


E1.6 Stage 4 and Stage 8.4 Assessment


Legend - Stage 4/Stage 8.4 Traveller Maps


Sites

 Traveller sites assessed at Stage 4 and Stage 8.4

Basemap


 Parish Boundary


 Motorway

 A Road (Dual Carriageway)


 A Road (Single Carriageway)

 B Road

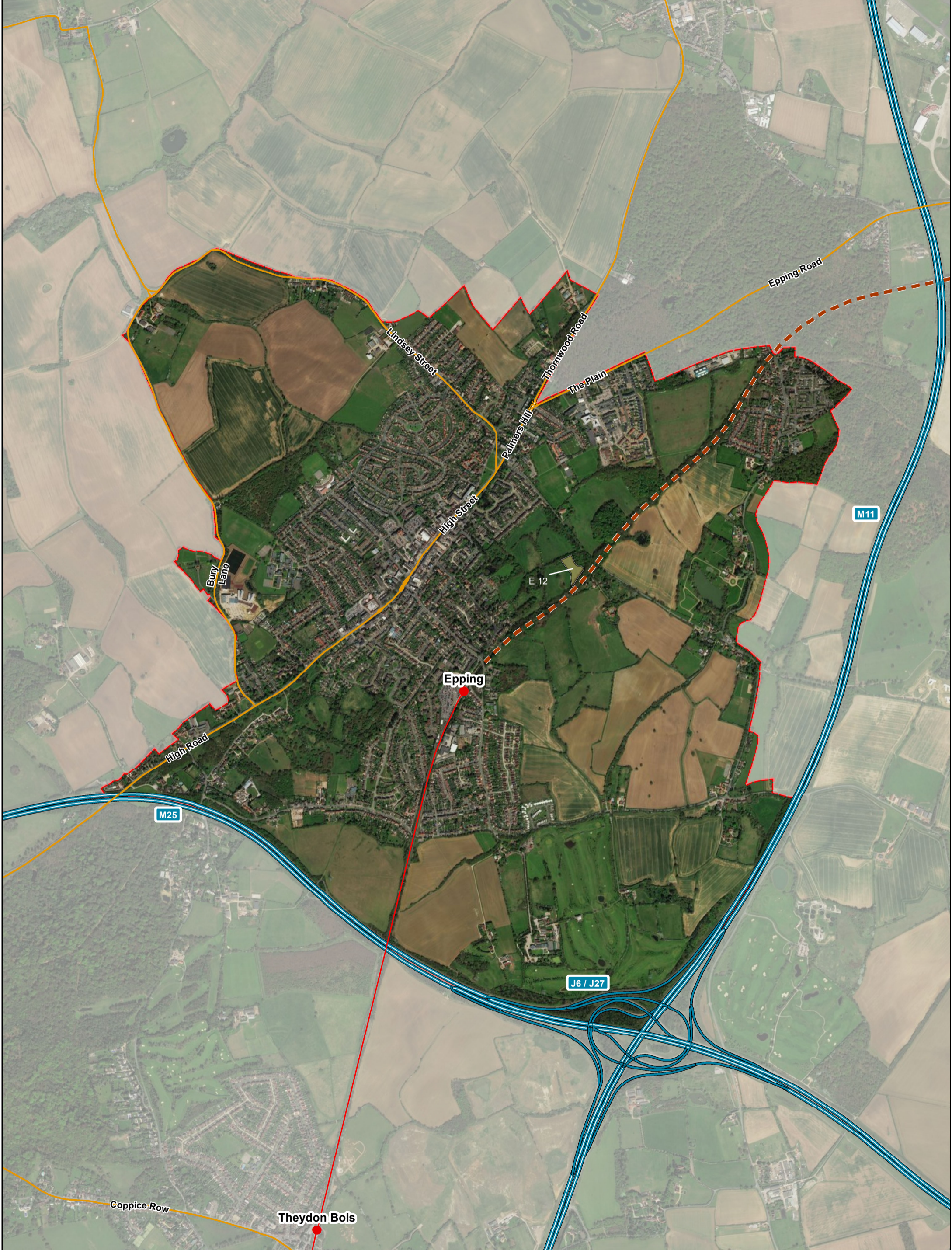
 Railway Station

 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-S2-006-Rev2

Date: March 2018

Scale: 1:15,000 @A3

Content

Traveller Sites for Stage 4 and Stage 8.4 Assessment 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

- Traveller sites assessed at Stage 4 and Stage 8.4
- Parish Boundary

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

E101

Site Suitability Assessment

Site Reference: E 12

Parish: Epping

Size (ha): 0.59

Address: South of Standards Hill, north-west of Epping rail line

Primary use: Traveller

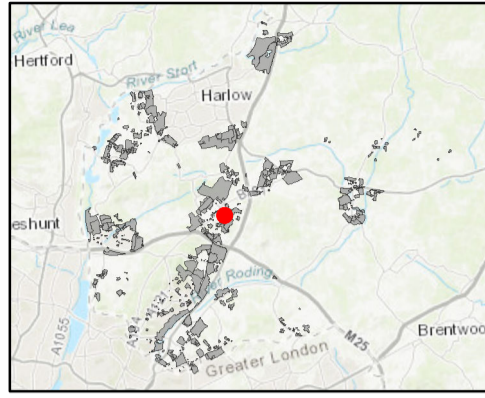
Site notes: Trees lined to north, east and south. No boundary to west.

Source of yield: Assumption based on allowing 0.1 ha for one pitch.

Site constraints: No constraints identified.

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

Pitches: 6

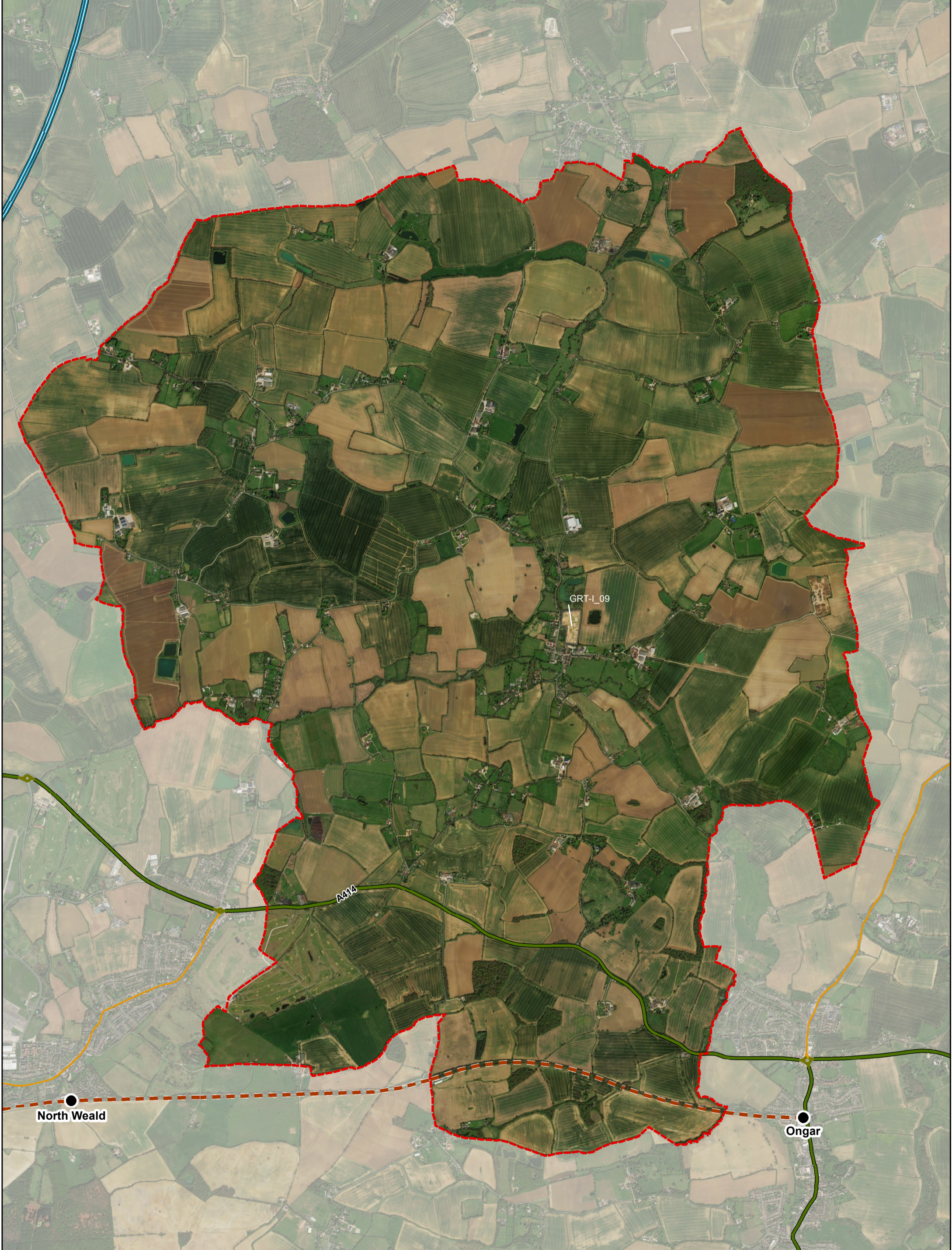


Client
Epping Forest District Council
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E 12
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.
4.2 Impact on agricultural land	(-)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.
6.1 Topography constraints	(-)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	0	Access to the site can be created within landholding adjacent to the highway.
6.5 Contamination constraints	0	No contamination issues identified on site to date.
6.6 Traffic impact		Not applicable.



Report on Site Selection



Drawing No. EFDC-S2-0011-Rev2

Date: March 2018



Scale: 1:25,000 @A3

Content

Traveller Sites for Stage 4 and Stage 8.4 Assessment in Moreton, Bobbingworth and the Lavers

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

-  Traveller sites assessed at Stage 4 and Stage 8.4
-  Parish Boundary

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



Site Suitability Assessment

Site Reference: GRT-I_09

Parish: Moreton, Bobbingworth and the Lavers

Size (ha): 2.97

Address: Lakeview, Moreton

Primary use: Traveller

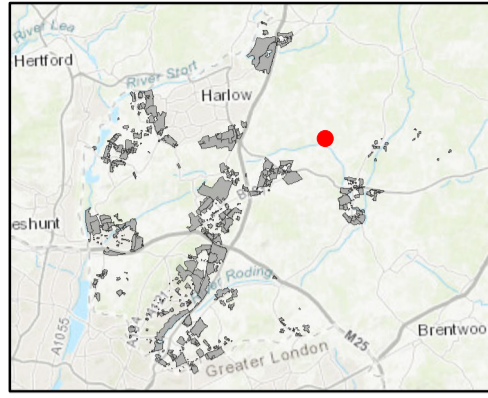
Site notes: Travelling Showpeople site north of Village with 9 yards and central area for maintenance and storage. Vacant yard in the north of site. Tree lined to all boundaries.

Source of yield: Assumption based on allowing 0.1 ha for one yard.

Site constraints: No constraints identified.

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

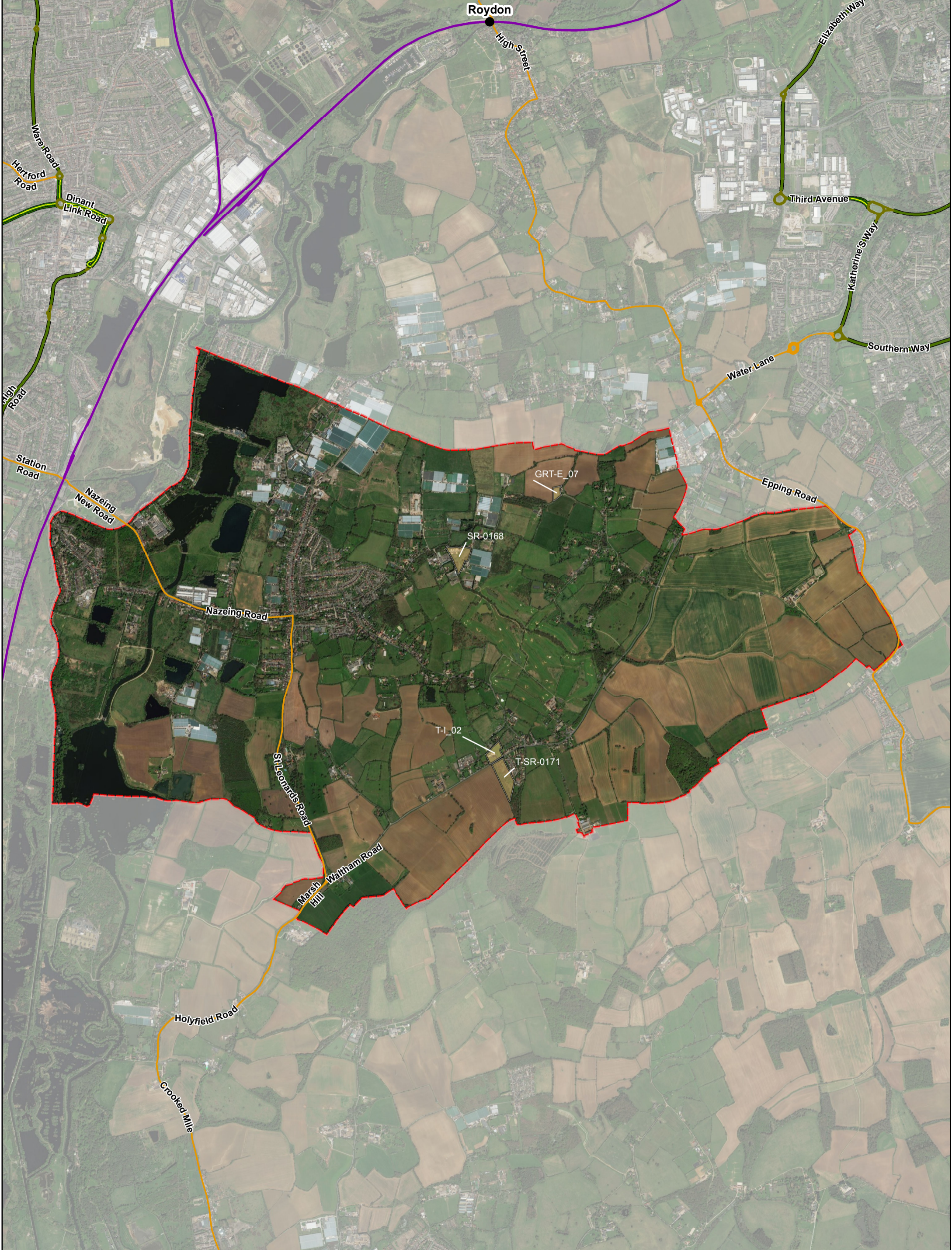
Yards: 1



Client
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GRT-I_09 | **Rev 2**

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	0	Site is within Green Belt, but the level of harm caused by release of the land for development would be none.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(-)	Site is more than 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	(+)	Development could provide an opportunity to improve links to adjacent existing public open space or provide access to open space which is currently private.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(--)	Potential severe contamination on site, where assurances would have to be sought from the developer that remediation would not harm site viability.
6.6 Traffic impact		Not applicable.



Report on Site Selection

ARUP

Epping Forest District Council

Drawing No. EFDC-S2-0017-Rev2

Date: March 2018

Scale: 1:25,000 @A3

Content

Traveller Sites for Stage 4 and Stage 8.4 Assessment in Nazeing

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

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Legend

- Traveller sites assessed at Stage 4 and Stage 8.4
- Parish Boundary

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

N
E105

Site Suitability Assessment

Site Reference: GRT-E_07

Parish: Nazeing

Size (ha): 0.50

Address: Stoneshot View, Nazeing

Use: Traveller

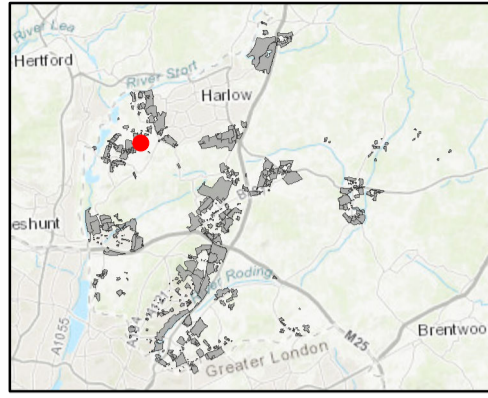
Site notes: Vacant field. Hedgerow to north, east and south. Existing traveller site adjacent to eastern boundary.

Source of yield: Assumption based on allowing 0.1 ha for one pitch.

Site constraints: No constraints identified.

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

Pitches: 5



Client
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0 Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0 Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	The proposed development does not exceed Impact Risk Zone consultation thresholds and is unlikely to result in any adverse effects.
1.3a Impact on Ancient Woodland	0 Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of	0 No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0 Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0 No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is wholly within a BAP priority habitat buffer zone. The site may indirectly affect the BAP priority habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is partially within a Local Wildlife Site 250m buffer. The site may indirectly affect the Local Wildlife Site, but mitigation can be implemented to address this.
1.7 Flood risk	(++) Site within Flood Zone 1.	
1.8a Impact on heritage assets	0 Site is located within the setting of a heritage asset and effects can be mitigated.	Located adjacent to Nazeing and South Roydon Conservation Area and within wider setting of Grade I Listed All Saints Church (elevated position with long views). Possible mitigation through good landscaping/screening.
1.8b Impact on archaeology	0 There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0 Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-) Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	(-) Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(-) Site more than a 1000m from a bus stop.	
3.3 Distance to employment locations	(-) Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	(-) Site is more than 4000m from the nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0 Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(-) Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(-) Site is more than 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network	Not applicable.	
4.1 Brownfield and Greenfield Land	(-) Majority of the site is greenfield land that is neither within nor adjacent to a settlement.	100% greenfield site, 1,300m from an existing settlement (Lower Nazeing).
4.2 Impact on agricultural land	(-) Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	No open space is located in the site area. Development will not involve the loss of public open space.
5.1 Landscape sensitivity	(-) Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	The site shares characteristics with the wider area of moderate landscape sensitivity.
5.2 Settlement character sensitivity	(-) Development could detract from the existing settlement character.	Site is adjacent to Nazeing and South Conservation Area. Therefore, the proposed development has the potential to adversely affect the character of the area. Sensitive design would be required.
6.1 Topography constraints	(-) Topographical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines	0 Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(-) Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	Existing unmade access off Hoe Lane is considered unsuitable. The extension to the site would need to be served by the access to the existing traveller site. As a result, reconfiguration of the existing traveller site will likely be required.
6.5 Contamination constraints	0 No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	Not applicable.	

Site Suitability Assessment

Site Reference: SR-0168

Parish: Nazeing

Size (ha): 2.11

Address: Green Leaves Nursery, Hoe Lane, Nazeing, Waltham Abbey, EN9

Use: Traveller

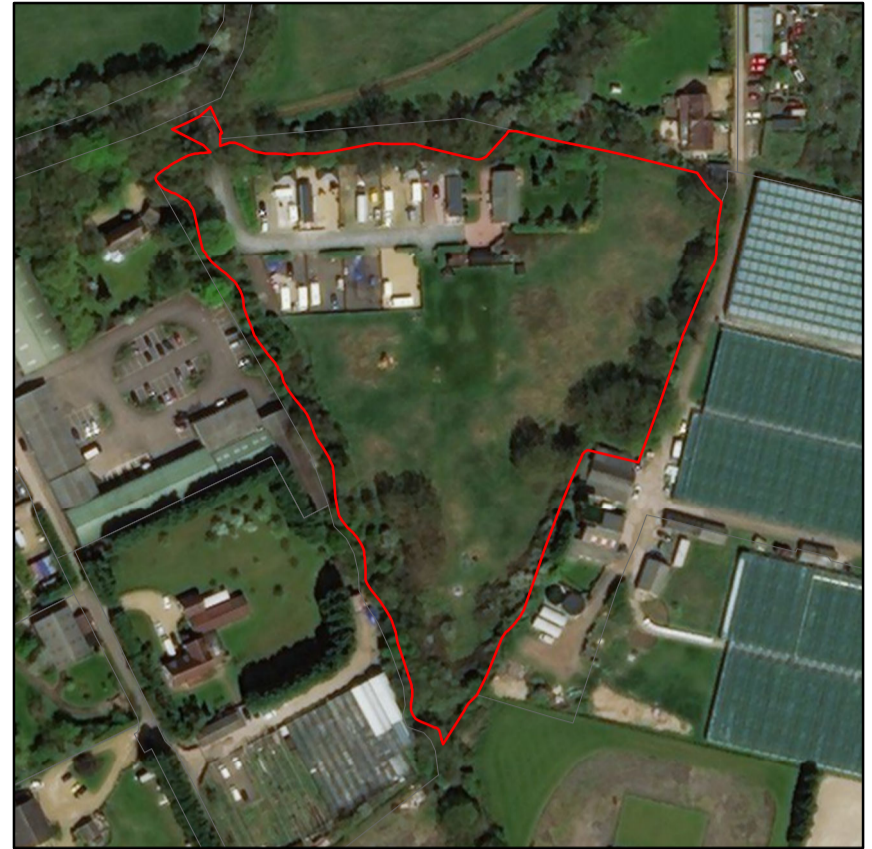
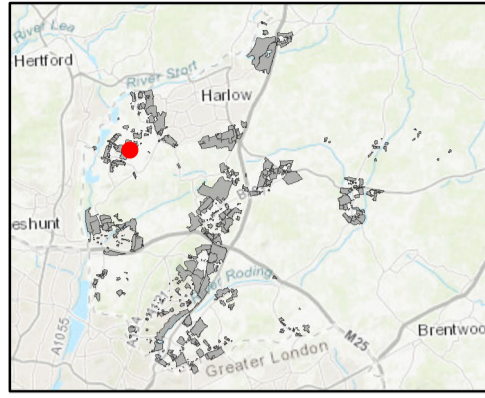
Site notes: Greenleaves Mobile home site with 15 existing pitches. Open land in the centre of the site.

Source of yield: Assumption based on allowing 0.1 ha for one pitch.

Site constraints: No constraints identified.

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

Pitches: 15



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

Site Suitability Assessment

Site Reference: T-I_02

Parish: Nazeing

Size (ha): 1.17

Address: James Mead, Waltham Road, Long Green, Nazeing, Essex, EN9 2LU

Use: Traveller

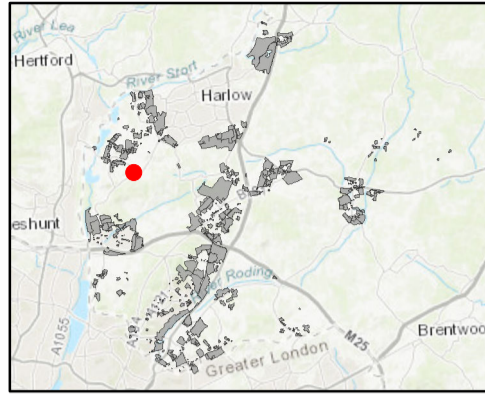
Site notes: Hardstanding and outbuildings. Existing traveller site with two pitches to be assessed for intensification.

Source of yield: 2016 EFDC Officer assessment for number of pitches.

Site constraints: No constraints identified.

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

Pitches: 5



Client
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0 Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0 Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	No requirement to consult with Natural England for residential development.
1.3a Impact on Ancient Woodland	0 Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of	0 No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0 Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0 No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is adjacent to an area of Deciduous Woodland and within two BAP priority habitat buffer zones. The site may indirectly affect the BAP priority habitats but mitigation could be implemented to address this.
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++) Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+) Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on setting of Conservation Area due to distance and existing built form in between.
1.8b Impact on archaeology	0 There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0 Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	0 Site is within Green Belt, but the level of harm caused by release of the land for development would be none.	
3.1 Distance to the nearest rail/tube station	(-) Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+) Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(-) Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	0 Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0 Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(-) Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0 Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network	Not applicable.	
4.1 Brownfield and Greenfield Land	(--) Majority of the site is greenfield land that is neither within nor adjacent to a settlement.	70% greenfield site, 1000m from an existing settlement (Lower Nazeing).
4.2 Impact on agricultural land	(--) Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	(+) Development could provide an opportunity to improve links to adjacent existing public open space or provide access to open space which is currently private.	A negligible part of the site contains open space. The proposals could be configured to avoid loss of open space. Site adjacent to existing open space and could provide opportunities to improve access to allotments.
5.1 Landscape sensitivity	(-) Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	
5.2 Settlement character sensitivity	0 Development is unlikely to have an effect on settlement character.	Intensification of the existing traveller site in this location adjacent to the village is not likely to further impact on settlement character, however site could be improved by the addition of screening.
6.1 Topography constraints	0 No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0 Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+) Suitable access to site already exists.	Existing access from Waltham Road.
6.5 Contamination constraints	0 No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	Not applicable.	

Site Suitability Assessment

Site Reference: T-SR-0171

Parish: Nazeing

Size (ha): 2.58

Address: Land at The Meadows, Carters Mead, Waltham Road, Nazeing, Essex, EN9 2LX

Use: Traveller

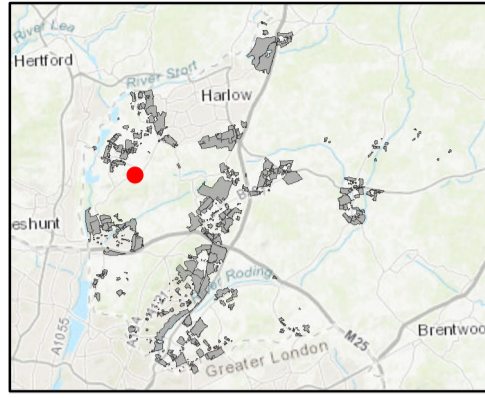
Site notes: Vacant field site identified through dismissed appeals and withdrawn applications

Source of yield: Assumption based on allowing 0.1 ha for one pitch.

Site constraints: No constraints identified.

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

Pitches: 15



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

Drawing Status	Date
Issue	March 2018
Drawing No	Issue
T-SR-0171	Rev 1

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

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

Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0 Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0 Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	No requirement to consult with Natural England for residential development.
1.3a Impact on Ancient Woodland	0 Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of	0 No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0 Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	(-) Features and species in the site may not be retained in their entirety but effects can be mitigated.	The site is wholly within an area of Deciduous Woodland a portion of an area of Deciduous Woodland. The site is likely to directly affect a portion of the BAP priority habitat, but mitigation could be implemented to address this.
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is partially within the Galleyhill Wood Complex LWS 250m buffer zone. The site may indirectly affect the Local Wildlife Site, but mitigation can be implemented to address this.
1.7 Flood risk	(++) Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+) Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on setting of Conservation Area due to distance and existing built form in between.
1.8b Impact on archaeology	(-) Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	0 Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	0 Site is within Green Belt, but the level of harm caused by release of the land for development would be none.	
3.1 Distance to the nearest rail/tube station	(-) Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+) Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(-) Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	0 Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0 Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(-) Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0 Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network	Not applicable.	
4.1 Brownfield and Greenfield Land	(-) Majority of the site is greenfield land that is neither within nor adjacent to a settlement.	100% greenfield site, 1000m from an existing settlement (Lower Nazeing).
4.2 Impact on agricultural land	(-) Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	(-) Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	Proposals have the potential to influence landscape character. The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on wider landscape character.
5.2 Settlement character sensitivity	(-) Development could detract from the existing settlement character.	Large scale traveller site development on edge of village is likely to impact on rural character, however impact could be mitigated through sensitive design and screening with trees and hedgerows.
6.1 Topography constraints	0 No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0 Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	While the majority of the site is visually important developing woodland, the limited extent of tree protection, largely on boundary trees, implies that, subject to care in the layout it need not be a significant constraint on the proposed development.
6.4 Access to site	0 Access to the site can be created within landholding adjacent to the highway.	Access can be achieved from Waltham Road to the site.
6.5 Contamination constraints	0 No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	Not applicable.	



Report on Site Selection

ARUP

Epping Forest District Council

Drawing No. EFDC-S2-0018-Rev2

Date: March 2018

Scale: 1:25,000 @A3

Content

Traveller Sites for Stage 4 and Stage 8.4 Assessment in North Weald Bassett

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

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Legend

- Traveller sites assessed at Stage 4 and Stage 8.4
- Parish Boundary

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

N

E110

Site Suitability Assessment

Site Reference: GRT-I_03

Parish: North Weald Bassett

Size (ha): 0.39

Address: Small Meadow, Thornwood

Use: Traveller

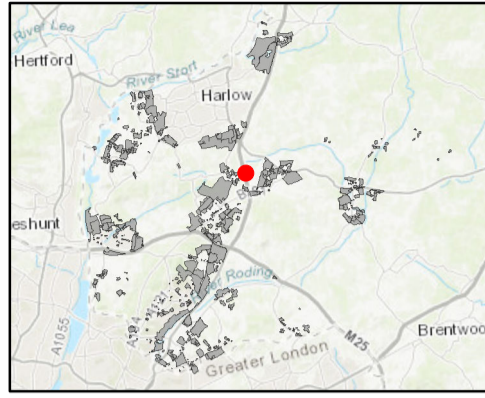
Site notes: Pitches in north-west corner of site, with remainder of site vacant. M11 at western boundary, North Weald Bassett Airfield to west, and local road to north. Vacant scrubland site to south.

Source of yield: Assumption based on allowing 0.1 ha for one pitch.

Site constraints: No constraints identified.

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

Pitches: 2



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | **March 2018**
 Drawing No | Issue
GRT-I_03 | **Rev 2**
ARUP | **Epping Forest District Council**
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 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0 Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0 Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	The proposed development does not exceed Impact Risk Zone consultation thresholds and is unlikely to result in any adverse effects.
1.3a Impact on Ancient Woodland	0 Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of	0 No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0 Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0 No effect as features and species could be retained or due to distance of BAP priority habitats from site.	
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++) Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+) Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on setting of Scheduled Monument due to distance.
1.8b Impact on archaeology	(+) There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	(--) Site lies within an area which has been identified as being at risk of poor air quality, and it is unlikely that the risk could be mitigated.	The site is close to the M11. Given the proposed use of the site for traveller accommodation it may not be possible to mitigate air quality impacts.
2.1 Level of harm to Green Belt	(-) Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	(-) Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+) Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+) Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(-) Site is more than 4000m from the nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0 Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(-) Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(-) Site is more than 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network	Not applicable.	
4.1 Brownfield and Greenfield Land	(--) Majority of the site is greenfield land that is neither within nor adjacent to a settlement.	Split site (50% greenfield and brownfield). Site is 6000m from an existing settlement (Thornwood Common).
4.2 Impact on agricultural land	(--) Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	No open space is located in the site area. Development will not involve the loss of public open space.
5.1 Landscape sensitivity	0 Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	
5.2 Settlement character sensitivity	0 Development is unlikely to have an effect on settlement character.	The proposed number of pitches is not likely to adversely affect the character of the area.
6.1 Topography constraints	0 No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0 Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+) Suitable access to site already exists.	Existing access off Weald Hall Lane.
6.5 Contamination constraints	0 No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	Not applicable.	

Site Suitability Assessment

Site Reference: GRT-N_06

Parish: North Weald Bassett

Size (ha): 3.00

Address: West of Tylers Green, North Weald Bassett

Use: Traveller

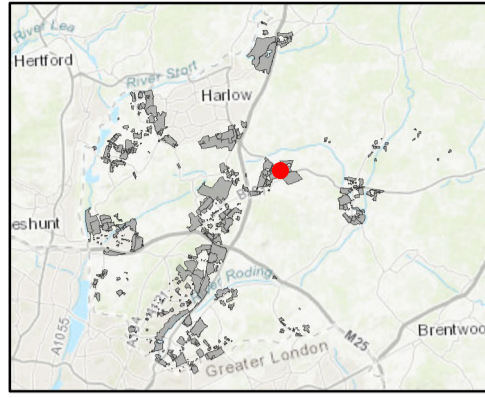
Site notes: Vacant agricultural field. Tree lined to all boundaries. Road adjacent to northern boundary, agricultural fields to all other boundaries.

Source of yield: Assumption based on allowing 0.1 ha for one pitch.

Site constraints: No constraints identified.

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

Pitches: 15



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | **March 2018**
 Drawing No | Issue
GRT-N_06 | **Rev 2**



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

Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0 Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0 Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	The proposed development does not exceed Impact Risk Zone consultation thresholds and is unlikely to result in any adverse effects.
1.3a Impact on Ancient Woodland	0 Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of	0 No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0 Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0 No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is partially within two BAP priority habitat buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is partially within a Local Wildlife Site 250m buffer. The site may indirectly affect the Local Wildlife Site, but mitigation can be implemented to address this.
1.7 Flood risk	(++) Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+) Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on setting of Scheduled Monument due to distance.
1.8b Impact on archaeology	0 There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	(-) Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	The site is close to the A414 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	0 Site is within Green Belt, but the level of harm caused by release of the land for development would be none.	
3.1 Distance to the nearest rail/tube station	0 Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+) Site is within 400m of a bus stop.	
3.3 Distance to employment locations	0 Site is more than 1600m and less than 2400m from an employment site/location.	
3.4 Distance to local amenities	0 Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0 Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(-) Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0 Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network	Not applicable.	
4.1 Brownfield and Greenfield Land	(+) Majority of the site is greenfield land within a settlement.	100% greenfield site within an existing settlement (North Weald Bassett).
4.2 Impact on agricultural land	(--) Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	No open space is located in the site area. Development will not involve the loss of public open space.
5.1 Landscape sensitivity	(-) Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	
5.2 Settlement character sensitivity	0 Development is unlikely to have an effect on settlement character.	Site is naturally screened on all sides. It is therefore not likely to negatively impact on the settlement character.
6.1 Topography constraints	0 No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0 Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	(-) The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.	The extent of development would be constrained by the presence of protected trees in and adjacent to the site. However, the impact could be mitigated by care in design and layout.
6.4 Access to site	(-) Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	Existing access off A414. Would need upgrade to allow for suitable vehicular access.
6.5 Contamination constraints	(-) Potential contamination on site, which could be mitigated.	Potential contamination in the northern 60% of the site (Made Ground). Potential adverse impact that could be mitigated.
6.6 Traffic impact	Not applicable.	

Site Suitability Assessment

Site Reference: NWB 209

Parish: North Weald Bassett

Size (ha): 0.50

Address: South of Weald Hall Lane, east of M11

Use: Traveller

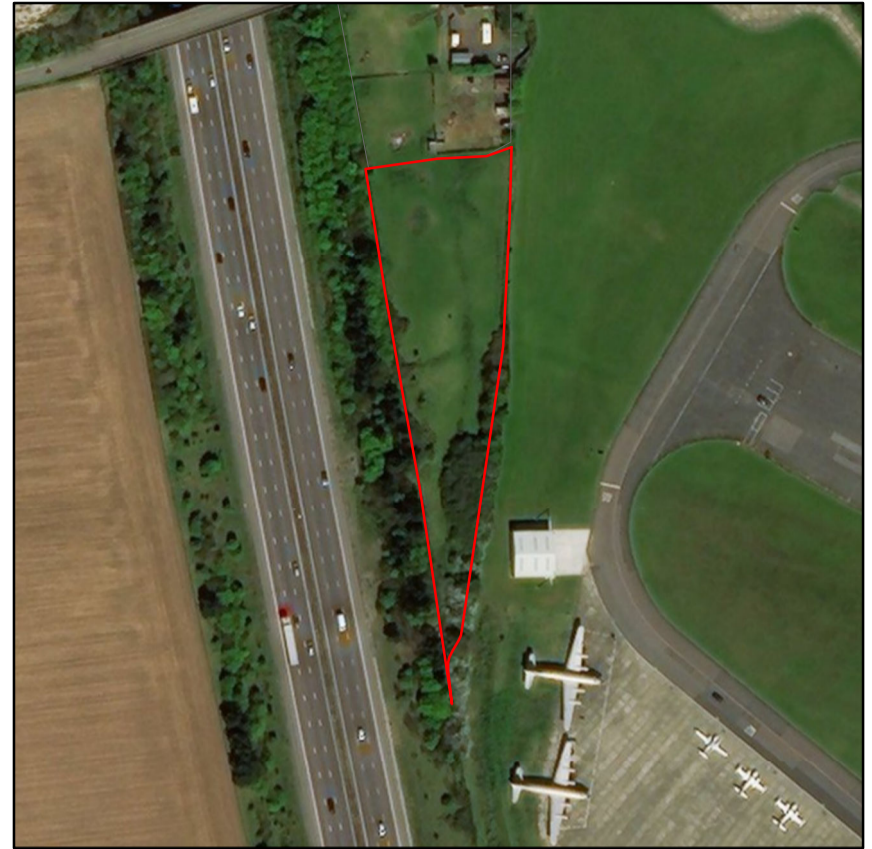
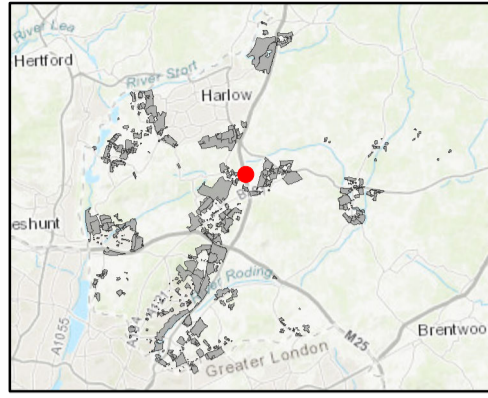
Site notes: Partially tree lined to east and south. Trees lined to west with boundary to M11. Existing traveller site to northern boundary.

Source of yield: Assumption based on allowing 0.1 ha for one pitch.

Site constraints: No constraints identified.

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

Pitches: 5

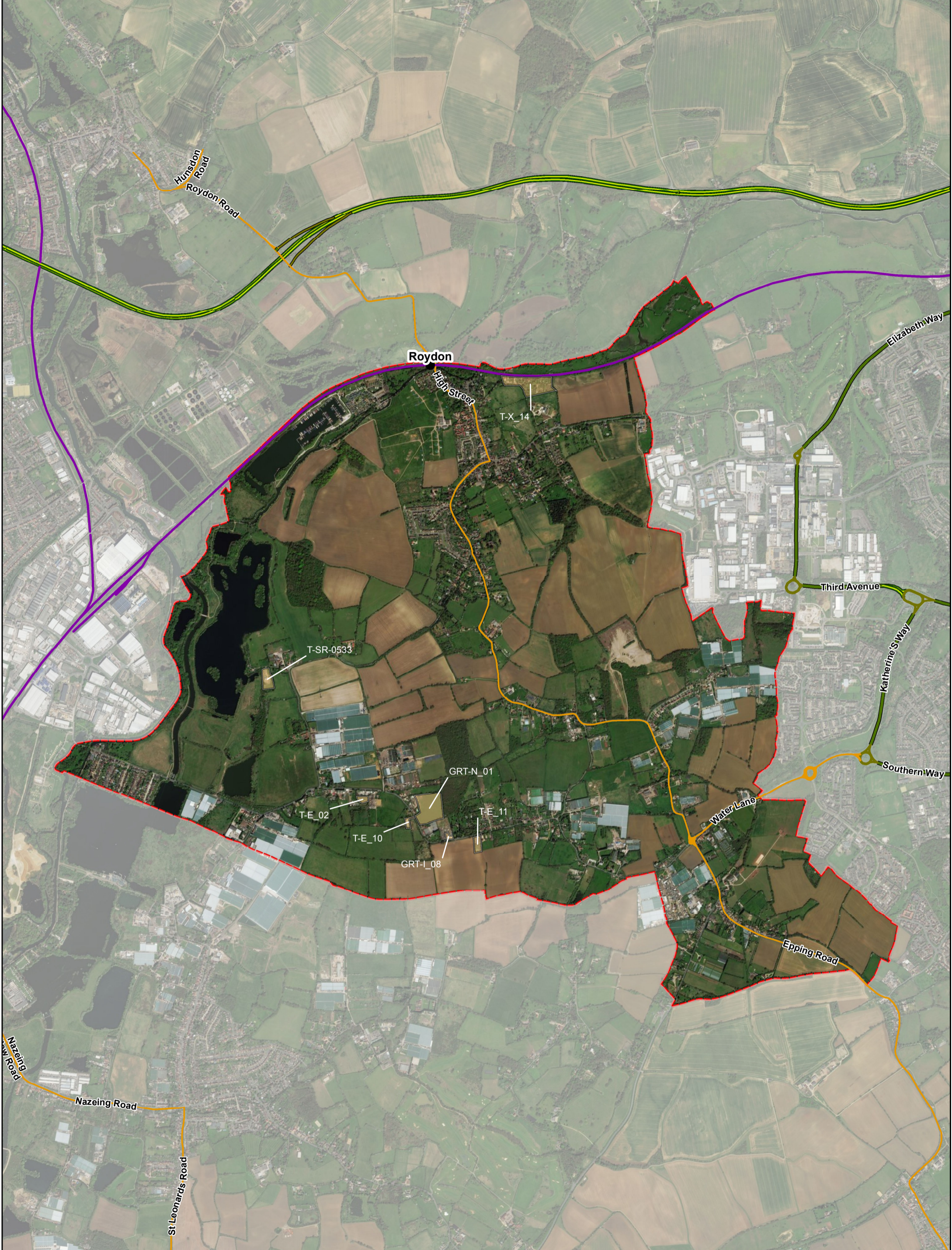


Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Date
March 2018
 Drawing No
NWB 209
 Issue
Rev 2



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

Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0 Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0 Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	
1.3a Impact on Ancient Woodland	0 Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of	0 No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0 Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0 No effect as features and species could be retained or due to distance of BAP priority habitats from site.	
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++) Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+) Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on setting of Scheduled Monument due to distance.
1.8b Impact on archaeology	(+) There is a low likelihood that further archaeological assets would be discovered on the site.	
1.9 Impact of air quality	(--) Site lies within an area which has been identified as being at risk of poor air quality, and it is unlikely that the risk could be mitigated.	The site is close to the M11. Given the proposed use of the site for traveller accommodation it may not be possible to mitigate air quality impacts.
2.1 Level of harm to Green Belt	(-) Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	
3.1 Distance to the nearest rail/tube station	0 Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0 Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(-) Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	0 Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+) Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(-) Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0 Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network	Not applicable.	
4.1 Brownfield and Greenfield Land	(--) Majority of the site is greenfield land that is neither within nor adjacent to a settlement.	100% greenfield site, 600m from an existing settlement (Thornwood Common).
4.2 Impact on agricultural land	(--) Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	No open space is located in the site area. Development will not involve the loss of public open space.
5.1 Landscape sensitivity	0 Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	
5.2 Settlement character sensitivity	0 Development is unlikely to have an effect on settlement character.	Site is located adjacent to an existing site used for parking trailers / caravans, and some distance from the settlement. Site is unlikely to impact airfield character.
6.1 Topography constraints	(-) Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0 Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(-) Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	Access to site could be achieved through third party land to the north and would require a construction of a new road connecting to Weald Hall Lane.
6.5 Contamination constraints	0 No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	Not applicable.	



Report on Site Selection

ARUP

Epping Forest District Council

Drawing No. EFDC-S2-0019-Rev2

Date: March 2018

Scale: 1:20,000 @A3

Content

Traveller Sites for Stage 4 and Stage 8.4 Assessment in Roydon

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

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Legend

- Traveller sites assessed at Stage 4 and Stage 8.4
- Parish Boundary

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

N

E114

Site Suitability Assessment

Site Reference: GRT-I_08

Parish: Roydon

Size (ha): 0.14

Address: Sons Nursery, Hamlet Hill

Use: Traveller

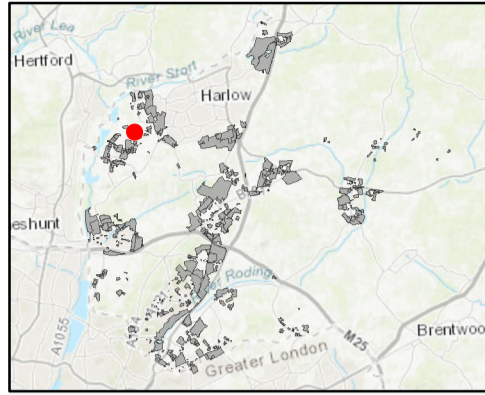
Site notes: Existing traveller site with two pitches. Road to southern boundary, residential garden to east. No boundary to surrounding vacant hardstanding site to north and west.

Source of yield: Assumption based on planning application.

Site constraints: No constraints identified.

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

Pitches: 2



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | **March 2018**
 Drawing No | Issue
GRT-I_08 | **Rev 2**
ARUP | **Epping Forest District Council**
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 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0 Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0 Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	The proposed development does not exceed Impact Risk Zone consultation thresholds and is unlikely to result in any adverse effects.
1.3a Impact on Ancient Woodland	0 Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0 No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0 Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0 No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is wholly within two BAP priority habitat buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++) Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+) Site is not likely to affect heritage assets due to their distance from the site.	Within wider landscape settings of Grade I Listed Netherhall Gatehouse and Grade I Listed All Saints Church but unlikely to impact due to scale of site and distance.
1.8b Impact on archaeology	0 There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0 Site lies outside of areas identified as being at risk of poor air quality.	Majority of the site is far enough away from motorway to not have a significant impact.
2.1 Level of harm to Green Belt	(-) Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	0 Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(-) Site more than a 1000m from a bus stop.	
3.3 Distance to employment locations	(+) Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	0 Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0 Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(-) Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0 Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network	Not applicable.	
4.1 Brownfield and Greenfield Land	(+) Majority of the site is greenfield land within a settlement.	95% greenfield site, within an existing settlement (Roydon Hamlet).
4.2 Impact on agricultural land	(-) Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	No open space is located in the site area. Development will not involve the loss of public open space.
5.1 Landscape sensitivity	(-) Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	The site shares characteristics with the wider area of moderate landscape sensitivity.
5.2 Settlement character sensitivity	0 Development is unlikely to have an effect on settlement character.	The proposed pitch is not likely to adversely affect the character of the area.
6.1 Topography constraints	(-) Topographical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines	0 Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+) Suitable access to site already exists.	Existing access off Hamlet Hill.
6.5 Contamination constraints	(-) Potential contamination on site, which could be mitigated.	Potential contamination (Horticultural Nursery). Potential adverse impact that could be mitigated.
6.6 Traffic impact	Not applicable.	

Site Suitability Assessment

Site Reference: GRT-N_01

Parish: Roydon

Size (ha): 2.57

Address: Paradise Farm, Hamlet Hill

Use: Traveller

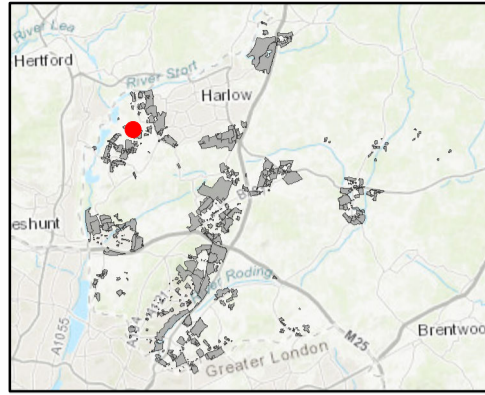
Site notes: Vacant field, tree lined to all boundaries. Storage yard and access to Hamlet Hill on western boundary.

Source of yield: Assumption based on allowing 0.1 ha for one pitch.

Site constraints: No constraints identified.

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

Pitches: 10



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Date
March 2018
 Drawing No
GRT-N_01
 Issue
Rev 2



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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(+)	Majority of the site is greenfield land within a settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	0	Access to the site can be created within landholding adjacent to the highway.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact		Not applicable.

Site Suitability Assessment

Site Reference: T-E_02

Parish: Roydon

Size (ha): 0.25

Address: Tomary, Hamlet Hill, Roydon, Essex, CM19 5JY

Use: Traveller

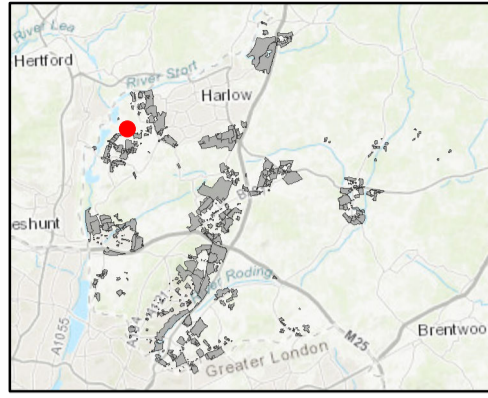
Site notes: Existing authorised traveller site with 12 pitches and existing authorised traveller site with one pitch on adjacent site (Richard's Farm).

Source of yield: 2016 EFDC Officer assessment for number of pitches.

Site constraints: No constraints identified.

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

Pitches: 2



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

Drawing Status	Date
Issue	March 2018

Drawing No	Issue
T-E_02	Rev 1

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0 Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0 Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	No requirement to consult with Natural England for residential development.
1.3a Impact on Ancient Woodland	0 Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of	0 No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0 Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0 No effect as features and species could be retained or due to distance of BAP priority habitats from site.	
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++) Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+) Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on settings of Conservation Area, Grade I Listed Building, Grade II* Listed Building or Scheduled Monument due to distance and existing built form in between sites.
1.8b Impact on archaeology	0 There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0 Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-) Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	0 Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0 Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(-) Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	0 Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0 Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(-) Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0 Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network	Not applicable.	
4.1 Brownfield and Greenfield Land	(-) Majority of the site is greenfield land that is neither within nor adjacent to a settlement.	95% greenfield site, 1500m from an existing settlement (Broxbourne).
4.2 Impact on agricultural land	(-) Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	(-) Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.	Site characteristics are such that a detailed assessment would likely find high vulnerability, at least in part of site. Development would need to be strongly constrained in extent and form so as not to be likely to affect adversely the wider landscape.
5.2 Settlement character sensitivity	0 Development is unlikely to have an effect on settlement character.	Proposed traveller site development is small in scale and adjacent to other traveller pitches therefore it is not likely to affect settlement character.
6.1 Topography constraints	(-) Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0 Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(-) Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	There is no existing access to the site. Access would be required through third party land on to Hamlet Hill.
6.5 Contamination constraints	(-) Potential contamination on site, which could be mitigated.	Potential contamination (Farm / Depot / Made Ground). Potential adverse impact could be mitigated.
6.6 Traffic impact	Not applicable.	

Site Suitability Assessment

Site Reference: T-E_10

Parish: Roydon

Size (ha): 0.21

Address: Rose Farm, Hamlet Hill, Roydon, CM19 5JU

Use: Traveller

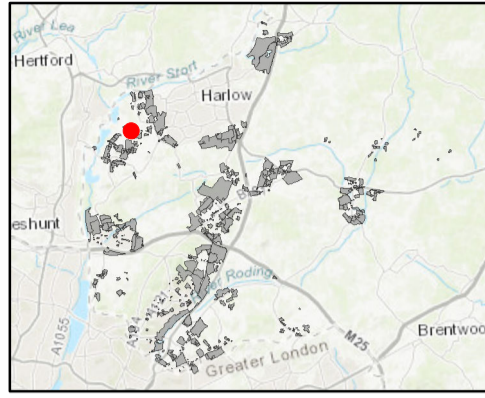
Site notes: Hardstanding and outbuildings. Existing traveller site with one pitch with temporary permission. To be assessed for regularisation of authorised temporary permission and intensification.

Source of yield: 2016 EFDC Officer assessment for number of pitches.

Site constraints: No constraints identified.

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

Pitches: 2



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | **March 2018**
 Drawing No | Issue
T-E_10 | **Rev 1**



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

Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0 Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0 Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	No requirement to consult with Natural England for residential development.
1.3a Impact on Ancient Woodland	0 Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of	0 No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0 Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0 No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is wholly within a Deciduous Woodland buffer zone. The site may indirectly affect the BAP priority habitat, but mitigation could be implemented to address this.
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++) Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+) Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on settings of Conservation Area, Grade I Listed Building or Scheduled Monument due to distance and existing built form in between sites.
1.8b Impact on archaeology	0 There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0 Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(--) Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	(-) Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0 Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(-) Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	0 Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0 Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(-) Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0 Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network	Not applicable.	
4.1 Brownfield and Greenfield Land	0 Majority of the site is previously developed land that is neither within nor adjacent to a settlement.	100% brownfield site, 1500m from an existing settlement (Roydon).
4.2 Impact on agricultural land	(--) Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	(--) Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.	Site characteristics are such that a detailed assessment would likely find high vulnerability, at least in part of site. Development would need to be strongly constrained in extent and form so as not to be likely to affect adversely the wider landscape.
5.2 Settlement character sensitivity	0 Development is unlikely to have an effect on settlement character.	Regularisation of traveller site is not likely to impact on settlement character in this location. The site is located in a predominantly rural area.
6.1 Topography constraints	(-) Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0 Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(-) Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	Existing access from Hamlet Hill which requires upgrade to provide adequate visibility splays.
6.5 Contamination constraints	(-) Potential contamination on site, which could be mitigated.	Potential contamination (Stables / Made Ground). Potential adverse impact could be mitigated.
6.6 Traffic impact	Not applicable.	

Site Suitability Assessment

Site Reference: T-E_11

Parish: Roydon

Size (ha): 0.43

Address: Ashview, Hamlet Hill, Roydon, Essex, CM19 5LA

Use: Traveller

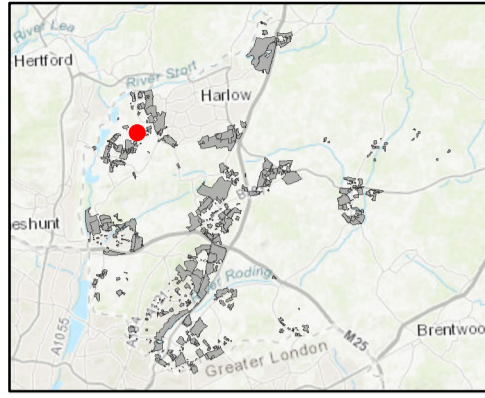
Site notes: Area of hardstanding. Existing traveller site with one pitch to be assessed for regularisation of authorised temporary permission and intensification.

Source of yield: 2016 EFDC Officer assessment for number of pitches.

Site constraints: No constraints identified.

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

Pitches: 4



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | **March 2018**
 Drawing No | Issue
T-E_11 | **Rev 1**



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

Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0 Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0 Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	No requirement to consult with Natural England for residential development.
1.3a Impact on Ancient Woodland	0 Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0 No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0 Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0 No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is wholly within three BAP priority habitat buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation could be implemented to address this.
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++) Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+) Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on settings of Conservation Area or Grade I Listed Building due to distance.
1.8b Impact on archaeology	0 There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0 Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-) Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	(-) Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0 Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(-) Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	0 Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0 Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(-) Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0 Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network	Not applicable.	
4.1 Brownfield and Greenfield Land	0 Majority of the site is previously developed land that is neither within nor adjacent to a settlement.	100% brownfield site, 1500m from an existing settlement (Roydon).
4.2 Impact on agricultural land	(-) Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	(-) Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.	Site characteristics are such that a detailed assessment would be likely to find high vulnerability, at least in part of the site. Development would need to be strongly constrained in extent and form so not likely to adversely affect the wider landscape.
5.2 Settlement character sensitivity	0 Development is unlikely to have an effect on settlement character.	Regularisation of traveller site is not likely to impact on settlement character. The site is located in a predominantly rural area and is largely screened from the road.
6.1 Topography constraints	(-) Topographical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines	0 Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+) Suitable access to site already exists.	Existing access from Hamlet Hill.
6.5 Contamination constraints	(-) Potential contamination on site, which could be mitigated.	Potential contamination (Horticultural Nursery / Smallholding / Scrapyard / Made Ground). Potential adverse impact could be mitigated.
6.6 Traffic impact	Not applicable.	

Site Suitability Assessment

Site Reference: T-SR-0533

Parish: Roydon

Size (ha): 0.73

Address: The Conifers, Netherall Road, Glen Faba Road, Roydon, Essex, CM19 5JW

Use: Traveller

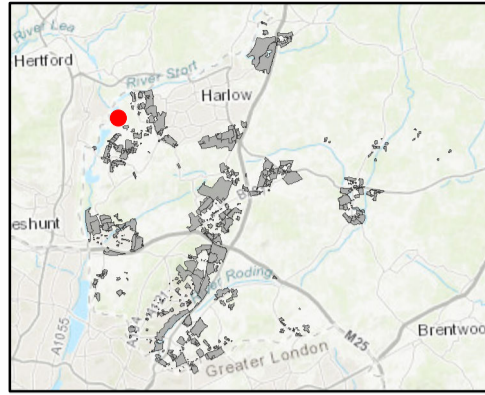
Site notes: Area of hardstanding and outbuildings identified through pre-application enquiry

Source of yield: 2016 EFDC Officer assessment for number of pitches.

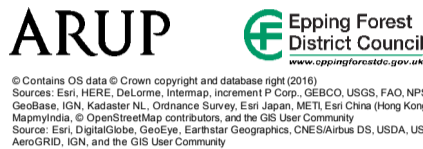
Site constraints: No constraints identified.

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

Pitches: 1



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | March 2018
 Drawing No | Issue
T-SR-0533 | Rev 1



Criteria	Score	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	Residential development between 400m and 2km from Lee Valley Special Protection Area. Evidence from the Habitats Regulation Assessment (2016) indicates that in-combination effects from urbanisation or recreational pressure are unlikely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	No requirement to consult with Natural England for residential development.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is adjacent to an area of Deciduous Woodland, and is in its relevant buffer zone. The site may indirectly affect the BAP priority habitat, but mitigation could be implemented to address this.
1.6 Impact on Local Wildlife Sites	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	The site is partially within a small part of the Lea Valley North LWS, and wholly within the relevant 250m buffer zone. The site may directly affect the Local Wildlife Site, but mitigation in the form of considered masterplanning could be implemented.
1.7 Flood risk	(+)	Site within Flood Zone 2 and exception test not required.	Some 68% of the site is in Flood Zone 2, with the remainder falling into Flood Zone 1. Flood Zone 2 is located in the majority of the north and western site boundary but flood risk can be mitigated through site layout.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on setting of Conservation Area, Grade I and Grade II* Listed Buildings or Scheduled Monument due to distance and scale of proposal.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	0	Site is within Green Belt, but the level of harm caused by release of the land for development would be none.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.	
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	0	Majority of the site is previously developed land that is neither within nor adjacent to a settlement.	65% brownfield site, 1000m from an existing settlement (Roydon).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	(+)	Development could provide an opportunity to improve links to adjacent existing public open space or provide access to open space which is currently private.	A negligible part of the site contains open space. The proposals could be configured to avoid loss of open space. Site adjacent to existing woodland and could provide opportunities to improve access.
5.1 Landscape sensitivity	(--)	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.	Site characteristics are such that a detailed assessment would likely find high vulnerability, at least in part of site. Development would need to be strongly constrained in extent and form so as not to be likely to affect adversely the wider landscape.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Site is in a rural location outside of any settlement, and screened from the road by trees. Proposed traveller pitches are of a scale that would not impact on the rural character.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Existing access from Glen Faba Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Works / Proximity to Landfill). Potential adverse impact could be mitigated.
6.6 Traffic impact		Not applicable.	

Site Suitability Assessment

Site Reference: T-X_14

Parish: Roydon

Size (ha): 2.57

Address: Roydon Lodge Chalet Estate, Roydon, Essex, CM19 5EF

Use: Traveller

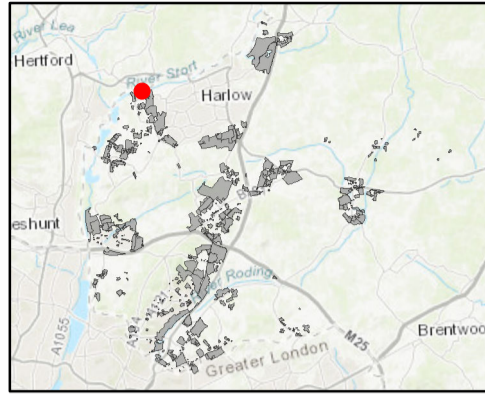
Site notes: Subdivided plots with some areas of hardstanding. Part-authorised existing traveller site with some pitches with authorised temporary permission. To be assessed for regularisation

Source of yield: Assumption based on allowing 0.1 ha for one pitch.

Site constraints: Majority of the site to the north, east and west constrained by Flood Risk Zone 3b (60%) and Flood Risk Zone 3a (69%). Capacity adjusted proportionally to account for constrained part of the site to remove it from the developable area.

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

Pitches: 8



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

Drawing Status
Issue

Date
March 2018

Drawing No
T-X_14

Issue
Rev 1



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



Criteria	Score	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	Residential development between 400m and 2km from Lee Valley Special Protection Area. Evidence from the Habitats Regulation Assessment (2016) indicates that in-combination effects from urbanisation or recreational pressure are unlikely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	No requirement to consult with Natural England for residential development.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is adjacent to an area of Coastal Floodplain Grazing Marsh, and wholly within five BAP priority habitat buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation could be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(-)	Site within Flood Zone 3a or Flood Zone 3b and not likely to be suitable for development.	Some 99% of the site in Flood Zone 2, of which some 69% and 60% is in Flood Zone 3a and 3b respectively. Due to the location of the Flood Zones, the site is not likely to be suitable for development.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on settings of Conservation Area, Grade I Listed Building or Registered Park and Garden due to distance from site.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	The Stage 1 assessment assessed the area as contributing strongly to the Green Belt purposes. Regularising the remaining development on this site may harm the purposes of the wider Green Belt in terms of increasing sprawl and coalescence with Harlow.
3.1 Distance to the nearest rail/tube station	(+)	Site is less than 1000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(-)	Site is more than 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.	75% greenfield site, 100m from an existing settlement (Roydon).
4.2 Impact on agricultural land	(-)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	(-)	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.	Site characteristics are such that a detailed assessment would likely find high vulnerability, at least in part of site. Development would need to be strongly constrained in extent and form so as not to be likely to affect adversely the wider landscape.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Regularisation of existing traveller site away from settlement not likely to affect settlement character.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	Of the many trees on site, the single protected tree affects only a limited area and so, subject to care in the layout would not be a significant constraint.
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	Access would be required via a private road from High Street.
6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact		Not applicable.	



Report on Site Selection



Epping Forest District Council

Drawing No.
EFDC-S2-0022-Rev2

Date: March 2018

Scale: 1:15,000 @A3

Content
Traveller Sites for Stage 4 and Stage 8.4 Assessment 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

- Traveller sites assessed at Stage 4 and Stage 8.4
- Parish Boundary

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



Site Suitability Assessment

Site Reference: GRT-E_09

Parish: Stapleford Abbotts

Size (ha): 0.40

Address: Pond View, Stapleford Abbotts

Use: Traveller

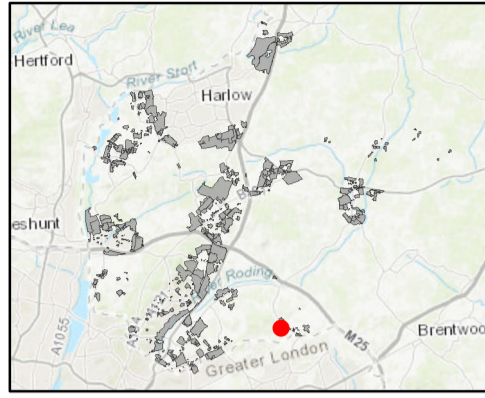
Site notes: Vacant field, triangular shape. Tree lined to south, laneway along northern boundary, existing traveller site adjacent to eastern boundary.

Source of yield: Assumption based on allowing 0.1 ha for one pitch.

Site constraints: No constraints identified.

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

Pitches: 4



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | **March 2018**
 Drawing No | Issue
GRT-E_09 | **Rev 2**



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

Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0 Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0 Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	The proposed development does not exceed Impact Risk Zone consultation thresholds and is unlikely to result in any adverse effects.
1.3a Impact on Ancient Woodland	0 Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of	0 No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0 Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0 No effect as features and species could be retained or due to distance of BAP priority habitats from site.	
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++) Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+) Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	0 There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0 Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(--) Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	(-) Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	0 Site between 400m and 1000m of a bus stop.	
3.3 Distance to employment locations	0 Site is more than 1600m and less than 2400m from an employment site/location.	
3.4 Distance to local amenities	0 Site is between 1000m and 4000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+) Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(-) Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0 Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network	Not applicable.	
4.1 Brownfield and Greenfield Land	(-) Majority of the site is greenfield land adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (Stapleford Abbotts).
4.2 Impact on agricultural land	(--) Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	No open space is located in the site area. Development will not involve the loss of public open space.
5.1 Landscape sensitivity	(-) Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	
5.2 Settlement character sensitivity	0 Development is unlikely to have an effect on settlement character.	The proposed number of pitches is not likely to adversely affect the character of the area.
6.1 Topography constraints	(-) Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0 Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(--) There is no means of access to the site and no likely prospect of achieving access.	The site is served by a single track and therefore access is not considered to be suitable to support the scale of development proposed.
6.5 Contamination constraints	0 No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	Not applicable.	

Site Suitability Assessment

Site Reference: GRT-I_05

Parish: Stapleford Abbots

Size (ha): 0.42

Address: Pond View, Stapleford Abbots

Use: Traveller

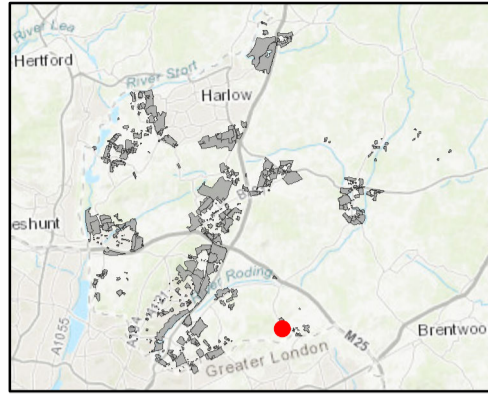
Site notes: Tree lined to south, east and west. Laneway along northern boundary. Traveller use in south-east portion of site, remainder of site vacant field.

Source of yield: Assumption based on allowing 0.1 ha for one pitch.

Site constraints: No constraints identified.

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

Pitches: 2



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

Drawing Status	Dat
Issue	March 2018
Drawing No	Issue
GRT-I_05	Rev 2

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

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

Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0 Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0 Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	The proposed development does not exceed Impact Risk Zone consultation thresholds and is unlikely to result in any adverse effects.
1.3a Impact on Ancient Woodland	0 Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of	0 No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0 Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0 No effect as features and species could be retained or due to distance of BAP priority habitats from site.	
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++) Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+) Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	0 There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0 Site lies outside of areas identified as being at risk of poor air quality.	Majority of the site is far enough away from motorway to not have a significant impact.
2.1 Level of harm to Green Belt	(--) Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	0 Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+) Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(-) Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	(+) Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+) Site is less than 1000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	0 Site is between 1000m and 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0 Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network	Not applicable.	
4.1 Brownfield and Greenfield Land	(-) Majority of the site is greenfield land adjacent to a settlement.	85% greenfield site, adjacent to a settlement (Stapleford Abbots).
4.2 Impact on agricultural land	(--) Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	No open space is located in the site area. Development will not involve the loss of public open space.
5.1 Landscape sensitivity	(-) Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	
5.2 Settlement character sensitivity	0 Development is unlikely to have an effect on settlement character.	The proposed number of pitches is not likely to adversely affect the character of the area.
6.1 Topography constraints	(-) Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0 Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(--) There is no means of access to the site and no likely prospect of achieving access.	The site is served by a single track and therefore access is not considered to be suitable to support the scale of development proposed.
6.5 Contamination constraints	(-) Potential contamination on site, which could be mitigated.	Potential contamination (Smallholding / Made Ground). Potential adverse impact that could be mitigated.
6.6 Traffic impact	Not applicable.	

Site Suitability Assessment

Site Reference: T-E_12

Parish: Stapleford Abbots

Size (ha): 0.67

Address: Valley View, Curtis Mill Lane, Stapleford Abbots, Essex, RM4 1HS

Use: Traveller

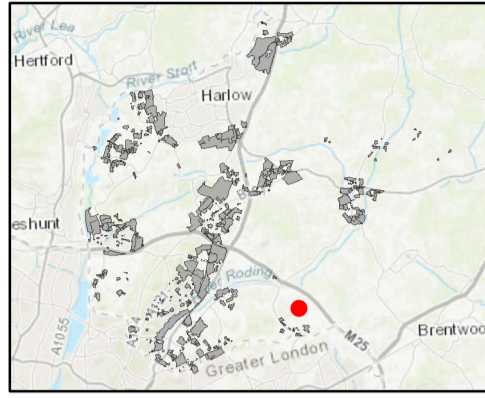
Site notes: Existing unauthorised traveller site with one pitch to be assessed for regularisation and additional vacant land adjacent to be assessed for expansion of site

Source of yield: Assumption based on allowing 0.1 ha for one pitch.

Site constraints: No constraints identified.

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

Pitches: 6



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Date
March 2018
 Drawing No
T-E_12
 Issue
Rev 1



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

Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	0	Site is within Green Belt, but the level of harm caused by release of the land for development would be none.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(-)	Site is more than 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	0	Majority of the site is previously developed land that is neither within nor adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	(--)	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	0	No contamination issues identified on site to date.
6.6 Traffic impact		Not applicable.



Report on Site Selection

ARUP

Epping Forest District Council

Drawing No. EFDC-S2-0023-Rev2

Date: March 2018

Scale: 1:15,000 @A3

Content

Traveller Sites for Stage 4 and Stage 8.4 Assessment in Stapleford Tawney

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

- Traveller sites assessed at Stage 4 and Stage 8.4
- Parish Boundary

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

E126

Site Suitability Assessment

Site Reference: T-X_15

Parish: Stapleford Tawney

Size (ha): 2.84

Address: Birchfield, Epping Lane, Stapleford Tawney, Essex, RM4 1ST

Use: Traveller

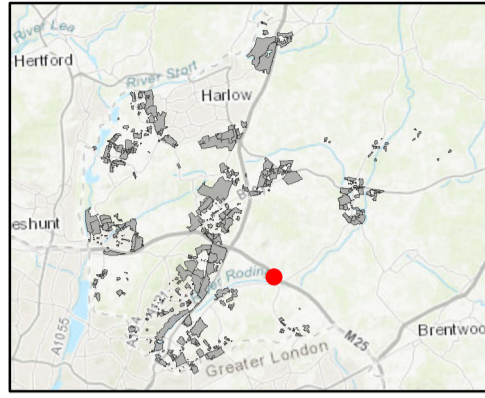
Site notes: Existing traveller site to be assessed for regularisation, although site had injunction and withdrawn application

Source of yield: Assumption based on allowing 0.1 ha for one pitch.

Site constraints: HSE Inner Zone affects the middle part of the site (53%). Capacity adjusted proportionally to account for constrained part of the site to remove it from the developable area.

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

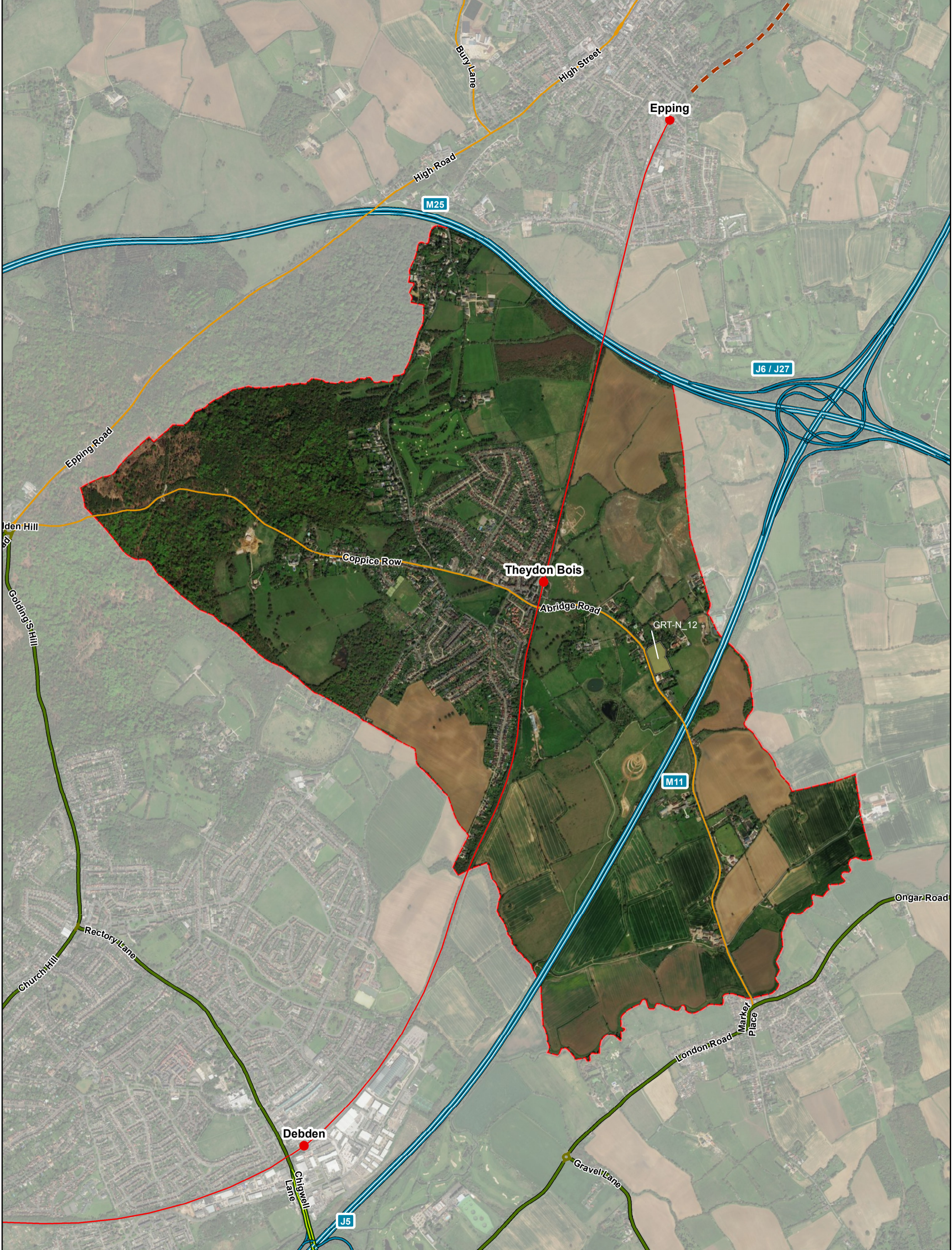
Pitches: 14



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | **March 2018**
 Drawing No | Issue
T-X_15 | **Rev 1**
ARUP | **Epping Forest District Council**
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 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Criteria	Score	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	The proposed development does not exceed Impact Risk Zone consultation thresholds and is unlikely to result in any adverse effects.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	The site is located at the edge of the 250m buffer for the Shales More Ancient Woodland. The site is therefore unlikely to affect Ancient Woodlands due to the separation distance.
1.3b Impact on Ancient/Veteran Trees outside of	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is within four BAP priority habitat buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation could be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is wholly within the Shales More LWS 250m buffer zone. The site may indirectly affect the Local Wildlife Site, but mitigation could be implemented to address this.
1.7 Flood risk	(+)	Site within Flood Zone 2 and exception test not required.	Some 19% of the site in Flood Zone 2. Flood Zone 2 is located along the western site boundary and flood risk can be mitigated through site layout.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on settings of Conservation Area or Registered Park and Garden due to distance from site.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	(-)	Site lies within an area which has been identified as being at risk of poor air quality, and it is unlikely that the risk could be mitigated.	The site is close to the M25. Given the proposed use of the site for traveller accommodation it may not be possible to mitigate air quality impacts.
2.1 Level of harm to Green Belt	0	Site is within Green Belt, but the level of harm caused by release of the land for development would be none.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.	
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(-)	Site is more than 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.	100% greenfield site, 3000m from an existing settlement (Abridge).
4.2 Impact on agricultural land	(-)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	(-)	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.	Site characteristics are such that a detailed assessment would likely find high vulnerability, at least in part of site. Development would need to be strongly constrained in extent and form so as not to be likely to affect adversely the wider landscape.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Site is in a rural location outside of any settlement, and screened from the road by trees. Proposed traveller pitches are of a scale that would not impact on the rural character.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	(-)	Gas or oil pipelines pose a major constraint to development. They will be difficult to overcome and affect a large part of the site.	All of site is in HSE middle consultation zone and inner zone affects the middle part of the site (47%). Limited potential for mitigation. HSE guidance advise against development in inner zone.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	0	Access to the site can be created within landholding adjacent to the highway.	Access could be achieved from Epping Lane to the site.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Made Ground). Potential adverse impact could be mitigated.
6.6 Traffic impact		Not applicable.	



Report on Site Selection

ARUP

Epping Forest District Council

Drawing No. EFDC-S2-0024-Rev2

Date: March 2018

Scale: 1:17,500 @A3

Content

Traveller Sites for Stage 4 and Stage 8.4 Assessment 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

- Traveller sites assessed at Stage 4 and Stage 8.4
- Parish Boundary

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

N

E128

Site Suitability Assessment

Site Reference: GRT-N_12

Parish: Theydon Bois

Size (ha): 1.48

Address: Abridge Road, Theydon Garnon

Primary use: Traveller

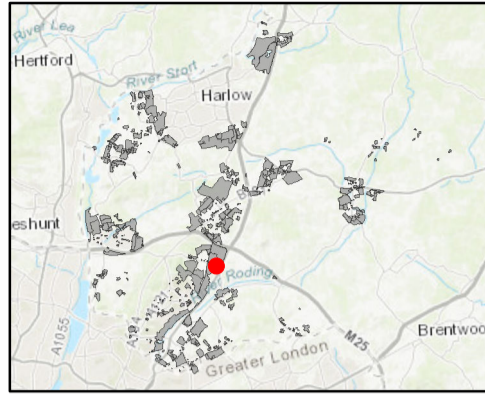
Site notes: Vacant agricultural field. Tree lined to all boundaries. Road adjacent to western boundary. Abutting residential properties to east, west and south.

Source of yield: Assumption based on allowing 0.1 ha for one pitch.

Site constraints: No constraints identified.

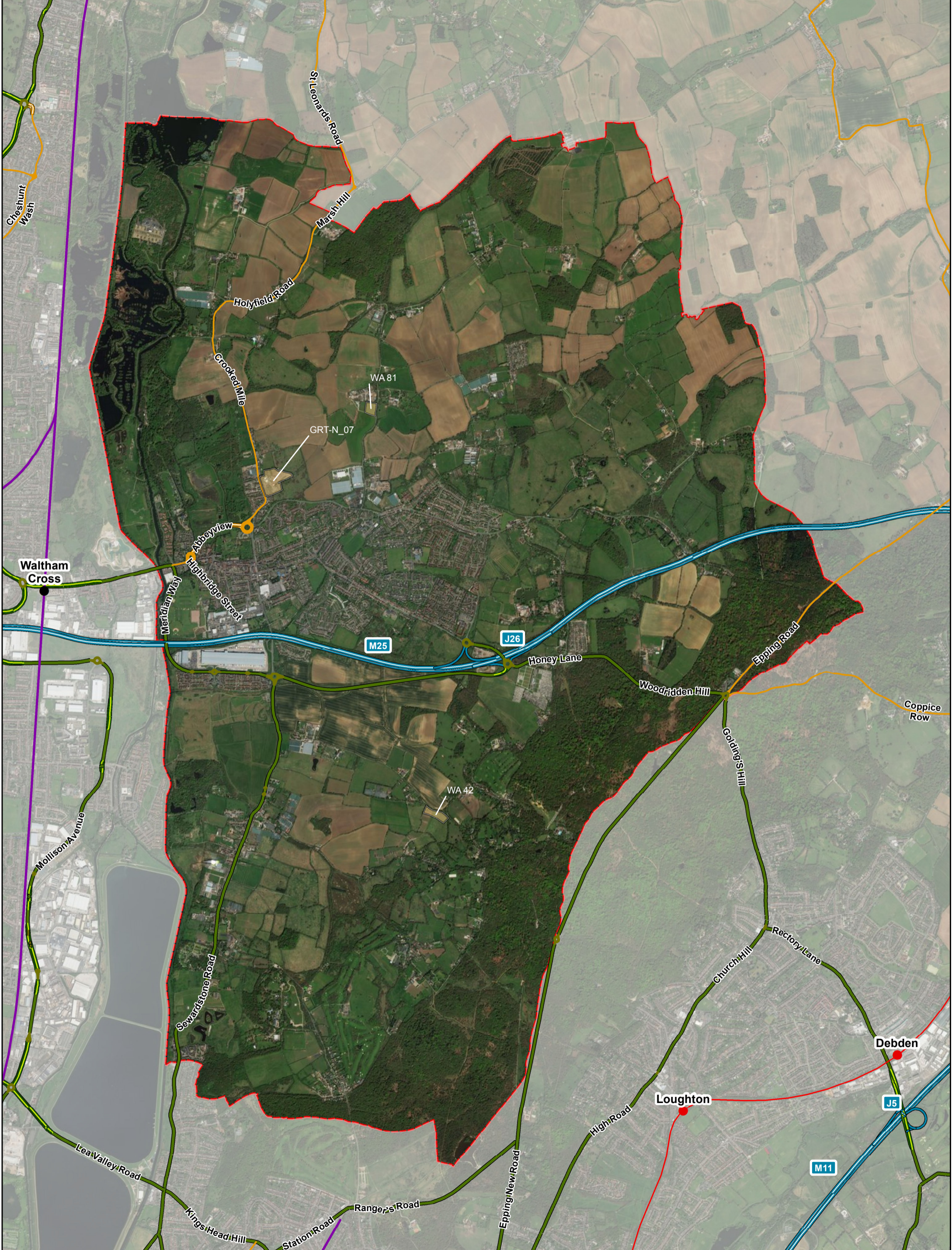
Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Pitches: 14



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | **March 2018**
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GRT-N_12 | **Rev 2**
ARUP | **Epping Forest District Council**
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 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Site is over 1km from Epping Forest Special Area of Conservation. Potential for in combination recreational effects.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs. The proposed development does not exceed Impact Risk Zone consultation thresholds and is unlikely to result in any adverse effects.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is partially within two BAP priority habitat buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality. Majority of the site is far enough away from motorway to not have a significant impact.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(-)	Site is more than 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement. 100% greenfield site, 650m from an existing settlement (Theydon Bois).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space. No open space is located in the site area. Development will not involve the loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character. Site is naturally screened on all sides. It is therefore not likely to negatively impact on the settlement character.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site. The extent of development would be constrained by the presence of protected trees in or adjacent to the site on its eastern boundary. However the impact could be mitigated by care in design and layout.
6.4 Access to site	0	Access to the site can be created within landholding adjacent to the highway. Access could be achieved off Abridge Road. Site also runs adjacent to Coopersale Lane, which is very narrow and not suitable for larger vehicles over 7.5 tonnes.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (Within 440m of infilled pond). Potential adverse impact that could be mitigated.
6.6 Traffic impact		Not applicable.



Report on Site Selection

ARUP

Epping Forest District Council

Drawing No. EFDC-S2-0027-Rev2

Date: March 2018

Scale: 1:30,000 @A3

Content

Traveller Sites for Stage 4 and Stage 8.4 Assessment in Waltham Abbey

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

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Legend

- Traveller sites assessed at Stage 4 and Stage 8.4
- Parish Boundary

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

N

E130

Site Suitability Assessment

Site Reference: GRT-N_07

Parish: Waltham Abbey

Size (ha): 4.41

Address: Yard/car park at rear Lea Valley Nursery, Crooked Mile, Waltham Abbey

Primary use: Traveller

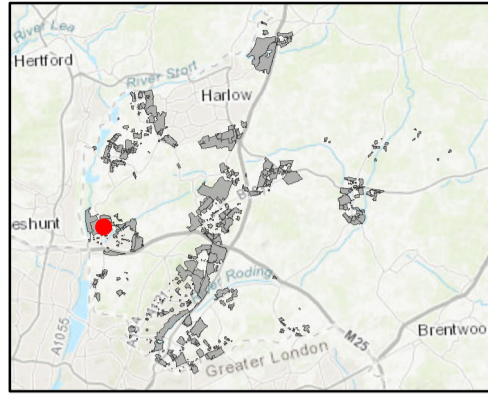
Site notes: Derelict nursery site with vacant hardstanding. Residential development to west and south, vacant scrubland north, east and south.

Source of yield: Assumption based on allowing 0.1 ha for one pitch.

Site constraints: No constraints identified.

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

Pitches: 15



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
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 Drawing No | Issue
GRT-N_07 | **Rev 2**
ARUP | **Epping Forest District Council**
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 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Site is located 1km from Lee Valley Special Protection Area and Ramsar site. Potential for in combination recreational effects.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs. The proposed development does not exceed Impact Risk Zone consultation thresholds and is unlikely to result in any adverse effects.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is partially within two BAP priority habitat buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated. Unlikely to have significant impact on settings of Conservation Area or Scheduled Monument due to distance and existing built-up surroundings, but possible mitigation through good landscaping/screening.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality. Majority of the site is far enough away from motorway to not have a significant impact.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(+)	Site is less than 1000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement. 100% greenfield site, adjacent to a settlement (Waltham Abbey).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space. No open space is located in the site area. Development will not involve the loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character. Site is on the edge of the existing settlement with glasshouses. It is naturally screened from the road and therefore, not likely to negatively impact on the settlement character.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists. Existing access off Crooked Mile.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential contamination (Horticultural Nurseries / Scrapyard / Shooting Ground). Potential adverse impact that could be mitigated.
6.6 Traffic impact		Not applicable.

Site Suitability Assessment

Site Reference: WA 42

Parish: Waltham Abbey

Size (ha): 1.42

Address: South-west side of Avey Lane, opposite the Pynest Green Lane junction

Primary use: Traveller

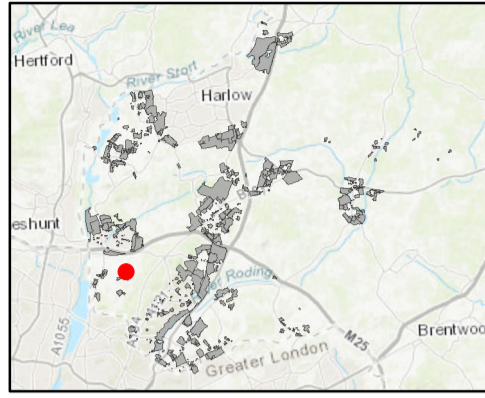
Site notes: Trees lined to north and west. No boundary to south and east.

Source of yield: Assumption based on allowing 0.1 ha for one pitch.

Site constraints: No constraints identified.

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

Pitches: 14



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status | Date
Issue | **March 2018**
 Drawing No | Issue
WA 42 | **Rev 2**
ARUP | **Epping Forest District Council**
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 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Site is located 570m from Epping Forest Special Area of Conservation. In combination effects from recreational pressure likely.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated. There is 1 Ancient tree directly affected by the site. The tree is located in the west of the site and may be affected by development. Impacts may be mitigated by considered masterplanning or translocation.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is within Wood Pasture and Parkland, BAP priority habitat with no main features and Deciduous Woodland buffer zones. The site may indirectly affect the habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement. 100% greenfield site, 100m from an existing settlement (High Beech).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space. No open space is located in the site area. Development will not involve the loss of public open space.
5.1 Landscape sensitivity	0	Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change. The site and its immediate context have an urban form, and the wider context shares the characteristics of an adjacent area adjudged to have low landscape sensitivity to change.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character. The proposed number of pitches is not likely to adversely affect the character of the area.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(--)	There is no means of access to the site and no likely prospect of achieving access. The site has existing access constraints which would be challenging to overcome and would require upgrade of the existing road. Provision of suitable access for caravans / trailers is not likely.
6.5 Contamination constraints	0	No contamination issues identified on site to date. No potential contamination identified.
6.6 Traffic impact		Not applicable.

Site Suitability Assessment

Site Reference: WA 81

Parish: Waltham Abbey

Size (ha): 1.05

Address: West of Galleyhill Road, south of Breach Barns Lane junction and immediately south of Poultry Farm

Primary use: Traveller

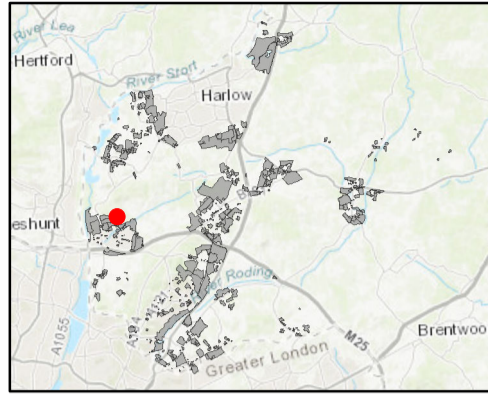
Site notes: Trees lined to north. Hedgerow lined to east. No boundaries to south or west.

Source of yield: Assumption based on allowing 0.1 ha for one pitch.

Site constraints: No constraints identified.

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

Pitches: 10

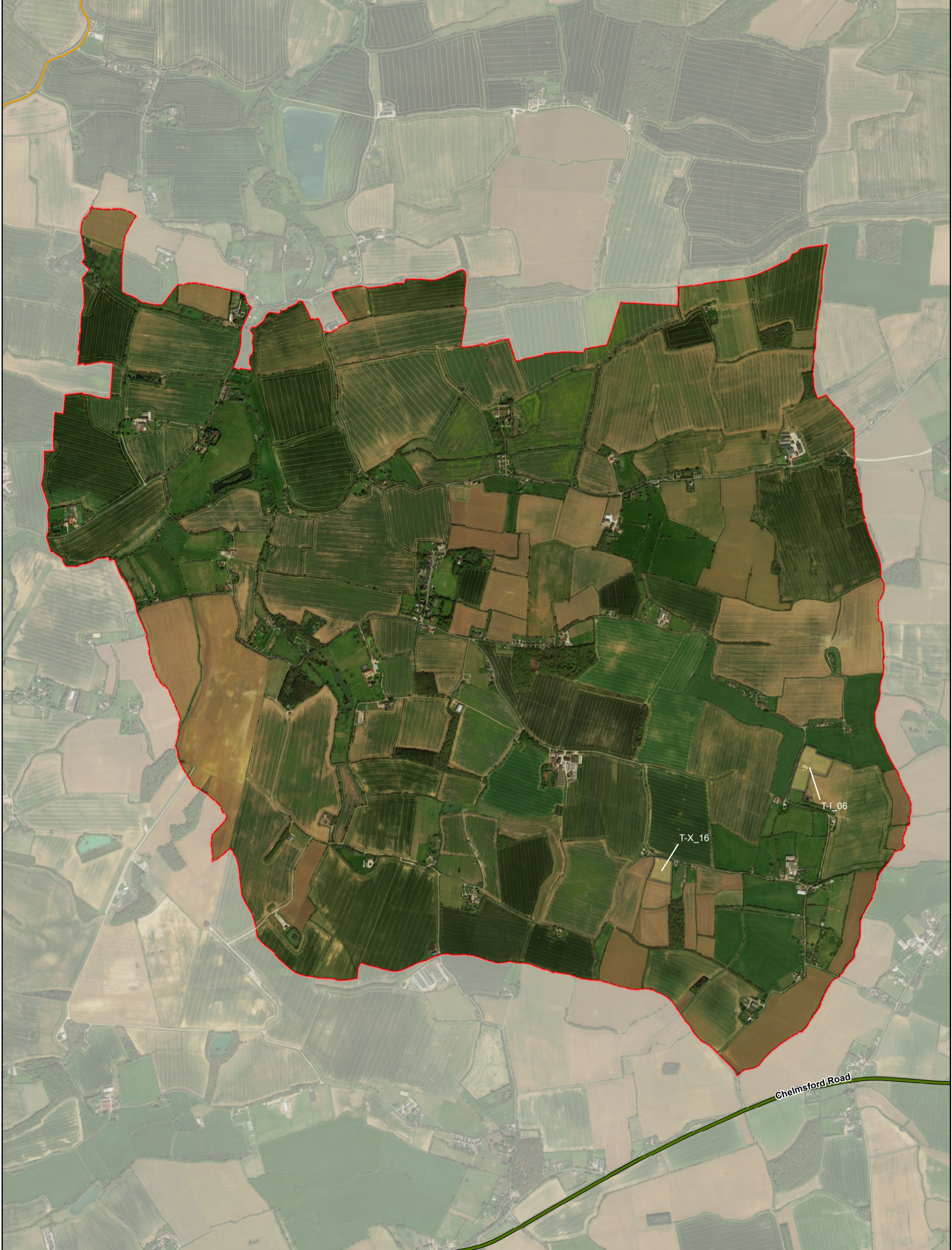


Client
Epping Forest District Council
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Epping Forest District Local Plan
 Drawing Status
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 Drawing No
WA 81
 Issue
Rev 2

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

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

Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects. Potential for recreational pressure effects in combination on Lea Valley Special Protection Area.
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land. Site is not touching Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site. The site is within a Deciduous Woodland buffer zone. The site may indirectly affect the habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.
1.8b Impact on archaeology	(-)	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.
3.3 Distance to employment locations	0	Site is more than 1600m and less than 2400m from an employment site/location.
3.4 Distance to local amenities	0	Site is between 1000m and 4000m from nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.6 Distance to nearest secondary school	0	Site is between 1000m and 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement. 100% greenfield site, 500m from an existing settlement (Waltham Abbey).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character. Site is proposed for traveller pitches. The proposed number of pitches is not likely have an impact on the character of the area.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	0	Access to the site can be created within landholding adjacent to the highway. Access to site could be achieved off Galleyhill Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated. Potential for contamination (Landfill Site Within 250m). Potential adverse impact that could be mitigated.
6.6 Traffic impact		Not applicable.



Report on Site Selection



Drawing No.
EFDC-S2-0028-Rev2

Date: March 2018

Scale: 1:17,500 @A3

Content
Traveller Sites for Stage 4 and Stage 8.4 Assessment in Willingale

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

- Traveller sites assessed at Stage 4 and Stage 8.4
- Parish Boundary

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

N



Site Suitability Assessment

Site Reference: T-I_06

Parish: Willingale

Size (ha): 2.77

Address: Greenacres, Walls Green, Bassett's Lane, Willingale, Ongar, Essex, CM5 0QN

Primary use: Traveller

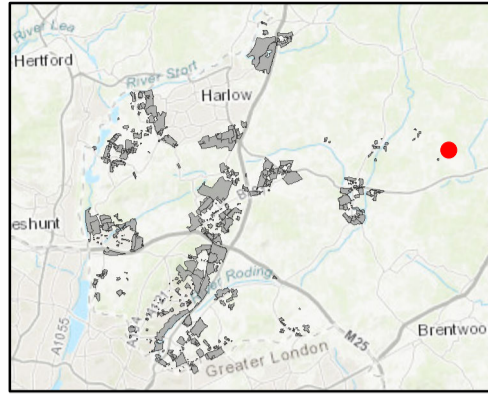
Site notes: Existing authorised traveller site with two pitches to be assessed for intensification.

Source of yield: 2016 EFDC Officer assessment for number of pitches.

Site constraints: No constraints identified.

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

Pitches: 13



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

Drawing Status	Date
Issue	March 2018

Drawing No	Issue
T-I_06	Rev 1

ARUP Epping Forest District Council
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 Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community
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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0 Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0 Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	The proposed development lies outside of the Impact Risk Zone and therefore Impact Risk Zone requirements are not applicable.
1.3a Impact on Ancient Woodland	0 Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of	0 No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0 Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0 No effect as features and species could be retained or due to distance of BAP priority habitats from site.	
1.6 Impact on Local Wildlife Sites	0 Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++) Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+) Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	0 There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0 Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	0 Site is within Green Belt, but the level of harm caused by release of the land for development would be none.	
3.1 Distance to the nearest rail/tube station	(-) Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(-) Site more than a 1000m from a bus stop.	
3.3 Distance to employment locations	(-) Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	(-) Site is more than 4000m from the nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(-) Site is more than 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(-) Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(-) Site is more than 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network	Not applicable.	
4.1 Brownfield and Greenfield Land	(--) Majority of the site is greenfield land that is neither within nor adjacent to a settlement.	70% greenfield site, 4500m from an existing settlement (Fyfield).
4.2 Impact on agricultural land	(--) Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0 Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	(--) Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.	Site characteristics are such that a detailed assessment would likely find high vulnerability, at least in part of site. Development would need to be strongly constrained in extent and form so as not to be likely to affect adversely the wider landscape.
5.2 Settlement character sensitivity	0 Development is unlikely to have an effect on settlement character.	Site is in a rural location outside of any settlement, and screened from the road by trees and hedgerows. Proposed traveller pitches are of a scale that would not impact on the rural character.
6.1 Topography constraints	0 No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0 Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0 Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0 The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+) Suitable access to site already exists.	Existing access from Bassetts Lane.
6.5 Contamination constraints	(-) Potential contamination on site, which could be mitigated.	Potential contamination (Smallholding). Potential adverse impact could be mitigated.
6.6 Traffic impact	Not applicable.	

Site Suitability Assessment

Site Reference: T-X_16

Parish: Willingale

Size (ha): 1.31

Address: Steers, Pigstye Green Road, Willingale, Ongar, Essex, CM5 0QF

Primary use: Traveller

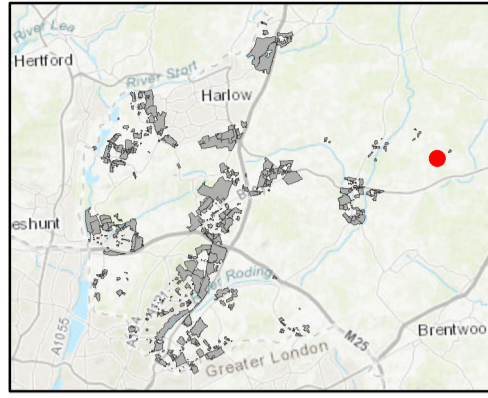
Site notes: Vacant field. Existing authorised traveller site with three pitches to be assessed for intensification.

Source of yield: Assumption based on allowing 0.1 ha for one pitch.

Site constraints: No constraints identified.

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

Pitches: 10



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Issue
 Date
March 2018
 Drawing No
T-X_16
 Issue
Rev 1



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

Criteria	Score	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSIs.	The proposed development lies outside of the Impact Risk Zone and therefore Impact Risk Zone requirements are not applicable.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	The site is located at the edge of the 250m buffer for the Ancient Woodland. The site is therefore unlikely to affect Ancient Woodlands due to the separation distance.
1.3b Impact on Ancient/Veteran Trees outside of	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.	There is 1 Ancient tree directly affected by the site. The tree is in the south of the site, and development may directly affect the tree. Impacts may be mitigated by considered masterplanning or translocation.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is wholly within a Deciduous Woodland buffer zone. The site may indirectly affect the BAP priority habitat, but mitigation could be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	The site is wholly within the Bonsgrove/Luca's Lane LWS 250m buffer zone. The site may indirectly affect the Local Wildlife Site, but mitigation could be implemented to address this.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	Unlikely to impact on setting of Scheduled Monument or GII listed building to east due to distance.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	0	Site is within Green Belt, but the level of harm caused by release of the land for development would be none.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.	
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(-)	Site is more than 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(-)	Site is more than 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	0	Majority of the site is previously developed land that is neither within nor adjacent to a settlement.	100% brownfield site, 4000m from an existing settlement (Fyfield).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	(--)	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.	Site characteristics are such that a detailed assessment would be likely to find high vulnerability, at least in part. Development would need to be strongly constrained in extent and form so as not to be likely to affect adversely the wider landscape.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Site is in a rural location outside of any settlement, and screened from the road by trees and hedgerows. Proposed traveller pitches are of a scale that would not impact on the rural character.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	Majority of site (99%) is in HSE middle consultation zone. Sensitivity level is 2 as less than 30 caravans. HSE guidance is don't advise against development.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Existing access from Pigstye Green Road.
6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact		Not applicable.	