site is not being actively marketed
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	(+)	There are no identified current deficiencies in the quantum of open space within the settlement. No open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure
3.5 Cumulative impact on sewage treatment work capacity	0	Settlement is served by a Sewage Treatment Works which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District
3.7 Impact on water networks	(+)	Settlement is served by water network with no known capacity issues
3.8 Impact on wastewater networks	(+)	Settlement is served by wastewater network with capacity to meet additional demand





**Report on Site Selection**

**ARUP**

Epping Forest District Council

Drawing No.  
EFDC-S3/4-0022-Rev2

Date: March 2018

Scale: 1:20,000 @A3

**Content**  
Residential Sites for Testing at Stage 3/4 and Stage 6.3/6.4 in Waltham Abbey

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

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**Legend**

Residential Sites for Testing at Stage 3/4 and Stage 6.3/6.4

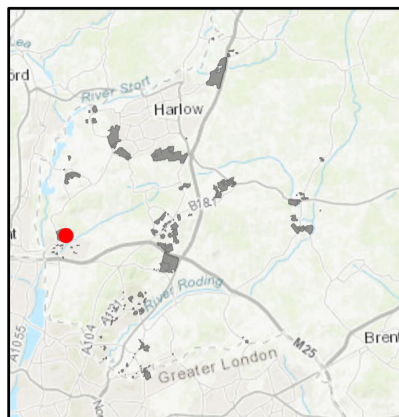
N

B1041

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

## Site Deliverability Assessment

**Site Reference:** SR-0089A  
**Settlement:** Waltham Abbey  
**Address:** Land Lying to the west side of Galley Hill Road, Northern Portion  
**Notes:** Agricultural field  
**Land type:** Green Belt land not adjacent to a settlement  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
 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

## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 11.28  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00  
**Unconstrained site area (ha):** 11.28

### Establishing indicative baseline density

**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 45.0  
**Indicative baseline yield (units):** 507

### Refining the indicative site density

**Identified density constraints:** Nationally Protect Site; Settlement Character; Access; Surface Water Flooding

**Constraints density adjustment:** -10% **(dph):** 40.3

**Justification for adjustment:** Density reduced to mitigate impact on nearby Nationally Protected Site and settlement character. No further reduction to account for surface flood risk and access constraints.

**Local setting:** No adjustment made for local setting.

**Local setting density adjustment:** 0% **(dph):** 40.3

**Incorporate mixed use development:** Site is assumed for residential use only. No mixed use capacity adjustment.

**Mixed use density adjustment:** 0% **(dph):** 40.3

**Gross to net adjustment:** -35% **(dph):** 26.2

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 295

**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.

**Updated unconstrained site area (ha):** 11.28

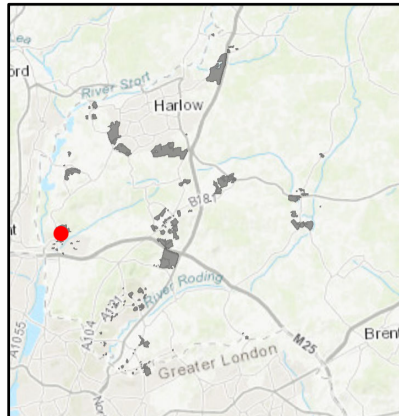
**Updated indicative net site capacity (units):** 295

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information from the Strategic Land Availability Assessment indicates that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years Based on a desk-top assessment of site characteristics, this site is an open field in agricultural use. It is judged that this would not preclude the site coming forward for development.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions The Strategic Land Availability Assessment suggests that there no known on-site restrictions affecting the site.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020 Information from the Strategic Land Availability Assessment suggests that the site is likely to be available immediately.
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer Information from the Strategic Land Availability Assessment indicates that enquiries have been received from a developer.
2.2 Site viability	(+)	No viability issues identified While no information is held on the site's viability, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability. Call for Sites 2008 response indicates need for connection to mains water, sewerage, electricity and gas supply whilst connections exist to highways. Stage 2 assessment states that existing access would require upgrade.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	0	Site is located 400-600m from existing publicly accessible open space.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There is a current deficiency in the quantum of open space within this settlement. However, no open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure In particular, the allocations to the north provide opportunities to strengthen the links between Lea Valley Regional Park and Cobbins Brook and Warlies Park Local Wildlife Sites, and to Epping Forest.
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works with current or planned additional capacity to meet additional demand
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District
3.7 Impact on water networks	(-)	Settlement is served by water network which is unlikely to be able to meet additional demand - upgrades to the existing infrastructure expected to be required
3.8 Impact on wastewater networks	0	Settlement is served by wastewater network which may be unable to meet additional demand - local upgrades to the existing infrastructure expected to be required

## Site Deliverability Assessment

**Site Reference:** SR-0099  
**Settlement:** Waltham Abbey  
**Address:** Lea Valley Nursery, Crooked Mile, Waltham Abbey  
**Notes:** Derelict agricultural nursery/garden centre with a few small warehouses on site and an area of open storage hardstanding  
**Land type:** Medium performing Green Belt adjacent to a settlement  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 16.66  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.  
**Area of site subject to non-major policy constraints (ha):** 0.00  
**Unconstrained site area (ha):** 16.66  
**Establishing indicative baseline density**  
**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 45.0  
**Indicative baseline yield (units):** 749

### Refining the indicative site density

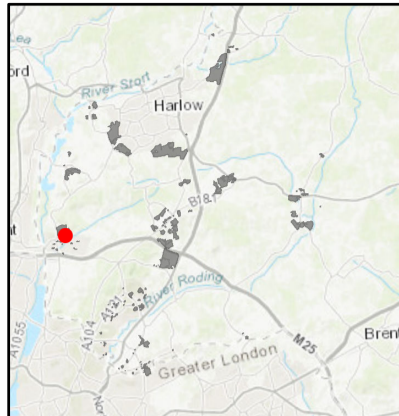
**Identified density constraints:** Nationally Protected Sites; Settlement Character; Access; Surface Water Flooding  
**Constraints density adjustment:** -35% **(dph):** 29.2  
**Justification for adjustment:** Density reduced to mitigate impact on nearby Nationally Protected Site, settlement character and surface water flooding which is likely to constraint capacity. No further reduction to account for access constraint.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% **(dph):** 29.2  
**Incorporate mixed use development:** Site assumed for residential development only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 29.2  
**Gross to net adjustment:** -35% **(dph):** 19.0  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 315  
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 16.66  
**Updated indicative net site capacity (units):** 315

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years
1.3 On-site restrictions	0	Site is subject to restrictions but agreement in place or being negotiated to overcome them, or not judged to be a constraint
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	0	Site is located 400-600m from existing publicly accessible open space.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There is a current deficiency in the quantum of open space within this settlement. However, no open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works with current or planned additional capacity to meet additional demand
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District
3.7 Impact on water networks	(-)	Settlement is served by water network which is unlikely to be able to meet additional demand - upgrades to the existing infrastructure expected to be required
3.8 Impact on wastewater networks	0	Settlement is served by wastewater network which may be unable to meet additional demand - local upgrades to the existing infrastructure expected to be required

## Site Deliverability Assessment

**Site Reference:** SR-0104  
**Settlement:** Waltham Abbey  
**Address:** Land adjoining Parklands, Waltham Abbey  
**Notes:** Agricultural field  
**Land type:** Medium performing Green Belt adjacent to a settlement  
**Primary use:** Residential



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**Epping Forest District Council**  
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**Epping Forest District Local Plan**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 4.34  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.  
**Area of site subject to non-major policy constraints (ha):** 0.00  
**Unconstrained site area (ha):** 4.34  
**Establishing indicative baseline density**  
**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 45.0  
**Indicative baseline yield (units):** 195

### Refining the indicative site density

**Identified density constraints:** Nationally Protected Sites; Access  
**Constraints density adjustment:** -26% **(dph):** 33.3  
**Justification for adjustment:** Density reduced to mitigate impact on nearby Nationally Protected Site. Capacity further reduced to account for land to provide a new access point. Capacity reduced accordingly.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% **(dph):** 33.3  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 33.3  
**Gross to net adjustment:** -10% **(dph):** 30.0  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 130

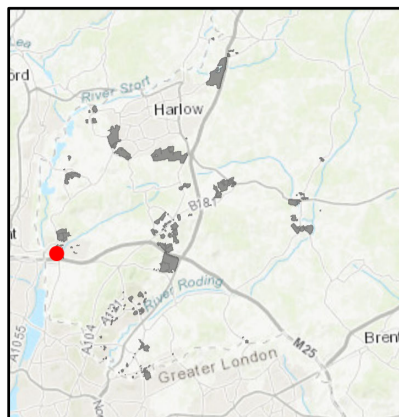
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 4.34  
**Updated indicative net site capacity (units):** 130

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(+)	Information provided through the LPD Survey 2016 confirms that the site is in single ownership.
1.3 On-site restrictions	(+)	There are no existing uses on-site or existing uses could cease in less than two years
1.4 Site availability	(+)	Confirmed by the LPD Survey 2016.
2.1 Site marketability	0	Site is not subject to any known restrictions
2.2 Site viability	(+)	Site is being actively marketed for development or enquiries have been received from a developer
2.3 On-site and physical infrastructure constraints	0	No viability issues identified
2.4a Primary schools (Planning area)	0	Although no viability testing has been undertaken by the site promoters, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.4b Primary schools	(-)	Information provided through the LPD Survey 2016 confirmed identified needs for connections to utilities, highways infrastructure, and telecoms which may impact deliverability. Connections were identified close to the site to mitigate these constraints.
2.5a Secondary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.5b Secondary schools	0	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.6 Access to open space	(-)	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.7 Health	(-)	Site is located within 1km of a secondary school with either a current or forecast capacity deficit
2.8 Impact on mineral deposits	(+)	Site is more than 600m from existing publicly accessible open space.
3.1 Cumulative loss of open space in settlement	0	Site is located more than 1km from a health facility (GP).
3.2 Cumulative impact on primary school (Planning area)	0	None of the site is located within a minerals safeguarding area
3.3 Cumulative impact on secondary schools (Planning area)	0	There is a current deficiency in the quantum of open space within this settlement. However, no open space is lost as a result of the proposed allocations in the settlement
3.4 Cumulative impact on the green infrastructure	(+)	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.5 Cumulative impact on sewage treatment work capacity	(+)	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.6 Cumulative impact on Central Line capacity	(+)	The proposed site allocations provide opportunities to enhance green infrastructure
3.7 Impact on water networks	(-)	In particular, the allocations to the north provide opportunities to strengthen the links between Lea Valley Regional Park and Cobbins Brook and Warlies Park Local Wildlife Sites, and to Epping Forest.
3.8 Impact on wastewater networks	0	Settlement is served by a Sewage Treatment Works with current or planned additional capacity to meet additional demand
	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District
	(-)	Settlement is served by water network which is unlikely to be able to meet additional demand - upgrades to the existing infrastructure expected to be required
	0	Settlement is served by wastewater network which may be unable to meet additional demand - local upgrades to the existing infrastructure expected to be required

## Site Deliverability Assessment

**Site Reference:** SR-0219  
**Settlement:** Waltham Abbey  
**Address:** Fire Station, Sewardstone Road, Waltham Abbey, Essex, EN9 1PA  
**Notes:** Not applicable.  
**Land type:** Urban brownfield  
**Primary use:** Residential



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**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 0.65  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.  
**Area of site subject to non-major policy constraints (ha):** 0.00  
**Unconstrained site area (ha):** 0.65  
**Establishing indicative baseline density**  
**Site located in:** Town  
**Site setting is:** Town Centre  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 67.5  
**Indicative baseline yield (units):** 43

### Refining the indicative site density

**Identified density constraints:** Surface Water Flooding  
**Constraints density adjustment:** -50% **(dph):** 33.8  
**Justification for adjustment:** Around 50% of the site area is at risk of surface water flooding which would constrain the capacity of the site.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% **(dph):** 33.8  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 33.8  
**Gross to net adjustment:** 0% **(dph):** 33.8  
**Existing on-site development (units):** 14  
**Indicative net site capacity (units):** 7

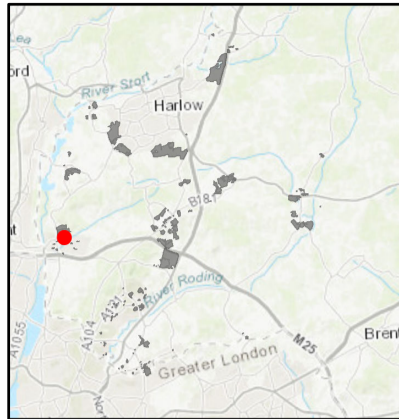
**Further site boundary amendment:** Yes  
**Justification for further site boundary amendment:** Development should be limited to the fire station building itself which is an area of 0.24 hectares. This equates to around 37% of the site area.  
**Updated unconstrained site area (ha):** 0.24  
**Updated indicative net site capacity (units):** 16

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	0	Existing uses on-site which could cease between two and 10 years
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	0	Site expected to be available between 2021 and 2025
2.1 Site marketability	(-)	Site is not being actively marketed
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	0	Site is located 400-600m from existing publicly accessible open space.
2.7 Health	0	Site is located within 1km of a health facility (GP) with a patient list size that exceeds recommended GP/patient ratio
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There is a current deficiency in the quantum of open space within this settlement. However, no open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works with current or planned additional capacity to meet additional demand
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District
3.7 Impact on water networks	(-)	Settlement is served by water network which is unlikely to be able to meet additional demand - upgrades to the existing infrastructure expected to be required
3.8 Impact on wastewater networks	0	Settlement is served by wastewater network which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required

## Site Deliverability Assessment

**Site Reference:** SR-0377  
**Settlement:** Waltham Abbey  
**Address:** Parklands/Newteswell Drive amenity open space  
**Notes:** Existing amenity open space.  
**Land type:** Urban open space  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 0.93  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.  
**Area of site subject to non-major policy constraints (ha):** 0.00  
**Unconstrained site area (ha):** 0.93  
**Establishing indicative baseline density**  
**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 45.0  
**Indicative baseline yield (units):** 41

### Refining the indicative site density

**Identified density constraints:** No constraints  
**Constraints density adjustment:** 0% **(dph):** 45.0  
**Justification for adjustment:** No constraints affecting site capacity identified. No capacity adjustment made.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% **(dph):** 45.0  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 45.0  
**Gross to net adjustment:** 0% **(dph):** 45.0  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 41

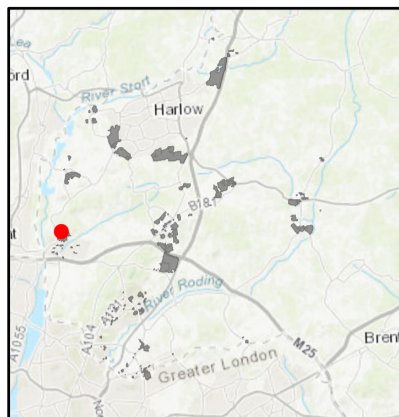
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No site boundary adjustment made, however the promoter has confirmed that the site is not available within the Plan period.  
**Updated unconstrained site area (ha):** 0.93  
**Updated indicative net site capacity (units):** 41

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information provided by Epping Forest District Council confirms that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years Based on a desk-top review of site characteristics, the site is currently amenity open space. It is judged that this would not preclude the site coming forward for development.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions No data is held on on-site restrictions.
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown Information provided by Epping Forest District Council confirms that the site will not be available for development during the plan period.
2.1 Site marketability	(-)	Site is not being actively marketed The promoter has confirmed that the site has not been actively marketed.
2.2 Site viability	(+)	No viability issues identified While no information is held on the site's viability, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	0	Site is located within 1km of a secondary school with either a current or forecast capacity deficit
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0378  
**Settlement:** Waltham Abbey  
**Address:** Crooked Mile Allotments and adjacent land  
**Notes:** Agricultural field, grazing land and allotments  
**Land type:** Green Belt land not adjacent to a settlement  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 18.04  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Allotments located in south west corner of site.  
**Area of site subject to non-major policy constraints (ha):** 1.66  
**Unconstrained site area (ha):** 16.38  
**Establishing indicative baseline density**  
**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 45.0  
**Indicative baseline yield (units):** 737

### Refining the indicative site density

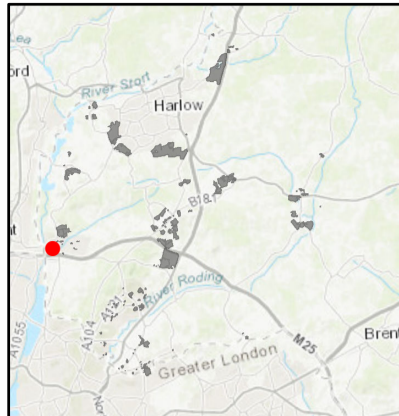
**Identified density constraints:** Nationally Protected Sites; Settlement Character  
**Constraints density adjustment:** -10% **(dph):** 40.5  
**Justification for adjustment:** Density reduced to mitigate impact on nearby Nationally Protected Site and settlement character.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% **(dph):** 40.5  
**Incorporate mixed use development:** Site assumed for residential development only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 40.5  
**Gross to net adjustment:** -35% **(dph):** 26.3  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 431  
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 16.38  
**Updated indicative net site capacity (units):** 431

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	0	Site is in multiple ownership where landowners are promoting independent schemes that are not in conflict, or working collaboratively on a scheme, and there is an agreement in place between the parties
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020
2.1 Site marketability	(-)	Site is not being actively marketed
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0379  
**Settlement:** Waltham Abbey  
**Address:** Land off Town Mead Road  
**Notes:** Large residential garden  
**Land type:** Urban open space  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 0.16  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.  
**Area of site subject to non-major policy constraints (ha):** 0.00  
**Unconstrained site area (ha):** 0.16  
**Establishing indicative baseline density**  
**Site located in:** Town  
**Site setting is:** Town Centre  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 67.5  
**Indicative baseline yield (units):** 10

### Refining the indicative site density

**Identified density constraints:** Access  
**Constraints density adjustment:** -25% **(dph):** 50.6  
**Justification for adjustment:** Access issues likely to constrain capacity of the site. Adjustment made accordingly.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% **(dph):** 50.6  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 50.6  
**Gross to net adjustment:** 0% **(dph):** 50.6  
**Existing on-site development (units):** 1  
**Indicative net site capacity (units):** 6

**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.16  
**Updated indicative net site capacity (units):** 7

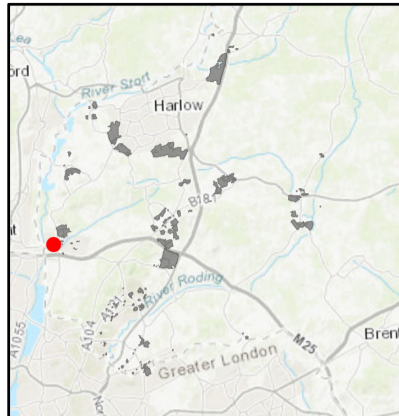
## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information provided through the LPD Survey 2016 confirms that the site is in single ownership.
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown The landowner has confirmed that the existing horticulture site would remain on-site for the foreseeable future.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions No data is held on on-site restrictions.
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown The landowner has confirmed that the site would not be available for development during the plan period.
2.1 Site marketability	(-)	Site is not being actively marketed As the landowner has confirmed that the site would not be available during the plan period, it is assumed that it has not been marketed for development.
2.2 Site viability	(+)	No viability issues identified Although no viability testing has been undertaken by the site promoters, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability No data is held on on-site constraints.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	0	Site is located within 1km of a health facility (GP) with a patient list size that exceeds recommended GP/patient ratio
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation



## Site Deliverability Assessment

**Site Reference:** SR-0381  
**Settlement:** Waltham Abbey  
**Address:** Darby Drive / Abbey Gardens Car Park  
**Notes:** Pay and Display Car park  
**Land type:** Urban open space  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
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**Issue**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 0.35  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Parking could be re-provided through basement parking and therefore no reduction in available site area made.

**Area of site subject to non-major policy constraints (ha):** 0.00  
**Unconstrained site area (ha):** 0.35

### Establishing indicative baseline density

**Site located in:** Town  
**Site setting is:** Town Centre  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 67.5  
**Indicative baseline yield (units):** 23

### Refining the indicative site density

**Identified density constraints:** Heritage - Conservation Area; Scheduled Monument and Listed Buildings; Settlement Character

**Constraints density adjustment:** -30% **(dph):** 47.3

**Justification for adjustment:** Impact on Conservation Area and potential for harm to Grade II Listed wall, and adjacent to Scheduled Monument likely to require reduction in density. Capacity reduced accordingly. No further reduction for settlement character sensitivity.

**Local setting:** Long, narrow site may limit capacity. Therefore despite higher densities generally being promoted on car parks no increase to density made.

**Local setting density adjustment:** 0% **(dph):** 47.3

**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.

**Mixed use density adjustment:** 0% **(dph):** 47.3

**Gross to net adjustment:** 0% **(dph):** 47.3

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 16

**Further site boundary amendment:** Yes  
**Justification for further site boundary amendment:** Development should be limited to the car park site to the north of the road, and retain the area of car parking to the west of the site to re-provide car parking with no net loss of car parking spaces. This equates to around 46% of the site area.

**Updated unconstrained site area (ha):** 0.16

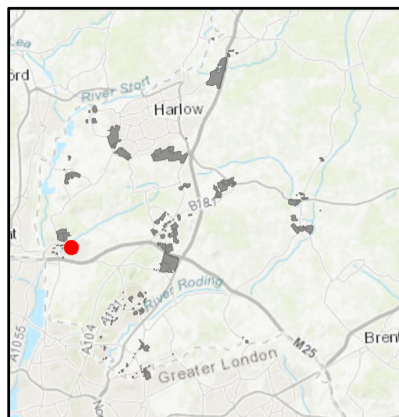
**Updated indicative net site capacity (units):** 7

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information provided by Epping Forest District Council confirms that the site is in single ownership.
1.2 Existing uses	0	Existing uses on-site which could cease between two and 10 years The promoter has confirmed that the on-site car parking use would cease within the next five years.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions The Council has confirmed that there are no on-site restrictions on the site.
1.4 Site availability	0	Site expected to be available between 2021 and 2025 Confirmed by information provided by Epping Forest District Council.
2.1 Site marketability	(-)	Site is not being actively marketed Confirmed by information provided by Epping Forest District Council.
2.2 Site viability	(+)	No viability issues identified While no information is held on the site's viability, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	0	Site is located within 1km of a health facility (GP) with a patient list size that exceeds recommended GP/patient ratio
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0482  
**Settlement:** Waltham Abbey  
**Address:** Land adjoining Mason Way, Waltham Abbey  
**Notes:** Open amenity space.  
**Land type:** Urban open space  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
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**Issue**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.71  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** The entire site is covered by playing fields.  
**Area of site subject to non-major policy constraints (ha):** 0.71  
**Unconstrained site area (ha):** 0.00

### Establishing indicative baseline density

**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 45.0  
**Indicative baseline yield (units):** 0

### Refining the indicative site density

**Identified density constraints:** No constraints  
**Constraints density adjustment:** 0% **(dph):** 45.0  
**Justification for adjustment:** No constraints affecting site capacity identified. No capacity adjustment made.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% **(dph):** 45.0  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 45.0  
**Gross to net adjustment:** 0% **(dph):** 45.0  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 0

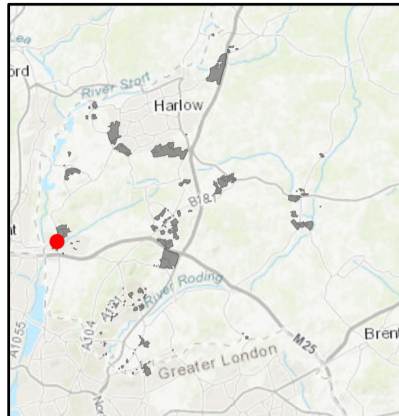
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.00  
**Updated indicative net site capacity (units):** 0

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership The Strategic Land Availability Assessment indicates that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years Based on a desk-top assessment of site characteristics, the site is currently open space. It is judged that this would not preclude the site coming forward for development.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions No data is held on on-site restrictions.
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown The availability of the site is unknown.
2.1 Site marketability	(-)	Site is not being actively marketed As no response has been received from the site owner, it is assumed for the purposes of this assessment that the site is not being marketed.
2.2 Site viability	(+)	No viability issues identified While no information is held on the site's viability, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability No data is held on on-site constraints.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0541  
**Settlement:** Waltham Abbey  
**Address:** Waltham Abbey community Centre, Saxon Way  
**Notes:** Single storey school building with substantial open space.  
**Land type:** Urban open space  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
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**Issue**  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.52  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 0.52

### Establishing indicative baseline density

**Site located in:** Town  
**Site setting is:** Town Centre  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 67.5  
**Indicative baseline yield (units):** 35

### Refining the indicative site density

**Identified density constraints:** Heritage - Conservation Area

**Constraints density adjustment:** 0% **(dph):** 67.5

**Justification for adjustment:** Adjacent Conservation Area not likely to constrain capacity however will require high quality design. No capacity adjustment made.

**Local setting:** Car park sites were identified in the Settlement Capacity Study as being suitable for higher densities. Density increased accordingly.

**Local setting density adjustment:** +110% **(dph):** 141.8

**Incorporate mixed use development:** The Settlement Capacity Study recommended this site retain the community centre, comprising circa 9% of the site area. The capacity has been reduced accordingly.

**Mixed use density adjustment:** -9% **(dph):** 129.0

**Gross to net adjustment:** 0% **(dph):** 129.0

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 67

**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.52  
**Updated indicative net site capacity (units):** 67

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Correspondence received by the Council in September 2017 confirmed that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years Correspondence received by the Council in September 2017 confirmed that the site is currently in use as a community centre and indicates that this use would be retained on site.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions Correspondence received by the Council in September 2017 confirmed that there are no known on-site restrictions affecting the site.
1.4 Site availability	0	Site expected to be available between 2021 and 2025 Correspondence received by the Council in October 2017 confirmed that promoters intend to bring the site forward late in the 5-year period.
2.1 Site marketability	(-)	Site is not being actively marketed Correspondence received by the Council in September 2017 indicates that, although strong market interest is expected, the site has not been actively marketed to date.
2.2 Site viability	(+)	No viability issues identified Although no viability testing has been undertaken by the site promoters, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	0	Site is located within 1km of a health facility (GP) with a patient list size that exceeds recommended GP/patient ratio
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There is a current deficiency in the quantum of open space within this settlement. However, no open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure In particular, the allocations to the north provide opportunities to strengthen the links between Lea Valley Regional Park and Cobbins Brook and Warlies Park Local Wildlife Sites, and to Epping Forest.
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works with current or planned additional capacity to meet additional demand
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District
3.7 Impact on water networks	(-)	Settlement is served by water network which is unlikely to be able to meet additional demand - upgrades to the existing infrastructure expected to be required
3.8 Impact on wastewater networks	0	Settlement is served by wastewater network which may be unable to meet additional demand - local upgrades to the existing infrastructure expected to be required

## Site Deliverability Assessment

**Site Reference:** SR-0566

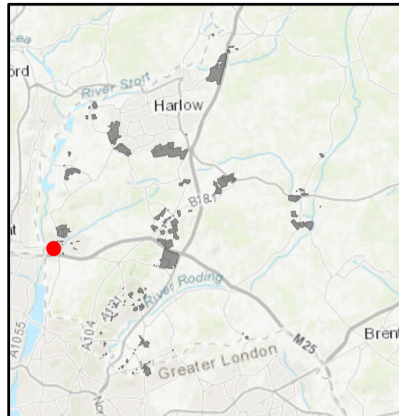
**Settlement:** Waltham Abbey

**Address:** 40/46 Sewardstone Street

**Notes:** A corner plot on an existing housing estate comprising two storey buildings (flats) on three sides.

**Land type:** Urban brownfield

**Primary use:** Residential



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>Rev 2</b>

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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.32

**On-site major policy constraints:** Not applicable.

**Area of site subject to major policy constraints (ha):** 0.00

**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 0.32

### Establishing indicative baseline density

**Site located in:** Town

**Site setting is:** Town Centre

**Site is near a commuter hub:** No

**Indicative baseline density (dph):** 67.5

**Indicative baseline yield (units):** 21

### Refining the indicative site density

**Identified density constraints:** No constraints

**Constraints density adjustment:** 0% (dph): 67.5

**Justification for adjustment:** No constraints affecting site capacity identified. No capacity adjustment made.

**Local setting:** No adjustment made for local setting.

**Local setting density adjustment:** 0% (dph): 67.5

**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.

**Mixed use density adjustment:** 0% (dph): 67.5

**Gross to net adjustment:** 0% (dph): 67.5

**Existing on-site development (units):** 18

**Indicative net site capacity (units):** 3

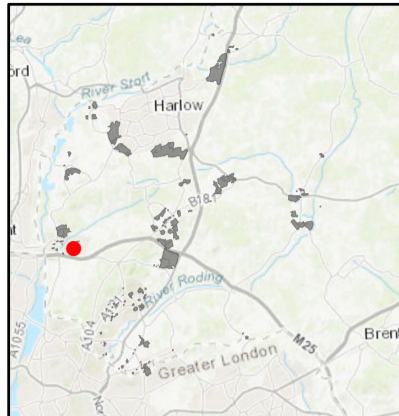
<b>Further site boundary amendment:</b>	No
<b>Justification for further site boundary amendment:</b>	No site boundary adjustment made, however the promoter has confirmed that the site is not available within the Plan period.
<b>Updated unconstrained site area (ha):</b>	0.32
<b>Updated indicative net site capacity (units):</b>	3

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information provided by Epping Forest District Council confirmed that the site is in single ownership.
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown The promoter has confirmed that the residential use on the site could not cease within the plan period.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions The promoter has confirmed that there are no on-site restrictions on the site.
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown Information provided by Epping Forest District Council confirms that the site will not be available for development during the plan period.
2.1 Site marketability	(-)	Site is not being actively marketed The promoter has confirmed that the site has not been actively marketed.
2.2 Site viability	(+)	No viability issues identified While no information is held on the site's viability, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.7 Health	0	Site is located within 1km of a health facility (GP) with a patient list size that exceeds recommended GP/patient ratio
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0578A  
**Settlement:** Waltham Abbey  
**Address:** Shernbrook Hostel, Shernbrook Road  
**Notes:** Hostel, including parking.  
**Land type:** Urban brownfield  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
 Issue  
**Rev 2**  
**ARUP** Epping Forest District Council  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.16  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 0.16

### Establishing indicative baseline density

**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 45.0  
**Indicative baseline yield (units):** 7

### Refining the indicative site density

**Identified density constraints:** No constraints  
**Constraints density adjustment:** 0% **(dph):** 45.0  
**Justification for adjustment:** No constraints affecting site capacity identified. No capacity adjustment made.

**Local setting:** Density reduced to reflect lower density setting and character of surrounding development.

**Local setting density adjustment:** -30% **(dph):** 31.5

**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.

**Mixed use density adjustment:** 0% **(dph):** 31.5

**Gross to net adjustment:** 0% **(dph):** 31.5

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 4

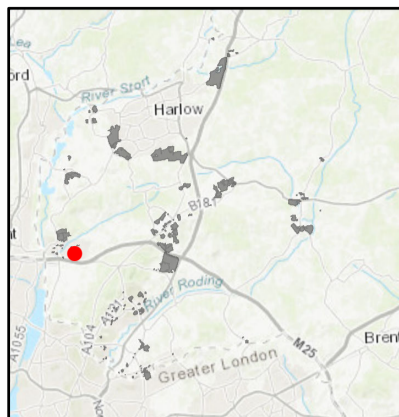
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.16  
**Updated indicative net site capacity (units):** 4

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(-)	Site ownership is unknown or is in multiple ownership and the other owners are either unknown, oppose the development or are promoting another conflicting scheme An enquiry through the Land Registry returned no titles for the site and the owner is unknown.
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown Based on a desk-top review of the site characteristics, the site is currently in use as a hostel. An enquiry through the Land Registry returned no titles and the timescale for this use to end is unknown.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions No data is held on on-site restrictions.
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown The availability of the site is unknown.
2.1 Site marketability	(-)	Site is not being actively marketed The owner of the site is unknown, thus it is assumed that the site is not being marketed.
2.2 Site viability	(+)	No viability issues identified While no information is held on the site's viability, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability No data is held on on-site constraints.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0688  
**Settlement:** Waltham Abbey  
**Address:** Gant Court Garages, Nos. 99-126, Waltham Abbey  
**Notes:** Council owned garages with associated parking and turning area.  
**Land type:** Urban brownfield  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
 Issue  
**Rev 2**  
**ARUP** Epping Forest District Council  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.12  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 0.12

### Establishing indicative baseline density

**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 45.0  
**Indicative baseline yield (units):** 5

### Refining the indicative site density

**Identified density constraints:** No constraints

**Constraints density adjustment:** 0% **(dph):** 45.0

**Justification for adjustment:** No constraints affecting site capacity identified. No capacity adjustment made.

**Local setting:** The site extent is largely coterminous with the footprint of the existing garage buildings. Capacity adjusted to account for lack of requirement for external open space / access normally included within development density multiplier.

**Local setting density adjustment:** +100% **(dph):** 90.0

**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.

**Mixed use density adjustment:** 0% **(dph):** 90.0

**Gross to net adjustment:** 0% **(dph):** 90.0

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 10

**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No site boundary adjustment, however the promoter has confirmed that the existing garage use on the site would not cease within the Plan period.

**Updated unconstrained site area (ha):** 0.12

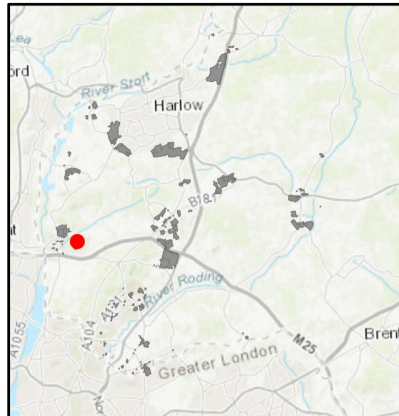
**Updated indicative net site capacity (units):** 10

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information provided by Epping Forest District Council confirmed that the site is in single ownership.
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown The promoter has confirmed that the garage use on the site could not cease within the plan period.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions The promoter has confirmed that there are no on-site restrictions on the site.
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown Information provided by Epping Forest District Council confirms that the site will not be available for development during the plan period.
2.1 Site marketability	(-)	Site is not being actively marketed The promoter has confirmed that the site has not been marketed.
2.2 Site viability	(+)	No viability issues identified While no information is held on the site's viability, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.7 Health	(+)	Site is located within 1km of a health facility (GP) with capacity to take on new patients
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0690  
**Settlement:** Waltham Abbey  
**Address:** Mallion Court Garages, Nos. 220-256, Waltham Abbey  
**Notes:** Council owned garages with associated parking and turning area.  
**Land type:** Urban brownfield  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
 Issue  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None

### Site constraints affecting extent of developable area

**Site area (ha):** 0.12  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.

**Area of site subject to non-major policy constraints (ha):** 0.00

**Unconstrained site area (ha):** 0.12

### Establishing indicative baseline density

**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 45.0  
**Indicative baseline yield (units):** 5

### Refining the indicative site density

**Identified density constraints:** No constraints

**Constraints density adjustment:** 0% **(dph):** 45.0

**Justification for adjustment:** No constraints affecting site capacity identified. No capacity adjustment made.

**Local setting:** The site extent is largely coterminous with the footprint of the existing garage buildings. Capacity adjusted to account for lack of requirement for external open space / access normally included within development density multiplier.

**Local setting density adjustment:** +100% **(dph):** 90.0

**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.

**Mixed use density adjustment:** 0% **(dph):** 90.0

**Gross to net adjustment:** 0% **(dph):** 90.0

**Existing on-site development (units):** 0

**Indicative net site capacity (units):** 10

**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No site boundary adjustment, however the promoter has confirmed that the site is not available in the Plan period.

**Updated unconstrained site area (ha):** 0.12

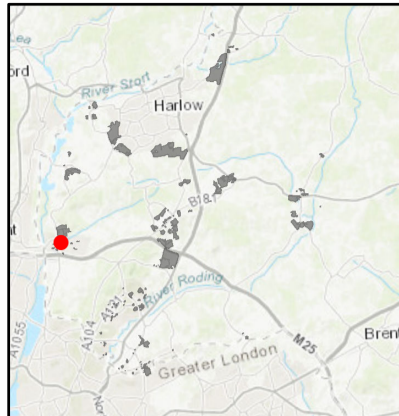
**Updated indicative net site capacity (units):** 10

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information provided by Epping Forest District Council confirmed that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years The promoter has confirmed that the existing garage use could cease in the short term.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions No data is held on on-site restrictions.
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown Information provided by Epping Forest District Council confirms that the site will not be available for development during the plan period.
2.1 Site marketability	(-)	Site is not being actively marketed The promoter has confirmed that the site has not been actively marketed.
2.2 Site viability	(+)	No viability issues identified While no information is held on the site's viability, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	0	Site is located within 1km of a primary school with either a current or forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	0	Site is located within 1km of a secondary school with either a current or forecast capacity deficit
2.6 Access to open space	0	Site is located 400-600m from existing publicly accessible open space.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** SR-0853  
**Settlement:** Waltham Abbey  
**Address:** Playing fields at Waltham Holy Cross School grounds, Monkwood Ave, Waltham Abbey, Essex  
**Notes:** Playing fields at Waltham Holy Cross Primary School  
**Land type:** Urban open space  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
 Issue  
**Rev 2**  
  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 1.04  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** The entire site is covered by playing fields.  
**Area of site subject to non-major policy constraints (ha):** 1.04  
**Unconstrained site area (ha):** 0.00  
**Establishing indicative baseline density**  
**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 45.0  
**Indicative baseline yield (units):** 0

### Refining the indicative site density

**Identified density constraints:** Nationally Protected Sites  
**Constraints density adjustment:** 0% **(dph):** 45.0  
**Justification for adjustment:** Impact on Nationally Protected Sites not likely to constrain capacity. No capacity adjustment made.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% **(dph):** 45.0  
**Incorporate mixed use development:** The Settlement Capacity Study recommended this site incorporate employment/retail uses and assumed some 230sqm of employment space. Since this site is not being progressed for development no adjustment has been made.  
**Mixed use density adjustment:** 0% **(dph):** 45.0  
**Gross to net adjustment:** 0% **(dph):** 45.0  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 0  
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.00  
**Updated indicative net site capacity (units):** 0

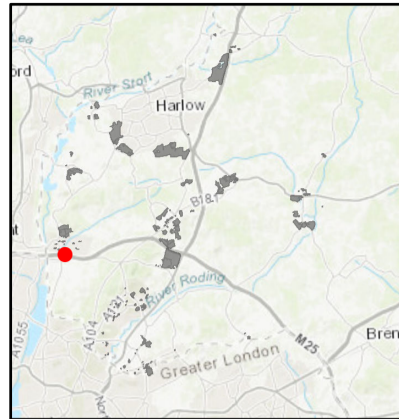
## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership The Strategic Land Availability Assessment indicates that the site is in single ownership.
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown Based on a desk-top review of site characteristics the existing land use is school playing fields, and the Strategic Land Availability Assessment does not indicate the anticipated timescale for on-site uses to cease.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions No data is held on on-site restrictions.
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown The availability of the site is unknown.
2.1 Site marketability	(-)	Site is not being actively marketed As the position on the site is unknown following the LPD Survey 2016, it is assumed that the site is not being actively marketed.
2.2 Site viability	(+)	No viability issues identified Although no viability testing has been undertaken by the site promoters, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability There are no known on-site constraints which would impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	0	Site is located within 1km of a primary school with either a current or forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	0	Site is located 400-600m from existing publicly accessible open space.
2.7 Health	0	Site is located within 1km of a health facility (GP) with a patient list size that exceeds recommended GP/patient ratio
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation



## Site Deliverability Assessment

**Site Reference:** SR-0903  
**Settlement:** Waltham Abbey  
**Address:** Waltham Abbey Swimming Pool, Roundhills, EN9 1UP  
**Notes:** Existing swimming pool and car park  
**Land type:** Previously developed land in the Green Belt  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
 Issue  
**Rev 2**  
**ARUP** Epping Forest District Council  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 0.60  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.  
**Area of site subject to non-major policy constraints (ha):** 0.00  
**Unconstrained site area (ha):** 0.60  
**Establishing indicative baseline density**  
**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 45.0  
**Indicative baseline yield (units):** 27

### Refining the indicative site density

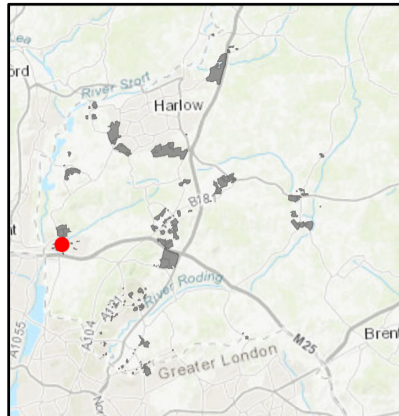
**Identified density constraints:** Air Quality  
**Constraints density adjustment:** 0% **(dph):** 45.0  
**Justification for adjustment:** Site is in proximity to the M25 motorway which is at risk of poor air quality, however mitigating this risk is not considered to constrain capacity. No adjustment made.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% **(dph):** 45.0  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 45.0  
**Gross to net adjustment:** 0% **(dph):** 45.0  
**Existing on-site development (units):** 0  
**Indicative net site capacity (units):** 27  
**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.60  
**Updated indicative net site capacity (units):** 27

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information provided by Epping Forest District Council confirmed that the site is in single ownership.
1.2 Existing uses	0	Existing uses on-site which could cease between two and 10 years Information provided by Epping Forest District Council confirms that the on-site leisure uses would cease by 2019.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions Information provided by Epping Forest District Council confirms that there are no on-site restrictions on the site.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020 Confirmed by information provided by Epping Forest District Council.
2.1 Site marketability	(-)	Site is not being actively marketed Information provided by Epping Forest District Council confirms that the site has not been marketed to date.
2.2 Site viability	(+)	No viability issues identified While no information is held on the site's viability, based on the site's postcode area the SHMA Viability Assessment has not identified any viability issues.
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability. Stage 2 assessment indicates contamination constraints are mitigable. Information provided by Council in Sept. 2016 indicates prior remediation may have been undertaken. If not, it is judged that required remediation would not make development unviable.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	(-)	Site is not located within 1km of a secondary school, or is located within 1km of a secondary school with both current and forecast capacity deficit.
2.6 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.7 Health	(-)	Site is located more than 1km from a health facility (GP).
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There is a current deficiency in the quantum of open space within this settlement. However, no open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on the green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure In particular, the allocations to the north provide opportunities to strengthen the links between Lea Valley Regional Park and Cobbins Brook and Warlies Park Local Wildlife Sites, and to Epping Forest.
3.5 Cumulative impact on sewage treatment work capacity	(+)	Settlement is served by a Sewage Treatment Works with current or planned additional capacity to meet additional demand
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District
3.7 Impact on water networks	(-)	Settlement is served by water network which is unlikely to be able to meet additional demand - upgrades to the existing infrastructure expected to be required
3.8 Impact on wastewater networks	0	Settlement is served by wastewater network which may be unable to meet additional demand - local upgrades to the existing infrastructure expected to be required

## Site Deliverability Assessment

**Site Reference:** SR-0995  
**Settlement:** Waltham Abbey  
**Address:** 69 Farm Hill Road, Waltham Abbey, Essex, EN9 1NG  
**Notes:** Bungalow  
**Land type:** Urban open space  
**Primary use:** Residential



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Date  
**March 2018**  
 Drawing No  
 Issue  
**Rev 1**  
**ARUP** Epping Forest District Council  
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## Indicative Site Capacity Assessment

**Site boundary amendment:** None  
**Site constraints affecting extent of developable area**  
**Site area (ha):** 0.07  
**On-site major policy constraints:** Not applicable.  
**Area of site subject to major policy constraints (ha):** 0.00  
**On-site non-major policy constraints:** Not applicable.  
**Area of site subject to non-major policy constraints (ha):** 0.00  
**Unconstrained site area (ha):** 0.07  
**Establishing indicative baseline density**  
**Site located in:** Town  
**Site setting is:** Other  
**Site is near a commuter hub:** No  
**Indicative baseline density (dph):** 45.0  
**Indicative baseline yield (units):** 3

### Refining the indicative site density

**Identified density constraints:** Settlement Character  
**Constraints density adjustment:** 0% **(dph):** 45.0  
**Justification for adjustment:** Settlement character sensitivity not likely to require a reduction to baseline density. Appeal on planning application EPF/2596/16 for eight homes dismissed on grounds of settlement character impact. No capacity adjustment made.  
**Local setting:** No adjustment made for local setting.  
**Local setting density adjustment:** 0% **(dph):** 45.0  
**Incorporate mixed use development:** Site is promoted for residential use only. No mixed use capacity adjustment.  
**Mixed use density adjustment:** 0% **(dph):** 45.0  
**Gross to net adjustment:** 0% **(dph):** 45.0  
**Existing on-site development (units):** 1  
**Indicative net site capacity (units):** 2

**Further site boundary amendment:** No  
**Justification for further site boundary amendment:** No amendment to site area.  
**Updated unconstrained site area (ha):** 0.07  
**Updated indicative net site capacity (units):** 2

## Availability and Achievability Assessment

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer
2.2 Site viability	(+)	No viability issues identified
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability.
2.4a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.4b Primary schools	(-)	Site is not located within 1km of a primary school, or is located within 1km of a primary school with both current and forecast capacity deficit.
2.5a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group with either a current or forecast deficit but schools have the potential to expand, or the school planning area has forecast capacity but with limited ability to expand in the future.
2.5b Secondary schools	0	Site is located within 1km of a secondary school with either a current or forecast capacity deficit
2.6 Access to open space	0	Site is located 400-600m from existing publicly accessible open space.
2.7 Health	0	Site is located within 1km of a health facility (GP) with a patient list size that exceeds recommended GP/patient ratio
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on the green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment work capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation