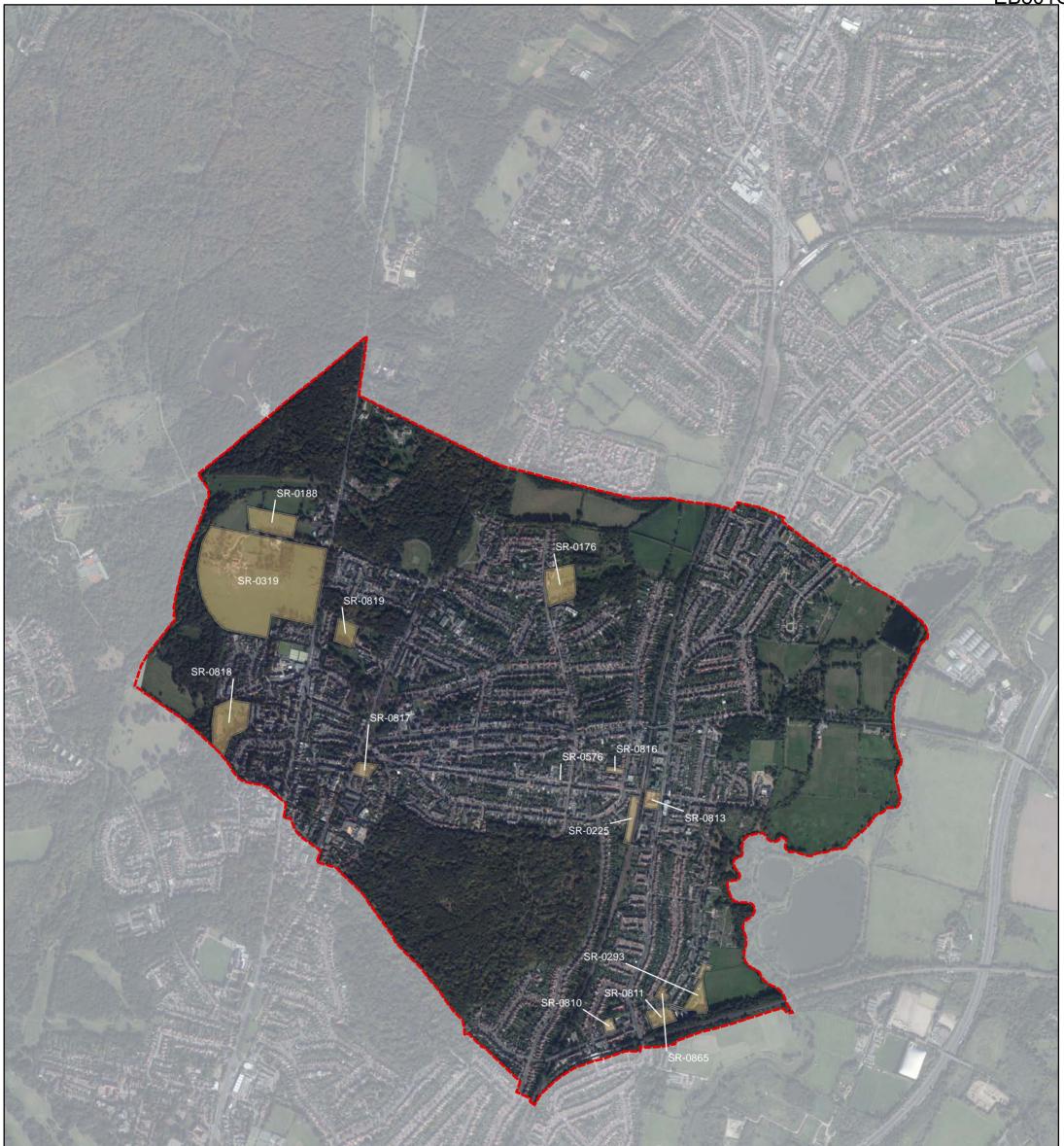
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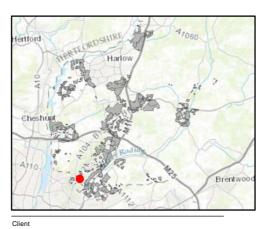
| AL AR | | |
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| Report on Site Selection | Drawing No. EFDC-S2-0001-Rev1 | Content Residential Sites for Stage 2 Assessment in | | Legend | | |
|-----------------------------------|----------------------------------|---|---|----------------------------------|--|--|
| ARUP | Date: September 2016 | Buckhurst Hill Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, | · | Stage 2 Sites Parish Boundary | | |
| Epping Forest District Council | Scale: 1:12,500 @A3 | USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community. | | | | |

| One oundainty Assessment | | | | |
|---------------------------------------|---|--|--|--|
| Site Reference | : SR-0176 | | | |
| Parish: | Buckhurst Hill | | | |
| Settlement: | | | | |
| Size (ha): | 1.23 | | | |
| Address: | St Just, 1 Powell Road, Buckhurst Hill, Essex, IG9 5RD | | | |
| Primary use: SLAA notes: | Housing Site comprises a large residential garden | | | |
| SLAA yield: | 60 dwellings comprising 40 market homes and 20 affordable | | | |
| SLAA source for baseline yield: | Indicated in Call for Sites | | | |
| SLAA site contraints: | None | | | |

Site selection None adjustment:

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



| Epping Forest District Council | | | | |
|---|---|--|--|--|
| Job Title | | | | |
| Epping Forest District Local Plan | | | | |
| Drawing Status | | | | |
| Issue | | | | |
| Drawing No | Issue | | | |
| SR-0176 | P1 | | | |
| ARUP | Epping Forest District Council | | | |
| © Contains OS data © Crown copyri Sources: Esri, HERE, DeLorme, Inte | ght and database right (2016) rmap, increment P Corp., GEBCO, USGS, FAO, NPS | | | |

Sourcas: Earl, HERE, Dalcome, Intermap, increment P Corp., CEBCO, USGS, FAO, NPS, NRCAN, BoeBsas, ICN, Kadatest ML, Chrannos Survey, Earl Japan, METL, Earl China, (Hong Kong), swisstop MapmyIndia, © OpenStreetMap contributors, and the GIS User Community Source: Esri, DgtaBilchole, GeoEye, Eanthatra Geographics, CNES/Airbus DS, USDA, USGS, AEX, Seemapping, Anorgrid, IGN, IGP, swisstopo, and the GIS User Community



| Dwellings: 60 | | Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Alrbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community | |
|---|------|---|--|
| Criteria | | Score | Qualitative Assessment |
| 1.1 Impact on Internationally Protected Sites | () | Effects of allocating the site for the proposed use is likely to have a significant effect. | Site partially located within 400m of Epping Forest Special Area of Conservation. Risk of urbanisation (e.g. from fly tipping, fires, invasive species etc.). |
| 1.2 Impact on Nationally Protected sites | (-) | Site falls within an Impact Risk Zone and due to the nature and scale of the development proposed it is likely to be possible to mitigate the effects of the proposed development. | Due to the development type (all planning applications, except householder), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible. |
| 1.3a Impact on Ancient Woodland | 0 | Site is not located within or adjacent to Ancient Woodland. | |
| 1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland | 0 | No Ancient or Veteran trees are located within the site. | |
| 1.4 Impact on Epping Forest Buffer Land | 0 | Site is unlikely to impact on Epping Forest Buffer Land. | Site is not touching Buffer Land. |
| 1.5 Impact on BAP Priority Species or Habitats | 0 | No effect as features and species could be retained or due to distance of BAP priority habitats from site. | The site is partially within Deciduous Woodland and Wood Pasture and Parkland buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this. |
| 1.6 Impact on Local Wildlife Sites | 0 | Site has no effect as features and species could be retained or due to distance of local wildlife sites from site. | The site is adjacent to Linder's Field LNR and LWS and within the 250m buffer for Ardmore Lane Wood LWS. The site is unlikely to affect the features and species of these LWS. |
| 1.7 Flood risk | (++) | Site within Flood Zone 1. | |
| 1.8a Impact on heritage assets | 0 | Proposed site located within the setting of a heritage asset and effects can be mitigated. | |
| 1.8b Impact on archaeology | 0 | There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation. | |
| 1.9 Impact of air quality | 0 | Site lies outside of areas identified as being at risk of poor air quality. | |
| 2.1 Level of harm to Green Belt | 0 | Site is within Green Belt, but the level of harm likely to arise by the release of land for development would be none. | The site lies partially within the Green Belt, though the area within the Green Belt does not meet the purposes. If the site was released would have no harm to the purposes of the wider Green Belt. |
| 3.1 Distance to the nearest rail/tube station | (+) | Site is less than 1000m from the nearest rail or tube station. | |
| 3.2 Distance to nearest bus stop | 0 | Site between 400m and 1000m of a bus stop. | |
| 3.3 Distance to employment locations | (+) | Site is within 1600m of an employment site/location. | |
| 3.4 Distance to local amenities | (+) | Site is less than 1000m from nearest town, large village or small village. | |
| 3.5 Distance to nearest infant/primary school | (+) | Site is less than 1000m from the nearest infant/primary school. | |
| 3.4 Distance to local amenities | 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. | 80% greenfield site, adjacent to an existing settlement. |
| 4.2 Impact on agricultural land | 0 | Development would not result in the loss of agricultural land. | |
| 4.3 Capacity to improve access to open space | 0 | Development unlikely to involve the loss of public open space. | A negligible part of the site contains public open space. Development will not involve the loss of public open space. |
| 5.1 Landscape sensitivity | 0 | The site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change. | The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character. |
| 5.2 Settlement character sensitivity | (-) | Development could detract from the existing settlement character. | The proposed density is higher than the neighbouring developments. Therefore, development is likely to affect the character of the area. |
| 6.1 Topography constraints | () | Topographical constraints in the site may preclude development. | |
| 6.2a Distance to gas and oil pipelines | 0 | Gas or oil pipelines do not pose any constraint to the site. | |
| 6.2b Distance to power lines | 0 | Power lines do not pose a constraint to the site. | |
| 6.3 Impact on Tree Preservation Order (TPO) | 0 | The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. | |
| 6.4 Access to site | (+) | Suitable access to site already exists. | Access is sufficient |
| 6.5 Contamination constraints | (-) | Potential contamination on site, which could be mitigated. | Potential contamination (infilled ponds). Potential adverse impact that could be mitigated. |
| 6.6 Traffic impact | 0 | Area around the site expected to be uncongested at peak time, or site below the site size threshold where it would be expected to affect congestion. | |

| one ound | |
|---------------------------------------|--|
| Site Reference | : SR-0188 |
| Parish: | Buckhurst Hill |
| Settlement: | |
| Size (ha): | 1.22 |
| Address: | Land to the Rear of Albany House, Epping New Road, Buckhurst Hill |
| Primary use: | Housing |
| SLAA notes: | Paddock |
| SLAA yield: | 1-2 dwellings |
| SLAA source for baseline yield: | Indicated in Call for Sites |
| SLAA site contraints: | None |
| | |
| | |

Site selection None adjustment:

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

410 ertfo Brentw Client

| Epping Forest District Council | | | |
|--------------------------------|------|----------------------------------|--|
| Job Title | | | |
| Epping Forest Distric | t Lo | cal Plan | |
| Drawing Status | | | |
| Issue | | | |
| Drawing No | | Issue | |
| SR-0188 | | P1 | |
| ARUP | • | Epping Forest District Counci | |

cil GS, FAO, NPS, NRCAN ng DS, USDA, USGS, AEX



| Criteria | | | |
|---|------|--|--|
| | | Score | Qualitative Assessment |
| 1.1 Impact on Internationally Protected Sites | (-) | Effects of allocating the site for the proposed use are not likely to be significant alone but should be checked for in- combination effects. | Site located within 400m of Epping Forest Special Area of Conservation. Risk of urbanisation (e.g. from fly tipping fires, invasive species etc0). |
| 1.2 Impact on Nationally Protected sites | (-) | Site falls within an Impact Risk Zone and due to the nature and scale of the development proposed it is likely to be possible to mitigate the effects of the proposed development. | Due to the development type (all planning applications, except householder), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible. |
| 1.3a Impact on Ancient Woodland | () | Site is adjacent to or contains Ancient Woodland. The proposals would likely result in direct loss or harm to Ancient Woodland or cannot be mitigated. | The site is wholly within the 250m buffer for Epping-Ambresbury Banks Ancient Woodland. The site may directly affec a small area of the Ancient Woodland. The site is likely to cause direct loss which cannot be mitigated within the site. |
| 1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland | 0 | No Ancient or Veteran trees are located within the site. | |
| 1.4 Impact on Epping Forest Buffer Land | 0 | Site is unlikely to impact on Epping Forest Buffer Land. | Site is not touching Buffer Land. |
| 1.5 Impact on BAP Priority Species or Habitats | 0 | No effect as features and species could be retained or due to distance of BAP priority habitats from site. | The site is wholly within Deciduous Woodland, Wood Pasture and Parkland and BAP priority habitat with no main features buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this. |
| 1.6 Impact on Local Wildlife Sites | 0 | Site has no effect as features and species could be retained or due to distance of local wildlife sites from site. | The site is within the 250m buffer for Ardmore Lane Wood LWS. The site is unlikely to affect the features and species of this LWS. |
| 1.7 Flood risk | (++) | Site within Flood Zone 1. | |
| 1.8a Impact on heritage assets | (+) | No effect likely on historic assets 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 very low, low or medium. | |
| 3.1 Distance to the nearest rail/tube station | 0 | Site is between 1000m and 4000m from the nearest rail or tube station. | |
| 3.2 Distance to nearest bus stop | (-) | Site more than a 1000m from a bus stop. | |
| 3.3 Distance to employment locations | 0 | Site is more than 1600m and less than 2400m 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. | |
| 3.4 Distance to local amenities | 0 | Site is between 1000m and 4000m from the nearest secondary school. | |
| 3.7 Distance to nearest GP surgery | 0 | Site is between 1000m and 4000m from the nearest GP surgery. | |
| 3.8 Access to Strategic Road Network | | Not applicable. | |
| 4.1 Brownfield and Greenfield Land | () | Majority of the site is greenfield land that is neither within nor adjacent to a settlement. | 100% greenfield site not within or adjacent to an existing settlement. |
| 4.2 Impact on agricultural land | 0 | Development would not result in the loss of agricultural land. | |
| 4.3 Capacity to improve access to open space | 0 | Development unlikely to involve the loss of public open space. | |
| 5.1 Landscape sensitivity | () | The site falls within an area of high landscape sensitivity - vulnerable to change and unable to absorb development without significant character change. | |
| 5.2 Settlement character sensitivity | 0 | Development is unlikely to have an effect on settlement character. | Site close to Epping Forest Special Area of Conservation. Considering the scale of the proposed development of two dwellings, it is unlikely to impact on the low density, forest-setting of this part of the settlement. |
| 6.1 Topography constraints | () | Topographical constraints in the site may preclude development. | |
| 6.2a Distance to gas and oil pipelines | 0 | Gas or oil pipelines do not pose any constraint to the site. | |
| 6.2b Distance to power lines | 0 | Power lines do not pose a constraint to the site. | |
| 6.3 Impact on Tree Preservation Order (TPO) | 0 | The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. | |
| 6.4 Access to site | (-) | Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade. | |
| 6.5 Contamination constraints | 0 | No contamination issues identified on site to date. | No potential contamination identified. |
| 6.6 Traffic impact | | Site below the size threshold where it would be expected to affect congestion (e.g. employment site or housing site with capacity of <25 dwellings). | |

| Site Reference | : SR-0225 |
|----------------|--|
| Parish: | Buckhurst Hill |
| Settlement: | |
| Size (ha): | 0.43 |
| Address: | Queens Road, Lower Car Park, Buckhurst Hill, IG9 5 |
| | |
| Primary use: | Housing |
| SLAA notes: | None |
| | |

SLAA yield:55 dwellingsSLAA source
for baseline
yield:Indicated in Call for Sites

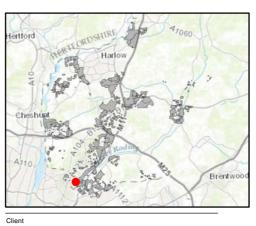
<u>55</u>

SLAA site None contraints:

Site selection None adjustment:

Dwellings:

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



| Job Title | |
|----------------------|-----------------------------------|
| Epping Forest Distri | ct Local Plan |
| Drawing Status | |
| Issue | |
| Drawing No | Issue |
| SR-0225 | P1 |
| ARUP | Epping Forest District Council |

ources: Esri, HERE, DeLorme, Internap, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, eoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo aprividale, © PonStreetMay contributors, and the GIS User Community ource: Esri, DigitalGiobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, empaping, Aerogi, IGN, IGP, swisstop, and the GIS User Community



| <u>Dweinings. 55</u> | | | |
|---|------|--|--|
| Criteria | | Score | Qualitative Assessment |
| 1.1 Impact on Internationally Protected Sites | () | Effects of allocating the site for the proposed use is likely to have a significant effect. | Site located within 400m of Epping Forest Special Area of Conservation. Risk of urbanisation (e.g. from fly tipping, fires, invasive species etc.). |
| 1.2 Impact on Nationally Protected sites | (-) | Site falls within an Impact Risk Zone and due to the nature and scale of the development proposed it is likely to be possible to mitigate the effects of the proposed development. | Due to the development type (all planning applications, except householder), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible. |
| 1.3a Impact on Ancient Woodland | () | Site is adjacent to or contains Ancient Woodland. The proposals would likely result in direct loss or harm to Ancient Woodland or cannot be mitigated. | The site is wholly within the 250m buffer for Epping-Lords Bushes Ancient Woodland. The site may directly affect a small area of the buffer land. The site is likely to cause direct loss which cannot be mitigated within the site. |
| 1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland | 0 | No Ancient or Veteran trees are located within the site. | |
| 1.4 Impact on Epping Forest Buffer Land | 0 | Site is unlikely to impact on Epping Forest Buffer Land. | Site is not touching Buffer Land. |
| 1.5 Impact on BAP Priority Species or Habitats | 0 | No effect as features and species could be retained or due to distance of BAP priority habitats from site. | The site is wholly within a Deciduous Woodland buffer zone. The site may indirectly affect the habitat, but mitigation can be implemented to address this. |
| 1.6 Impact on Local Wildlife Sites | 0 | Site has no effect as features and species could be retained or due to distance of local wildlife sites from site. | |
| 1.7 Flood risk | (++) | Site within Flood Zone 1. | |
| 1.8a Impact on heritage assets | (+) | No effect likely on historic assets due to distance from site. | |
| 1.8b Impact on archaeology | (+) | There is a low likelihood that further archaeological assets would be discovered on the site. | |
| 1.9 Impact of air quality | 0 | Site lies outside of areas identified as being at risk of poor air quality. | |
| 2.1 Level of harm to Green Belt | (+) | Site is not located in the Green Belt. | |
| 3.1 Distance to the nearest rail/tube station | (+) | Site is less than 1000m from the nearest rail or tube station. | |
| 3.2 Distance to nearest bus stop | (+) | Site is within 400m of a bus stop. | |
| 3.3 Distance to employment locations | (+) | Site is within 1600m of an employment site/location. | |
| 3.4 Distance to local amenities | (+) | Site is less than 1000m from nearest town, large village or small village. | |
| 3.5 Distance to nearest infant/primary school | (+) | Site is less than 1000m from the nearest infant/primary school. | |
| 3.4 Distance to local amenities | 0 | Site is between 1000m and 4000m from the nearest secondary school. | |
| 3.7 Distance to nearest GP surgery | (+) | Site is less than 1000m from the nearest GP surgery. | |
| 3.8 Access to Strategic Road Network | | Not applicable. | |
| 4.1 Brownfield and Greenfield Land | (++) | Majority of the site is previously developed land within or adjacent to a settlement. | 100% brownfield site, within an existing settlement. |
| 4.2 Impact on agricultural land | 0 | Development would not result in the loss of agricultural land. | |
| 4.3 Capacity to improve access to open space | 0 | Development unlikely to involve the loss of public open space. | |
| 5.1 Landscape sensitivity | 0 | The site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change. | The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character. |
| 5.2 Settlement character sensitivity | (+) | Development may improve settlement character through redevelopment of a run down site or improvement in townscape. | Site is a car park within the settlement area and provides an opportunity for intensification. Therefore, redevelopmen could enhance the character of the area. |
| 6.1 Topography constraints | () | Topographical constraints in the site may preclude development. | |
| 6.2a Distance to gas and oil pipelines | 0 | Gas or oil pipelines do not pose any constraint to the site. | |
| 6.2b Distance to power lines | 0 | Power lines do not pose a constraint to the site. | |
| 6.3 Impact on Tree Preservation Order (TPO) | 0 | The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. | |
| 6.4 Access to site | (+) | Suitable access to site already exists. | Access is sufficient. |
| 6.5 Contamination constraints | (-) | Potential contamination on site, which could be mitigated. | Potential contamination (Railway Station and Gas Works). Potential adverse impact that could be mitigated. |
| 6.6 Traffic impact | (-) | Low level congestion expected at peak times within the vicinity of the site. | |

| one ouna | |
|---------------------------------------|---|
| Site Reference: | : SR-0293 |
| Parish: | Buckhurst Hill |
| Settlement: | |
| Size (ha): | 0.71 |
| Address: | Land Lying to the east of Hornbeam Road, Rear of Bourne House Buckhurst Hill. |
| Primary use: SLAA notes: | Housing Garages to rear of Bourne House, Derelict Play Park and Sports Pavilion |
| SLAA yield: | 21 dwellings |
| SLAA source for baseline yield: | Assumption based on 30 dph |
| SLAA site contraints: | Circa 10% of the site is covered by SR-0635 (2 dwellings) and as such this is omitted from the yield. |
| Site selection | Full capacity reinstated for site selection assessment (overlapping |

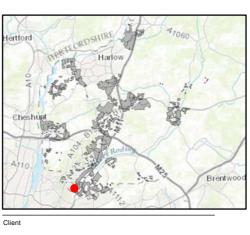
 Site selection adjustment:
 Full capacity reinstated for site selection assessment (overlapping site).

Community feedback:

<u>21</u>

Dwellings:

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



| Epping Forest District Council | | |
|-----------------------------------|-----------------------------------|--|
| Job Title | | |
| Epping Forest District Local Plan | | |
| Drawing Status | | |
| Issue | | |
| Drawing No | Issue | |
| SR-0293 | P1 | |
| ARUP | Epping Forest District Council | |

IP1

RUP

Epping Forest
<u>District Council</u>

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i: Esti, HEFE, DeLorme, Intermen P Corp., CEECO, USGS, FAO, NPS, NRCAN,
II, GIN, Kadaster NL, Ordnano E Survey, Est Japan, MET, Est I china (Hong Kong), swisstop,



Sources: Exti, HERE, DeLorme, Internag, Incement P. Cory, GEBCO, USGS, FAO, NPS, NRCAN, Garobase, IGN, Kadaster NL, Ordanno Survey, Stri Japan, MET, Est i China (Hong Kong), swisstopo MapmyIndia, @ OpenStreetMap contributors, and the GIS User Community Source: Ext, DigitalCitoke, George, Eanthata Georgaphics, CNES-Kintus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

| Criteria | | Score | Qualitative Assessment |
|---|-----|---|--|
| 1.1 Impact on Internationally Protected Sites | () | Effects of allocating the site for the proposed use is likely to have a significant effect. | Site partially located within 400m of Epping Forest Special Area of Conservation. Risk of urbanisation (e.g. from fly tipping, fires, invasive species etc.). |
| 1.2 Impact on Nationally Protected sites | (-) | Site falls within an Impact Risk Zone and due to the nature and scale of the development proposed it is likely to be possible to mitigate the effects of the proposed development. | Due to the development type (all planning applications, except householder), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible. |
| 1.3a Impact on Ancient Woodland | 0 | Site is not located within or adjacent to Ancient Woodland. | |
| 1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland | 0 | No Ancient or Veteran trees are located within the site. | |
| 1.4 Impact on Epping Forest Buffer Land | 0 | Site is unlikely to impact on Epping Forest Buffer Land. | |
| 1.5 Impact on BAP Priority Species or Habitats | 0 | No effect as features and species could be retained or due to distance of BAP priority habitats from site. | The site is partially within Deciduous Woodland and BAP priority habitat with no main features 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 2 and exception test not required. | |
| 1.8a Impact on heritage assets | (+) | No effect likely on historic assets 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 very low, low or medium. | |
| 3.1 Distance to the nearest rail/tube station | (+) | Site is less than 1000m from the nearest rail or tube station. | |
| 3.2 Distance to nearest bus stop | (+) | Site is within 400m of a bus stop. | |
| 3.3 Distance to employment locations | 0 | Site is more than 1600m and less than 2400m 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. | |
| 3.4 Distance to local amenities | 0 | Site is between 1000m and 4000m from the nearest secondary school. | |
| 3.7 Distance to nearest GP surgery | 0 | Site is between 1000m and 4000m from the nearest GP surgery. | |
| 3.8 Access to Strategic Road Network | | Not applicable. | |
| 4.1 Brownfield and Greenfield Land | (-) | Majority of the site is greenfield land adjacent to a settlement. | 60% greenfield site, adjacent to an existing settlement (Buckhurst Hill). |
| 4.2 Impact on agricultural land | 0 | Development would not result in the loss of agricultural land. | |
| 4.3 Capacity to improve access to open space | 0 | Development unlikely to involve the loss of public open space. | Although some public open space (c. 5%) is located within the site, opportunities for re-configuration may enable the proposals to be delivered without loss of public open space. |
| 5.1 Landscape sensitivity | 0 | The site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change. | The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character. |
| 5.2 Settlement character sensitivity | 0 | Development is unlikely to have an effect on settlement character. | Low density development is proposed which reflects the character of the area. Therefore, development is not likely to have an impact on the character of the area. |
| 6.1 Topography constraints | (-) | Topographical constraints exist in the site but potential for mitigation. | |
| 6.2a Distance to gas and oil pipelines | 0 | Gas or oil pipelines do not pose any constraint to the site. | |
| 6.2b Distance to power lines | 0 | Power lines do not pose a constraint to the site. | |
| 6.3 Impact on Tree Preservation Order (TPO) | 0 | The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. | |
| 6.4 Access to site | (+) | Suitable access to site already exists. | Access is sufficient. |
| 6.5 Contamination constraints | 0 | No contamination issues identified on site to date. | No potential contamination identified. |
| 6.6 Traffic impact | | Site below the size threshold where it would be expected to affect congestion (e.g. employment site or housing site with capacity of <25 dwellings). | |

| Sile Sulla | onity Assessment |
|---------------------------------------|---|
| Site Reference: | : SR-0319 |
| Parish: | Buckhurst Hill |
| Settlement: | |
| Size (ha): | 12.3 |
| Address: | Land west of Epping New Road, Buckhurst Hill |
| Primary use: SLAA notes: | Housing Broad Area west of Buckhurst Hill |
| SLAA yield: | 369 dwellings |
| SLAA source for baseline yield: | Assumption based on 30 dph |
| SLAA site contraints: | Circa 50% of the site has potential contamination which may not be suitable for housing development (landfill). As such developable site area reduced to 50%. |
| Site selection | None |

adjustment:

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

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| Epping Forest Distr | |
|---------------------|----------------------------------|
| Epping Forest Distr | rict Local Plan |
| Drawing Status | |
| Issue | |
| Drawing No | Issue |
| SR-0319 | P1 |
| ARUP | Epping Forest District Counci |

Sources: Esri, HERE, DeLorme, Lintermap, increment P Corp., CBBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnanos Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopc Mapmylindia, ^OOpenStreetMap contributors, and the GIS User Community Source: Esri, DigitalGiobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, wisistopo, and the GIS User Community



| Criteria | | Score | Qualitative Assessment |
|---|------|--|--|
| 1.1 Impact on Internationally Protected Sites | () | Effects of allocating the site for the proposed use is likely to have a significant effect. | Site abuts Epping Forest Special Area of Conservation. Risk of urbanisation (e.g. from fly tipping, fires, invasive species etc.) and runoff. |
| 1.2 Impact on Nationally Protected sites | (-) | Site falls within an Impact Risk Zone and due to the nature and scale of the development proposed it is likely to be possible to mitigate the effects of the proposed development. | Due to the development type (all planning applications, except householder), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible. |
| 1.3a Impact on Ancient Woodland | (-) | Site is adjacent to or contains Ancient Woodland but possible effects can be mitigated. | The site is partly within the 250m buffer for Epping-Whitehall Plain Ancient Woodland. The site may directly affect a portion of the buffer land, but impacts may be mitigated against through considered masterplanning or compensatio Woodland planting. |
| 1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland | 0 | No Ancient or Veteran trees are located within the site. | |
| 1.4 Impact on Epping Forest Buffer Land | 0 | Site is unlikely to impact on Epping Forest Buffer Land. | |
| 1.5 Impact on BAP Priority Species or Habitats | (-) | Features and species in the site may not be retained in their entirety but effects can be mitigated. | The site encompasses the whole of a Deciduous woodland habitat and is adjacent to one other, and wholly withi three buffer zones. The site is likely to directly affect the habitat, but mitigation can be implemented to address this. |
| 1.6 Impact on Local Wildlife Sites | 0 | Site has no effect as features and species could be retained or due to distance of local wildlife sites from site. | The site is within the 250m buffer for Ardmore Lane Wood LWS. The site is unlikely to affect the features and specie of this LWS. |
| 1.7 Flood risk | (++) | Site within Flood Zone 1. | |
| 1.8a Impact on heritage assets | (+) | No effect likely on historic assets 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 | (-) | Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced. | Parts of the site are close to the A104 and therefore mitigation measures are likely to be required. |
| 2.1 Level of harm to Green Belt | (-) | Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium. | |
| 3.1 Distance to the nearest rail/tube station | 0 | Site is between 1000m and 4000m from the nearest rail or tube station. | |
| 3.2 Distance to nearest bus stop | 0 | Site between 400m and 1000m of a bus stop. | |
| 3.3 Distance to employment locations | 0 | Site is more than 1600m and less than 2400m 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. | |
| 3.4 Distance to local amenities | 0 | Site is between 1000m and 4000m from the nearest secondary school. | |
| 3.7 Distance to nearest GP surgery | 0 | Site is between 1000m and 4000m from the nearest GP surgery. | |
| 3.8 Access to Strategic Road Network | | Not applicable. | |
| 4.1 Brownfield and Greenfield Land | (-) | Majority of the site is greenfield land adjacent to a settlement. | 90% greenfield site, adjacent to an existing settlement (Buckhurst Hill). |
| 4.2 Impact on agricultural land | 0 | Development would not result in the loss of agricultural land. | |
| 4.3 Capacity to improve access to open space | (+) | access to open space which is currently private. | No public open space is located in the site area. Development will not involve the loss of public open space. Sit adjacent to existing public open space which could provide opportunities for improved access to Epping Forest. |
| 5.1 Landscape sensitivity | () | The site falls within an area of high landscape sensitivity - vulnerable to change and unable to absorb development without significant character change. | |
| 5.2 Settlement character sensitivity | () | Development is likely to substantially harm the existing settlement character. | Site close to Epping Forest Special Area of Conservation. Considering the scale of the proposed development, coul significantly alter the character of the settlement. |
| 6.1 Topography constraints | () | Topographical constraints in the site may preclude development. | |
| 6.2a Distance to gas and oil pipelines | 0 | Gas or oil pipelines do not pose any constraint to the site. | |
| 6.2b Distance to power lines | 0 | Power lines do not pose a constraint to the site. | |
| 6.3 Impact on Tree Preservation Order (TPO) | 0 | The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. | |
| 6.4 Access to site | (+) | Suitable access to site already exists. | Access is sufficient. |
| 6.5 Contamination constraints | (-) | Potential contamination on site, which could be mitigated. | Potential contamination (Brickworks). Potential adverse impact that could be mitigated. |
| 6.6 Traffic impact | 0 | Area around the site expected to be uncongested at peak time, or site below the site size threshold where it would be expected to affect congestion. | |

| Site Suitability Assessment | | |
|--|---|--|
| Site Reference | : SR-0576 | |
| Parish: | Buckhurst Hill | |
| Settlement: | | |
| Size (ha): | 0.03 | |
| Address: | 71 - 73 Queens Road, Buckhurst Hill, Essex, IG9 5BW | |
| | | |
| Primary use: | Housing | |
| SLAA notes: | Retail at the ground floor and flats above. | |
| | | |
| | | |
| | | |
| SI AA vield: | 6 | |
| SLAA yield: | 6 | |
| SLAA source | 6 Indicated in Planning Application Form (equivalent to 200 dph) | |
| SLAA source for baseline | | |
| SLAA source | | |
| SLAA source for baseline yield: | | |
| SLAA source for baseline | Indicated in Planning Application Form (equivalent to 200 dph) | |
| SLAA source for baseline yield: SLAA site | Indicated in Planning Application Form (equivalent to 200 dph) | |

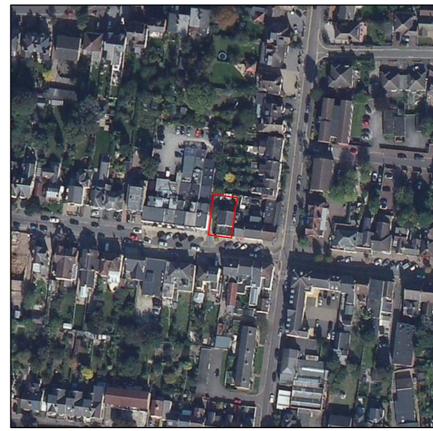
Site selection None adjustment:

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

4106 ertf Brentw Client

| Epping Forest District Council | | |
|--|---|--|
| Job Title | | |
| Epping Forest District Local Plan | | |
| Drawing Status | | |
| Issue | | |
| Drawing No | Issue | |
| SR-0576 | P1 | |
| ARUP | Epping Forest District Council | |
| © Contains OS data © Crown copyright a Sources: Esri, HERE, DeLorme, Intermac | nd database right (2016) , increment P Corp., GEBCO, USGS, FAO, NP | |

Crown copyingin and database right (2016) electrime, Interment P Corp., GEBCO, USGS, FAO, NPS, NRCAN ar NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swissto reetMap contributors, and the GIS User Community be, Geocye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, (2017) COmmissione and the Officiance Context



| <u>Dwellings: 6</u> | | Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community | |
|---|------|--|---|
| Criteria | | Score | Qualitative Assessment |
| 1.1 Impact on Internationally Protected Sites | () | Effects of allocating the site for the proposed use is likely to have a significant effect. | Site located within 400m of Epping Forest Special Area of Conservation. Risk of urbanisation (e.g. from fly tipping fires, invasive species etc.). |
| 1.2 Impact on Nationally Protected sites | (-) | Site falls within an Impact Risk Zone and due to the nature and scale of the development proposed it is likely to be possible to mitigate the effects of the proposed development. | Due to the development type (all planning applications, except householder), development of the site is likely to pose risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would b possible. |
| 1.3a Impact on Ancient Woodland | () | Site is adjacent to or contains Ancient Woodland. The proposals would likely result in direct loss or harm to Ancient Woodland or cannot be mitigated. | The site is wholly within the 250m buffer for Epping-Lords Bushes Ancient Woodland. The site may directly affect a small area of the buffer land. The site is likely to cause direct loss which cannot be mitigated within the site. |
| 1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland | 0 | No Ancient or Veteran trees are located within the site. | |
| 1.4 Impact on Epping Forest Buffer Land | 0 | Site is unlikely to impact on Epping Forest Buffer Land. | Site is not touching Buffer Land. |
| 1.5 Impact on BAP Priority Species or Habitats | 0 | No effect as features and species could be retained or due to distance of BAP priority habitats from site. | The site is within a BAP priority habitat buffer zone. The site may indirectly affect the BAP priority habitats, bu 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 | (+) | No effect likely on historic assets due to distance from site. | |
| 1.8b Impact on archaeology | (+) | There is a low likelihood that further archaeological assets would be discovered on the site. | |
| 1.9 Impact of air quality | 0 | Site lies outside of areas identified as being at risk of poor air quality. | |
| 2.1 Level of harm to Green Belt | (+) | Site is not located in the Green Belt. | |
| 3.1 Distance to the nearest rail/tube station | (+) | Site is less than 1000m from the nearest rail or tube station. | |
| 3.2 Distance to nearest bus stop | (+) | Site is within 400m of a bus stop. | |
| 3.3 Distance to employment locations | (+) | Site is within 1600m of an employment site/location. | |
| 3.4 Distance to local amenities | (+) | Site is less than 1000m from nearest town, large village or small village. | |
| 3.5 Distance to nearest infant/primary school | (+) | Site is less than 1000m from the nearest infant/primary school. | |
| 3.4 Distance to local amenities | 0 | Site is between 1000m and 4000m from the nearest secondary school. | |
| 3.7 Distance to nearest GP surgery | (+) | Site is less than 1000m from the nearest GP surgery. | |
| 3.8 Access to Strategic Road Network | | Not applicable. | |
| 4.1 Brownfield and Greenfield Land | (++) | Majority of the site is previously developed land within or adjacent to a settlement. | 100% brownfield site, within an existing settlement (Buckhurst Hill). |
| 4.2 Impact on agricultural land | 0 | Development would not result in the loss of agricultural land. | |
| 4.3 Capacity to improve access to open space | 0 | Development unlikely to involve the loss of public open space. | No public open space is located in the site area. Development will not involve the loss of public open space Preliminary masterplan proposes no new public open space. |
| 5.1 Landscape sensitivity | 0 | The site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change. | The relevant site character context is urban and development is unlikely to adversely affect the wider landscap character. |
| 5.2 Settlement character sensitivity | (+) | Development may improve settlement character through redevelopment of a run down site or improvement in townscape. | Site is located within the settlement area and provides an opportunity for intensification. Therefore, redevelopmer could enhance the character of the area. |
| 6.1 Topography constraints | () | Topographical constraints in the site may preclude development. | |
| 6.2a Distance to gas and oil pipelines | 0 | Gas or oil pipelines do not pose any constraint to the site. | |
| 6.2b Distance to power lines | 0 | Power lines do not pose a constraint to the site. | |
| 6.3 Impact on Tree Preservation Order (TPO) | 0 | The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. | |
| 6.4 Access to site | (+) | Suitable access to site already exists. | |
| 6.5 Contamination constraints | 0 | No contamination issues identified on site to date. | No potential contamination identified. |
| 6.6 Traffic impact | | Site below the size threshold where it would be expected to affect congestion (e.g. employment site or housing site with capacity of <25 dwellings). | |
| | • | • | A @ |

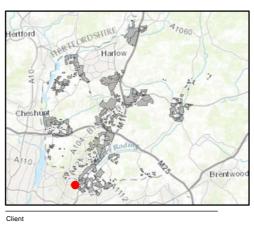
| Sile Sulla | Dinty Assessment | 0 |
|---------------------------------------|--|-----------|
| Site Reference | : SR-0810 | He |
| Parish: | Buckhurst Hill | 2 |
| Settlement: | | |
| Size (ha): | 0.15 | |
| Address: | community Facility north of Station Way, Buckhurst Hill, Essex | 14 |
| Primary use: SLAA notes: | Housing community hall (in use) and associated car parking. Element of car parking also allocated for use by customers of adjacent local shops. | 1144 |
| SLAA yield: | 8 | Clie |
| SLAA source for baseline yield: | Indicated in Settlement Capacity Analysis (equivalent to 52 dph) | El Jot |
| SLAA site contraints: | None | Dra |
| | | Dra |
| Site selection | None | SI |

Site selection None adjustment:

<u>8</u>

Dwellings:

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



| Epping Forest District Council | | |
|--------------------------------|-----------------------------------|--|
| Job Title | | |
| Epping Forest Distri | ct Local Plan | |
| Drawing Status | | |
| Issue | | |
| Drawing No | Issue | |
| SR-0810 | P1 | |
| ARUP | Epping Forest District Council | |

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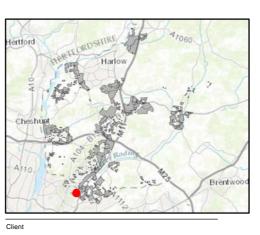


| <u>Dwellings: 8</u> | | | |
|---|------|--|--|
| Criteria | | Score | Qualitative Assessment |
| 1.1 Impact on Internationally Protected Sites | () | Effects of allocating the site for the proposed use is likely to have a significant effect. | Site located within 400m of Epping Forest Special Area of Conservation. Risk of urbanisation (e.g. from fly tipping, fires, invasive species etc.). |
| 1.2 Impact on Nationally Protected sites | (-) | Site falls within an Impact Risk Zone and due to the nature and scale of the development proposed it is likely to be possible to mitigate the effects of the proposed development. | Due to the development type (all planning applications, except householder), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible. |
| 1.3a Impact on Ancient Woodland | () | Site is adjacent to or contains Ancient Woodland. The proposals would likely result in direct loss or harm to Ancient Woodland or cannot be mitigated. | The site is partly within the 250m buffer for Epping-Lords Bushes Ancient Woodland. The site may directly affect a small area of the buffer land. The site is likely to cause direct loss which cannot be mitigated within the site. |
| 1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland | 0 | No Ancient or Veteran trees are located within the site. | |
| 1.4 Impact on Epping Forest Buffer Land | 0 | Site is unlikely to impact on Epping Forest Buffer Land. | Site is not touching Buffer Land. |
| 1.5 Impact on BAP Priority Species or Habitats | 0 | No effect as features and species could be retained or due to distance of BAP priority habitats from site. | The site is wholly within a Deciduous Woodland buffer zone. The site may indirectly affect the habitat, but mitigation can be implemented to address this. |
| 1.6 Impact on Local Wildlife Sites | 0 | Site has no effect as features and species could be retained or due to distance of local wildlife sites from site. | |
| 1.7 Flood risk | (++) | Site within Flood Zone 1. | |
| 1.8a Impact on heritage assets | (+) | No effect likely on historic assets due to distance from site. | |
| 1.8b Impact on archaeology | (+) | There is a low likelihood that further archaeological assets would be discovered on the site. | |
| 1.9 Impact of air quality | 0 | Site lies outside of areas identified as being at risk of poor air quality. | |
| 2.1 Level of harm to Green Belt | (+) | Site is not located in the Green Belt. | |
| 3.1 Distance to the nearest rail/tube station | (+) | Site is less than 1000m from the nearest rail or tube station. | |
| 3.2 Distance to nearest bus stop | (+) | Site is within 400m of a bus stop. | |
| 3.3 Distance to employment locations | (+) | Site is within 1600m of an employment site/location. | |
| 3.4 Distance to local amenities | 0 | Site is between 1000m and 4000m from nearest town, large village or small village. | |
| 3.5 Distance to nearest infant/primary school | 0 | Site is between 1000m and 4000m from the nearest infant/primary school. | |
| 3.4 Distance to local amenities | 0 | Site is between 1000m and 4000m from the nearest secondary school. | |
| 3.7 Distance to nearest GP surgery | 0 | Site is between 1000m and 4000m from the nearest GP surgery. | |
| 3.8 Access to Strategic Road Network | | Not applicable. | |
| 4.1 Brownfield and Greenfield Land | (++) | Majority of the site is previously developed land within or adjacent to a settlement. | 100% brownfield site, within an existing settlement (Buckhurst Hill). |
| 4.2 Impact on agricultural land | 0 | Development would not result in the loss of agricultural land. | |
| 4.3 Capacity to improve access to open space | 0 | Development unlikely to involve the loss of public open space. | |
| 5.1 Landscape sensitivity | 0 | The site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change. | The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character. |
| 5.2 Settlement character sensitivity | (+) | Development may improve settlement character through redevelopment of a run down site or improvement in townscape. | Site is a community hall and associated car parking. However, the community hall does not appear to positively contribute to the character of the areas. Therefore, redevelopment could enhance the character of the area. |
| 6.1 Topography constraints | (-) | Topographical constraints exist in the site but potential for mitigation. | |
| 6.2a Distance to gas and oil pipelines | 0 | Gas or oil pipelines do not pose any constraint to the site. | |
| 6.2b Distance to power lines | 0 | Power lines do not pose a constraint to the site. | |
| 6.3 Impact on Tree Preservation Order (TPO) | (-) | The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site. | The protected tree would be likely to have a significant adverse impact on the suitability of the site for the intensity of the development proposed |
| 6.4 Access to site | (+) | Suitable access to site already exists. | |
| 6.5 Contamination constraints | 0 | No contamination issues identified on site to date. | No potential contamination identified. |
| 6.6 Traffic impact | | Site below the size threshold where it would be expected to affect congestion (e.g. employment site or housing site with capacity of <25 dwellings). | |

| Sile Sulla | Dinty Assessment |
|---------------------------------------|---|
| Site Reference | : SR-0811 |
| Parish: | Buckhurst Hill |
| Settlement: | |
| Size (ha): | 0.51 |
| Address: | Site south of Hornbeam Road, Buckhurst Hill, Essex |
| Primary use: SLAA notes: | Housing Four blocks of existing flats and associated landscaping and access. |
| SLAA yield: | 25 |
| SLAA source for baseline yield: | Indicated in Settlement Capacity Analysis (equivalent to 49 dph) |
| SLAA site contraints: | None |
| Site selection | None |



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



| Epping Forest District Council | | |
|--------------------------------|-----------------------------------|--|
| Job Title | | |
| Epping Forest Distri | ict Local Plan | |
| Drawing Status | | |
| Issue | | |
| Drawing No | Issue | |
| SR-0811 | P1 | |
| ARUP | Epping Forest District Council | |

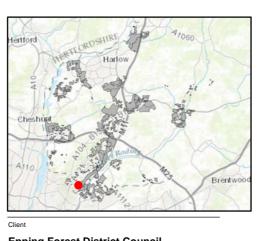
Sources: Exri, HERE, DeLorme, Intermap, increment P Gorp, GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadster NL, Orthanco Survey, Esri Japan, METL, Esr China (Hong Kong), swisstopo MapmyIndia, @ OpenStreetMap contributors, and the GIS User Community Source: Esri, DigitalGlobe, GeoPy, Earthstar Georgraphics, CNES/Airisus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



| Ortekin First Skrip Outputter Assessment 11 space and present of the strategy str | Dwellings: 25 | | Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community | |
|--|--|------|---|---|
| Charlow behaviorControl of the Control of | | | Score | Qualitative Assessment |
| ControlDRelation of the standard relation of the standard rela | 1.1 Impact on Internationally Protected Sites | () | Effects of allocating the site for the proposed use is likely to have a significant effect. | Site partially located within 400m of Epping Forest Special Area of Conservation. Risk of urbanisation (e.g. from fly tipping, fires, invasive species etc.). |
| Lake-adduardament2Related abundence development about a bander about a bander abundence about a bander abou | 1.2 Impact on Nationally Protected sites | (-) | Site falls within an Impact Risk Zone and due to the nature and scale of the development proposed it is likely to be possible to mitigate the effects of the proposed development. | risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be |
| Name Number Number Number 14 increa (springs Mark Mark Mark Mark Mark Mark Mark Mark | 1.3a Impact on Ancient Woodland | 0 | Site is not located within or adjacent to Ancient Woodland. | |
| Initial grant and and a grant and a grant and a standard and and and and and and and and and an | | 0 | No Ancient or Veteran trees are located within the site. | |
| Unification of the second se | 1.4 Impact on Epping Forest Buffer Land | 0 | Site is unlikely to impact on Epping Forest Buffer Land. | |
| In index fund with the decisionCIndex fund with the second of the decision o | 1.5 Impact on BAP Priority Species or Habitats | 0 | No effect as features and species could be retained or due to distance of BAP priority habitats from site. | The site is wholly within a Deciduous Woodland buffer zone. The site may indirectly affect the habitat, but mitigation can be implemented to address this. |
| Internation Internation <thinternation< th=""> <thinternation< th=""></thinternation<></thinternation<> | 1.6 Impact on Local Wildlife Sites | 0 | Site has no effect as features and species could be retained or due to distance of local wildlife sites from site. | |
| Instruction Mathematication Image: Control of the Mathematication Mathematicatio Mathematication Mathematication Mathematicatio Mathematication | 1.7 Flood risk | (++) | Site within Flood Zone 1. | |
| Number of weaking of the instance of weak weak weak weak weak weak weak weak | 1.8a Impact on heritage assets | (+) | No effect likely on historic assets due to distance from site. | |
| Link Link Link Link Link Link 11 Ideal and Shan full Rink Restanding the Second in the Second and the Se | 1.8b Impact on archaeology | (+) | There is a low likelihood that further archaeological assets would be discovered on the site. | |
| A Lick of a line function of a line (1) 1 Reparts for a reset of a line for a line for the set of a line set of a line for the set of a line for the set of a line | 1.9 Impact of air quality | 0 | Site lies outside of areas identified as being at risk of poor air quality. | |
| Contract of the reserved functional biol CPC Contract of the reserved functional biol 12 Defines the reserved functional biol CPC Six to under domain at the state data 13 Defines the reserved functional biol CPC Six to under domain at the state data 14 Defines the reserved functional biol CPC Six to under domain at the state data 15 Defines the local at weak of the state data CPC Six to under domain at the state data 15 Defines the local at weak of the state data CPC Six to under domain at the state data 16 Defines the reserved CPC states CPC Six to under domain at the state data 17 Defines the reserved CPC states CPC Six to under domain at the state data Six to under domain at the state data 16 Defines the reserved CPC states CPC Six to under domain at the state data Six to under domain at the s | 2.1 Level of harm to Green Belt | (+) | Site is not located in the Green Belt. | |
| 12 I deniet of present 04 stop 10 Image: Deniet De | 3.1 Distance to the nearest rail/tube station | (+) | Site is less than 1000m from the nearest rail or tube station. | |
| All belander beit eigen version 0.0 Extended beit eigen version 0.00 14 Delander beit eigen version 0.00 Site is between 1000m and 4000m from names them, lassy vitiges ar small vitige. 0.00000000000000000000000000000000000 | 3.2 Distance to nearest bus stop | (+) | Site is within 400m of a bus stop. | |
| A relative to the direct inferring intervent inferring | 3.3 Distance to employment locations | 0 | Site is more than 1600m and less than 2400m of an employment site/location. | |
| 3.3 Detarbox to tendent limitary limity action 0 Information 1 3.4 Detarbox to tendent limitary limity action 0 Six between 1000m tom the nearest secondary school. Information 3.7 Detarbox to nearest QP surgery 0 Six between 1000m tom the nearest QP surgery. Information 3.8 Access to Strategic Road Network 0 Not epictoble. Information adjoint to in the nearest QP surgery. Information 4.1 Recordinal and Greenide Lund 0 Montry of the site is previously developed land within or adjocent to a settement. Information and exception of the site is previously developed land within or adjocent to a settement. Information and exception of the site is previously developed land within or adjocent to a settement. Information and exception of the site is previously developed land within or adjocent to a settement. Information and exception of the site is previously developed land within or adjocent to a settement. Information and exception of the site is previously developed land within or adjocent to a settement. Information and exception of the site is previously developed land within or adjocent to a settement. Information and exception of the site is previously developed land within or adjocent to a settement. Information and exception of the site is previously developed land within or adjocent to a settement. Information and exception of the site is previously developed land of the s | 3.4 Distance to local amenities | 0 | Site is between 1000m and 4000m from nearest town, large village or small village. | |
| A clause to low infinition 10 Image: Clause to low infinition 10 3.7 Distances to rearred CP support 10 Sie is between 1000m inde 4000m itom the nearest CP support. Image: Clause to support Clause to | 3.5 Distance to nearest infant/primary school | 0 | Site is between 1000m and 4000m from the nearest infant/primary school. | |
| A. Description from the studies of subjects 0 Incomplete the studies of subjects Incomplete the subjects Incomplete the subject the subjects Incomplete the studies of subjects <td< td=""><td>3.4 Distance to local amenities</td><td>0</td><td>Site is between 1000m and 4000m from the nearest secondary school.</td><td></td></td<> | 3.4 Distance to local amenities | 0 | Site is between 1000m and 4000m from the nearest secondary school. | |
| A 18 brownliked rund runders Image: Control Conterector Contend Control Control Control Control Contreco | 3.7 Distance to nearest GP surgery | 0 | Site is between 1000m and 4000m from the nearest GP surgery. | |
| A. I blowning and calculated Labo (M) And Calculated Labo (M) 4.2 Impact on agricultural land. 0 Perelopment would not result in the loss of agricultural land. (M) 4.3 Capacity to improve access to open space 0 Development unlikely to involve the loss of public open space. (M) 5.1 Landscape sensitivity 0 The site fails within an area of low landscape sensitivity - characteristics of the landscape area labo The relevant site character context is urban and development is unlikely to adversely affect the wider landscape 5.2 Settement character sensitivity (M) Development may improve settement character through redevelopment of a run down sile or improvement is Redevelopment of existing housing could contribute positively to settement character by improving street scenee. 6.1 Topography constraints (M) Topographical constraints exist in the sile but potential for miligation. Redevelopment of existing housing could contribute positively to settement character by improving street scenee. 6.2a Distance to pas and oli pipelines 0 Redevelopment would not be site. Image: Content is unlikely to indevelopment would not be constrained by the presence of protected trees either on a constrained by the site. Image: Content is unlikely to adversely affect the wider landscape area labo 6.2b Distance to power lines 0 Power lines do not pose a constraint to the site. Image: Content is unlikely to ad | 3.8 Access to Strategic Road Network | | Not applicable. | |
| *** impact of a grinding a and 0 Final example of a grinding a and 0 4.3 Capacity to improve access to open space 0 Development unlikely to involve the loss of public open space. 0 5.1 Landscape sensitivity 0 The site fails within an area of low landscape sensitivity - characteristics of the landscape are able to haracter. The relevant site character context is urban and development is unlikely to adversely affect the wider landscape sensitivity - character sensitivity 5.2 Settlement character sensitivity (#) Development may improve settlement character through redevelopment of a run down site or improvement in Redevelopment of existing housing could contribute positively to settlement character by improving street scene. 6.1 Topography constraints (#) Development may improve settlement character through redevelopment of a run down site or improvement in Redevelopment of existing housing could contribute positively to settlement character by improving street scene. 6.2 Dotsance to gas and oli pipelines 0 Set or or pipelines do not pose a constraint to the site. Image: Constraint or the site. 6.3 Impact on Tree Preservation Order (TPO) 0 The intenshy of site development would not be constrained by the presence of protected trees either on or constrained by the site. Image: Constrained on the site. 6.4 Access to site 0 No contamination issue site infection on the to date. Image: Constrained on the total constrained by the pre | 4.1 Brownfield and Greenfield Land | (++) | Majority of the site is previously developed land within or adjacent to a settlement. | 100% brownfield site, within an existing settlement (Buckhurst Hill). |
| Imployer access to dpan space 0 Imployer access to dpan space 0 5.1 Landscape sensitivity 0 The site falls within an area of low landscape sensitivity - characteristics of the landscape are able to haracter. The relevant site character context is urban and development is unlikely to adversely affect the wider landscape 5.2 Settlement character sensitivity (+) Development may improve settlement character through redevelopment of a run down site or improvement in Redevelopment of existing housing could contribute positively to settlement character by improving street scene. 6.1 Topography constraints (+) Togographical constraints exist in the site but potential for mitigation. Redevelopment of existing housing could contribute positively to settlement character by improving street scene. 6.2 Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose a constraint to the site. Improve settlement to fist edvelopment would not be constrained by the presence of protected trees either on or afacent to resite. Improve settlement character settlement character through redevelopment would not be constrained by the presence of protected trees either on or afacent to exite. Improve settlement character settlement character through redevelopment would not be constrained by the presence of protected trees either on or afacent to exite. Improve settlement character settlement character through redevelopment would not be constrained by the presence of protected trees either on or afacent to exite. Improve settlement character settlement character settlement character settlement character s | 4.2 Impact on agricultural land | 0 | Development would not result in the loss of agricultural land. | |
| S. I. Latribuscape sensitivity 0 accommodate development without significant character change. character. 5.2 Settlement character sensitivity (+) Development may improve settlement character through redevelopment of a run down site or improvement in Redevelopment of existing housing could contribute positively to settlement character by improving street scene. 6.1 Topography constraints (-) Topographical constraints exist in the site but potential for mitigation. Improvement of existing housing could contribute positively to settlement character by improving street scene. 6.2a Distance to gas and oil pipelines 0 Gas or oil pipelines do not pose any constraint to the site. Improvement in the intensity of site development would not be constrained by the presence of protected trees either on adjacent to the site. Improvement in the site development would not be constrained by the presence of protected trees either on adjacent to the site. 6.4 Access to site (+) Suitable access to site already exists. Improvement in either are around the site outpercented to be unconcented to be unconcented to the site in the site balance to protected trees either on adjacent to the site. 6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified. 6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified. | 4.3 Capacity to improve access to open space | 0 | | |
| 3.2 Set definition that access to site (+) townscape. | 5.1 Landscape sensitivity | 0 | | |
| 6.1 hop/graphy Constraints (*) And | 5.2 Settlement character sensitivity | (+) | townscape. | Redevelopment of existing housing could contribute positively to settlement character by improving street scene. |
| 0.2.2 Distance to gas and on pipelines 0 Percentines 0 Percentines 0 6.2.b Distance to power lines 0 Power lines do not pose a constraint to the site. Image: Constating to the site. Image: C | 6.1 Topography constraints | (-) | Topographical constraints exist in the site but potential for mitigation. | |
| 6.2 Distance to power lines 0 Image: Comparison of the presence of protected trees either on of adjacent to the site. 6.3 Impact on Tree Preservation Order (TPO) 0 The intensity of site development would not be constrained by the presence of protected trees either on of adjacent to the site. 6.4 Access to site (+) Suitable access to site already exists. Image: Comparison of the presence of protected trees either on of the presence of th | 6.2a Distance to gas and oil pipelines | 0 | | |
| 6.4 Access to site (+) Suitable access to site already exists. 6.5 Contamination constraints 0 No contamination issues identified on site to date. | 6.2b Distance to power lines | 0 | | |
| 6.4 Access to site (*) 6.5 Contamination constraints 0 No contamination issues identified on site to date. No potential contamination identified. | 6.3 Impact on Tree Preservation Order (TPO) | 0 | adjacent to the site. | |
| b.5 Contamination constraints U | 6.4 Access to site | (+) | | |
| Area around the site expected to be uncongested at peak time, or site below the site size threshold where it would | 6.5 Contamination constraints | 0 | | |
| be expected to affect congestion. | 6.6 Traffic impact | 0 | Area around the site expected to be uncongested at peak time, or site below the site size threshold where it would be expected to affect congestion. | © Arup |

Sita Suitabilit .

| Site Suital | bility Assessment |
|---------------------------------------|---|
| Site Reference | : SR-0813 |
| Parish: | Buckhurst Hill |
| Settlement: | |
| Size (ha): | 0.3 |
| Address: | Stores at Lower Queens Road, Buckhurst Hill, Essex |
| Primary use: | Housing |
| SLAA notes: | A parade of local shops with residential flats above and associated parking and access. Access also used for adjacent block of flats. |
| SLAA yield: | 46 |
| SLAA source for baseline yield: | Indicated in Settlement Capacity Analysis (equivalent to 152 dph) |
| SLAA site contraints: | None |
| Site selection adjustment: | None |



| Epping Forest District Council | | |
|--|-----------------------------------|--|
| Job Title | | |
| Epping Forest Distri | ct Local Plan | |
| Drawing Status | | |
| Issue | | |
| Drawing No | Issue | |
| SR-0813 | P1 | |
| ARUP | Epping Forest District Council | |
| © Contains OS data © Crown copyright and | database right (2016) | |

Community feedback:

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

EBCO, USGS, FAO, NPS, NRCAN, TI, Esri China (Hong Kong), swissto IERE, D the GIS cs, CNES/Airbus DS, USDA, USGS, AEX



| Dwellings: <u>46</u> | | Source: Exrl. DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community | |
|---|------|---|--|
| Criteria | | Score | Qualitative Assessment |
| 1.1 Impact on Internationally Protected Sites | () | Effects of allocating the site for the proposed use is likely to have a significant effect. | Site located within 400m of Epping Forest Special Area of Conservation. Risk of urbanisation (e.g. from fly tipping, fires, invasive species etc.). |
| 1.2 Impact on Nationally Protected sites | (-) | Site falls within an Impact Risk Zone and due to the nature and scale of the development proposed it is likely to be possible to mitigate the effects of the proposed development. | Due to the development type (all planning applications, except householder), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible. |
| 1.3a Impact on Ancient Woodland | () | Site is adjacent to or contains Ancient Woodland. The proposals would likely result in direct loss or harm to Ancient Woodland or cannot be mitigated. | The site is almost wholly within the 250m buffer for Epping-Lords Bushes Ancient Woodland. The site may directly affect a small area of the buffer land. The site is likely to cause direct loss which cannot be mitigated within the site. |
| 1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland | 0 | No Ancient or Veteran trees are located within the site. | |
| 1.4 Impact on Epping Forest Buffer Land | 0 | Site is unlikely to impact on Epping Forest Buffer Land. | Site is not touching Buffer Land. |
| 1.5 Impact on BAP Priority Species or Habitats | 0 | No effect as features and species could be retained or due to distance of BAP priority habitats from site. | The site is wholly within a Deciduous Woodland buffer zone. The site may indirectly affect the habitat, but mitigation can be implemented to address this. |
| 1.6 Impact on Local Wildlife Sites | 0 | Site has no effect as features and species could be retained or due to distance of local wildlife sites from site. | |
| 1.7 Flood risk | (++) | Site within Flood Zone 1. | |
| 1.8a Impact on heritage assets | (+) | No effect likely on historic assets due to distance from site. | |
| 1.8b Impact on archaeology | (+) | There is a low likelihood that further archaeological assets would be discovered on the site. | |
| 1.9 Impact of air quality | 0 | Site lies outside of areas identified as being at risk of poor air quality. | |
| 2.1 Level of harm to Green Belt | (+) | Site is not located in the Green Belt. | |
| 3.1 Distance to the nearest rail/tube station | (+) | Site is less than 1000m from the nearest rail or tube station. | |
| 3.2 Distance to nearest bus stop | (+) | Site is within 400m of a bus stop. | |
| 3.3 Distance to employment locations | (+) | Site is within 1600m of an employment site/location. | |
| 3.4 Distance to local amenities | (+) | Site is less than 1000m from nearest town, large village or small village. | |
| 3.5 Distance to nearest infant/primary school | (+) | Site is less than 1000m from the nearest infant/primary school. | |
| 3.4 Distance to local amenities | 0 | Site is between 1000m and 4000m from the nearest secondary school. | |
| 3.7 Distance to nearest GP surgery | (+) | Site is less than 1000m from the nearest GP surgery. | |
| 3.8 Access to Strategic Road Network | | Not applicable. | |
| 4.1 Brownfield and Greenfield Land | (++) | Majority of the site is previously developed land within or adjacent to a settlement. | 100% brownfield site, within an existing settlement (Buckhurst Hill). |
| 4.2 Impact on agricultural land | 0 | Development would not result in the loss of agricultural land. | |
| 4.3 Capacity to improve access to open space | 0 | Development unlikely to involve the loss of public open space. | |
| 5.1 Landscape sensitivity | 0 | The site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change. | The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character. |
| 5.2 Settlement character sensitivity | (+) | Development may improve settlement character through redevelopment of a run down site or improvement in townscape. | Site is located within the settlement area and provides an opportunity for intensification. Therefore, redevelopment could enhance the character of the area. |
| 6.1 Topography constraints | () | Topographical constraints in the site may preclude development. | |
| 6.2a Distance to gas and oil pipelines | 0 | Gas or oil pipelines do not pose any constraint to the site. | |
| 6.2b Distance to power lines | 0 | Power lines do not pose a constraint to the site. | |
| 6.3 Impact on Tree Preservation Order (TPO) | 0 | The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. | |
| 6.4 Access to site | (+) | Suitable access to site already exists. | |
| 6.5 Contamination constraints | (-) | Potential contamination on site, which could be mitigated. | Potential contamination (Garage). Potential adverse impact that could be mitigated. |
| 6.6 Traffic impact | (-) | Low level congestion expected at peak times within the vicinity of the site. | |
| | | | © Arup |

| | 5 |
|----------------|---|
| Site Reference | : SR-0816 |
| Parish: | Buckhurst Hill |
| Settlement: | |
| Size (ha): | 0.12 |
| Address: | Car park at Back Lane, Buckhurst Hill, Essex. |
| | |
| | |

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

None

<u>18</u>

 SLAA yield:
 18

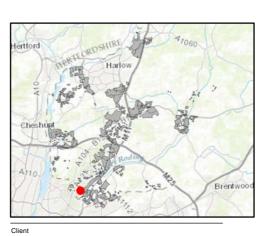
 SLAA source for baseline yield:
 Indicated in Settlement Capacity Analysis (equivalent to 150 dph)

SLAA site contraints:

Site selection None adjustment:

Dwellings:

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



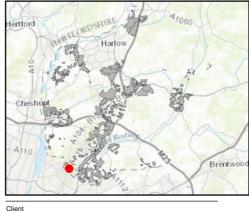
| Job Title | | |
|-----------------------------------|-----------------------------------|--|
| Epping Forest District Local Plan | | |
| Drawing Status | | |
| Issue | | |
| Drawing No | Issue | |
| SR-0816 | P1 | |
| ARUP | Epping Forest District Council | |

© Contains US data © Urown copyright and database nght (2016) Sources: Edit, 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, © OperStireetMap contributors, and the GIS User Community Source: Esri, Dglata/Globe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Gemapping, Aeroyrid, IGN, IGP, wisistopo, and the GIS User Community



| Dwellings: <u>18</u> | | | |
|---|------|--|--|
| Criteria | | Score | Qualitative Assessment |
| 1.1 Impact on Internationally Protected Sites | () | Effects of allocating the site for the proposed use is likely to have a significant effect. | Site located within 400m of Epping Forest Special Area of Conservation. Risk of urbanisation (e.g. from fly tipping, fires, invasive species etc.). |
| 1.2 Impact on Nationally Protected sites | (-) | Site falls within an Impact Risk Zone and due to the nature and scale of the development proposed it is likely to be possible to mitigate the effects of the proposed development. | Due to the development type (all planning applications, except householder), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible. |
| 1.3a Impact on Ancient Woodland | () | Site is adjacent to or contains Ancient Woodland. The proposals would likely result in direct loss or harm to Ancient Woodland or cannot be mitigated. | The site is wholly within the 250m buffer for Epping-Lords Bushes Ancient Woodland. The site may directly affect a small area of the buffer land. The site is likely to cause direct loss which cannot be mitigated within the site. |
| 1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland | 0 | No Ancient or Veteran trees are located within the site. | |
| 1.4 Impact on Epping Forest Buffer Land | 0 | Site is unlikely to impact on Epping Forest Buffer Land. | Site is not touching Buffer Land. |
| 1.5 Impact on BAP Priority Species or Habitats | 0 | No effect as features and species could be retained or due to distance of BAP priority habitats from site. | The site is within a BAP priority habitat buffer zone. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented to address this. |
| 1.6 Impact on Local Wildlife Sites | 0 | Site has no effect as features and species could be retained or due to distance of local wildlife sites from site. | |
| 1.7 Flood risk | (++) | Site within Flood Zone 1. | |
| 1.8a Impact on heritage assets | (+) | No effect likely on historic assets due to distance from site. | |
| 1.8b Impact on archaeology | (+) | There is a low likelihood that further archaeological assets would be discovered on the site. | |
| 1.9 Impact of air quality | 0 | Site lies outside of areas identified as being at risk of poor air quality. | |
| 2.1 Level of harm to Green Belt | (+) | Site is not located in the Green Belt. | |
| 3.1 Distance to the nearest rail/tube station | (+) | Site is less than 1000m from the nearest rail or tube station. | |
| 3.2 Distance to nearest bus stop | (+) | Site is within 400m of a bus stop. | |
| 3.3 Distance to employment locations | (+) | Site is within 1600m of an employment site/location. | |
| 3.4 Distance to local amenities | (+) | Site is less than 1000m from nearest town, large village or small village. | |
| 3.5 Distance to nearest infant/primary school | (+) | Site is less than 1000m from the nearest infant/primary school. | |
| 3.4 Distance to local amenities | 0 | Site is between 1000m and 4000m from the nearest secondary school. | |
| 3.7 Distance to nearest GP surgery | (+) | Site is less than 1000m from the nearest GP surgery. | |
| 3.8 Access to Strategic Road Network | | Not applicable. | |
| 4.1 Brownfield and Greenfield Land | (++) | Majority of the site is previously developed land within or adjacent to a settlement. | 100% brownfield site, within an existing settlement (Buckhurst Hill). |
| 4.2 Impact on agricultural land | 0 | Development would not result in the loss of agricultural land. | |
| 4.3 Capacity to improve access to open space | 0 | Development unlikely to involve the loss of public open space. | |
| 5.1 Landscape sensitivity | 0 | The site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change. | The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character. |
| 5.2 Settlement character sensitivity | (+) | Development may improve settlement character through redevelopment of a run down site or improvement in townscape. | Site is a car park within the settlement area and provides an opportunity for intensification. Therefore, redevelopment could enhance the character of the area. |
| 6.1 Topography constraints | (-) | Topographical constraints exist in the site but potential for mitigation. | |
| 6.2a Distance to gas and oil pipelines | 0 | Gas or oil pipelines do not pose any constraint to the site. | |
| 6.2b Distance to power lines | 0 | Power lines do not pose a constraint to the site. | |
| 6.3 Impact on Tree Preservation Order (TPO) | 0 | The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site. | |
| 6.4 Access to site | (+) | Suitable access to site already exists. | |
| 6.5 Contamination constraints | 0 | No contamination issues identified on site to date. | No potential contamination identified. |
| 6.6 Traffic impact | | Site below the size threshold where it would be expected to affect congestion (e.g. employment site or housing site with capacity of <25 dwellings). | |

| | Dinty Assessment | |
|---------------------------------------|---|--|
| Site Reference | : SR-0817 | |
| Parish: | Buckhurst Hill | |
| Settlement: | | |
| Size (ha): | 0.32 | |
| Address: | Toby Carvery car park, Junction of Queens Road and High Road, Buckhurst Hill, Essex | |
| Primary use: | Housing | |
| SLAA notes: | Car park for Toby Carvery. The public house is in use. | |
| SLAA yield: | 50 | |
| SLAA source for baseline yield: | Indicated in Settlement Capacity Analysis (equivalent to 154 dph) | |
| SLAA site contraints: | An area of blanket Tree Preservation Order coverage covers circa a third of the site and the capacity is reduced accordingly. | |
| Site selection adjustment: | None | |



| Epping Forest District Council | | | | |
|--------------------------------|--|--|--|--|
| Job Title | | | | |
| Epping Forest Distri | Epping Forest District Local Plan | | | |
| Drawing Status | | | | |
| Issue | | | | |
| Drawing No | Issue | | | |
| SR-0817 | P1 | | | |
| ARUP | Epping Forest District Council www.cppingforestdc.gov.uk | | | |

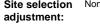
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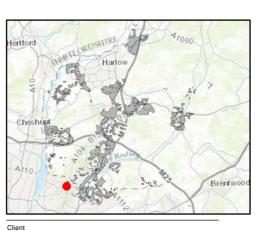
Community The Council did not consult on a growth location which covers or is near to this site.

| Dwellings: <u>33</u> | | Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community | I TOUR REVOR |
|---|------|--|--|
| Criteria | | Score | Qualitative Assessment |
| 1.1 Impact on Internationally Protected Sites | () | Effects of allocating the site for the proposed use is likely to have a significant effect. | Site located within 400m of Epping Forest Special Area of Conservation. Risk of urbanisation (e.g. from fly tipping fires, invasive species etc.). |
| 1.2 Impact on Nationally Protected sites | (-) | Site falls within an Impact Risk Zone and due to the nature and scale of the development proposed it is likely to be possible to mitigate the effects of the proposed development. | Due to the development type (all planning applications, except householder), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible. |
| 1.3a Impact on Ancient Woodland | () | Site is adjacent to or contains Ancient Woodland. The proposals would likely result in direct loss or harm to Ancient Woodland or cannot be mitigated. | The site is wholly within the 250m buffer for Epping-Lords Bushes Ancient Woodland. The site may directly affect a small area of the buffer land. The site is likely to cause direct loss which cannot be mitigated within the site. |
| 1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland | 0 | No Ancient or Veteran trees are located within the site. | |
| 1.4 Impact on Epping Forest Buffer Land | 0 | Site is unlikely to impact on Epping Forest Buffer Land. | Site is not touching Buffer Land. |
| 1.5 Impact on BAP Priority Species or Habitats | 0 | No effect as features and species could be retained or due to distance of BAP priority habitats from site. | The site is wholly within a Deciduous Woodland buffer zone. The site may indirectly affect the BAP priority habitat, bu 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 | (+) | No effect likely on historic assets due to distance from site. | |
| 1.8b Impact on archaeology | (+) | There is a low likelihood that further archaeological assets would be discovered on the site. | |
| 1.9 Impact of air quality | (-) | Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced. | Parts of the site are close to the A121 and therefore mitigation measures are likely to be required. |
| 2.1 Level of harm to Green Belt | (+) | Site is not located in the Green Belt. | |
| 3.1 Distance to the nearest rail/tube station | 0 | Site is between 1000m and 4000m from the nearest rail or tube station. | |
| 3.2 Distance to nearest bus stop | (+) | Site is within 400m of a bus stop. | |
| 3.3 Distance to employment locations | (+) | Site is within 1600m of an employment site/location. | |
| 3.4 Distance to local amenities | (+) | Site is less than 1000m from nearest town, large village or small village. | |
| 3.5 Distance to nearest infant/primary school | (+) | Site is less than 1000m from the nearest infant/primary school. | |
| 3.4 Distance to local amenities | 0 | Site is between 1000m and 4000m from the nearest secondary school. | |
| 3.7 Distance to nearest GP surgery | (+) | Site is less than 1000m from the nearest GP surgery. | |
| 3.8 Access to Strategic Road Network | | Not applicable. | |
| 4.1 Brownfield and Greenfield Land | (++) | Majority of the site is previously developed land within or adjacent to a settlement. | 100% brownfield site, within an existing settlement (Buckhurst Hill). |
| 4.2 Impact on agricultural land | 0 | Development would not result in the loss of agricultural land. | |
| 4.3 Capacity to improve access to open space | 0 | Development unlikely to involve the loss of public open space. | Although some public open space (c. 5%) is located within the site, opportunities for re-configuration may enable th proposals to be delivered without loss of public open space. |
| 5.1 Landscape sensitivity | 0 | The site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change. | The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character. |
| 5.2 Settlement character sensitivity | (+) | Development may improve settlement character through redevelopment of a run down site or improvement in townscape. | Site is a car park within the settlement and provides an opportunity for intensification. Therefore, redevelopment coul enhance the character of the area. |
| 6.1 Topography constraints | 0 | No topography constraints are identified in the site. | |
| 6.2a Distance to gas and oil pipelines | 0 | Gas or oil pipelines do not pose any constraint to the site. | |
| 6.2b Distance to power lines | 0 | Power lines do not pose a constraint to the site. | |
| 6.3 Impact on Tree Preservation Order (TPO) | () | The site has severely limited feasibility for development as a result of the extensive presence of protected trees, either on or adjacent to the site. | The extent of the protected tree cover on or adjacent to the site would be likely to have a significant adverse impact of the suitability of the site for development |
| 6.4 Access to site | (+) | Suitable access to site already exists. | |
| 6.5 Contamination constraints | 0 | No contamination issues identified on site to date. | No potential contamination identified. |
| 6.6 Traffic impact | 0 | Area around the site expected to be uncongested at peak time, or site below the site size threshold where it would be expected to affect congestion. | |

| One Ouna | |
|---------------------------------------|--|
| Site Reference | : SR-0818 |
| Parish: | Buckhurst Hill |
| Settlement: | |
| Size (ha): | 1.6 |
| Address: | Tennis Courts and Green Space at Boleyn Court, Buckhurst Hill, Essex |
| Primary use: | Housing |
| SLAA notes: | Open amenity space to the rear of Boleyn Court, including a pond and tennis courts. Site has quite a dense tree boundary. |
| | |
| SLAA yield: | 111 |
| SLAA source for baseline yield: | Indicated in Settlement Capacity Analysis (equivalent to 69 dph) |
| SLAA site contraints: | None |
| Site selection | None |



| Community feedback: | The Council did not consult on a growth location which covers on near to this site. |
|------------------------|---|
| Dwellings: | <u>111</u> |



| Epping Forest District Council | | |
|--------------------------------|-----------------------------------|--|
| Job Title | | |
| Epping Forest Distr | ict Local Plan | |
| Drawing Status | | |
| Issue | | |
| Drawing No | Issue | |
| SR-0818 | P1 | |
| ARUP | Epping Forest District Council | |

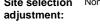
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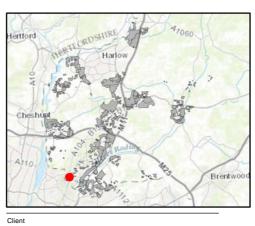
Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, INRCAN, GeoBase, ION, Kadaster NL, Ordnance Survey, Esri Japan, MET, Esri Chhai (Hong Kong), swisstopo Mapmynindia, © OpenStreetMap contributors, and the GIS User Community Source: Esri, Digatallobe, Geoley, E anthatta Geographics, CNESS/Jarbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

| Criteria | | Score | Qualitative Assessment |
|---|------|--|--|
| 1.1 Impact on Internationally Protected Sites | () | Effects of allocating the site for the proposed use is likely to have a significant effect. | Site located within 400m of Epping Forest Special Area of Conservation. Risk of urbanisation (e.g. from fly tipping, fires, invasive species etc.) and runoff. |
| 1.2 Impact on Nationally Protected sites | (-) | Site falls within an Impact Risk Zone and due to the nature and scale of the development proposed it is likely to be possible to mitigate the effects of the proposed development. | Due to the development type (all planning applications, except householder), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible. |
| 1.3a Impact on Ancient Woodland | 0 | Site is not located within or adjacent to Ancient Woodland. | |
| 1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland | 0 | No Ancient or Veteran trees are located within the site. | |
| 1.4 Impact on Epping Forest Buffer Land | 0 | Site is unlikely to impact on Epping Forest Buffer Land. | |
| 1.5 Impact on BAP Priority Species or Habitats | (-) | Features and species in the site may not be retained in their entirety but effects can be mitigated. | The site encompasses the majority of a BAP priority habitat and is adjacent to an additional BAP priority habitat. It has one species recorded within it. The site is likely to directly impact the on-site habitat and species, but this may be mitigable. |
| 1.6 Impact on Local Wildlife Sites | 0 | Site has no effect as features and species could be retained or due to distance of local wildlife sites from site. | |
| 1.7 Flood risk | (++) | Site within Flood Zone 1. | |
| 1.8a Impact on heritage assets | (+) | No effect likely on historic assets 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 not located in the Green Belt. | |
| 3.1 Distance to the nearest rail/tube station | 0 | Site is between 1000m and 4000m from the nearest rail or tube station. | |
| 3.2 Distance to nearest bus stop | 0 | Site between 400m and 1000m of a bus stop. | |
| 3.3 Distance to employment locations | (+) | Site is within 1600m of an employment site/location. | |
| 3.4 Distance to local amenities | 0 | Site is between 1000m and 4000m from nearest town, large village or small village. | |
| 3.5 Distance to nearest infant/primary school | (+) | Site is less than 1000m from the nearest infant/primary school. | |
| 3.4 Distance to local amenities | 0 | Site is between 1000m and 4000m from the nearest secondary school. | |
| 3.7 Distance to nearest GP surgery | 0 | Site is between 1000m and 4000m from the nearest GP surgery. | |
| 3.8 Access to Strategic Road Network | | Not applicable. | |
| 4.1 Brownfield and Greenfield Land | (-) | Majority of the site is greenfield land adjacent to a settlement. | 100% greenfield site, adjoining an existing settlement (Buckhurst Hill). |
| 4.2 Impact on agricultural land | 0 | Development would not result in the loss of agricultural land. | |
| 4.3 Capacity to improve access to open space | (+) | Development could provide an opportdwellingy to improve links to adjacent existing public open space or provide access to open space which is currently private. | A negligible part of the site contains public open space. Development will not involve the loss of public open space. Site adjacent to existing public open space which could provide opportunities for improved access to Epping Forest. |
| 5.1 Landscape sensitivity | () | The site falls within an area of high landscape sensitivity - vulnerable to change and unable to absorb development without significant character change. | |
| 5.2 Settlement character sensitivity | (-) | Development could detract from the existing settlement character. | Parts of the site is a playing fields. Therefore, redevelopment is 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 | (-) | 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 appears to be via a private estate (Boleyn Court). |
| 6.5 Contamination constraints | (-) | Potential contamination on site, which could be mitigated. | Potential contamination (Works / Depot). Potential adverse impact that could be mitigated. |
| 6.6 Traffic impact | (-) | Low level congestion expected at peak times within the vicinity of the site. | |

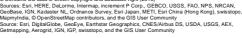
| one ouna | Sinty Assessment |
|---------------------------------------|--|
| Site Reference | : SR-0819 |
| Parish: | Buckhurst Hill |
| Settlement: | |
| Size (ha): | 0.53 |
| Address: | Playing Field at St Johns Church Of England Primary School, High Road, Buckhurst Hill, Essex |
| Primary use: | Housing |
| SLAA notes: | School playing field (unable to access site) |
| SLAA yield: | 26 |
| SLAA source for baseline yield: | Indicated in Settlement Capacity Analysis (equivalent to 49 dph) |
| SLAA site contraints: | None |
| Site selection | None |



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



| Epping Forest District Council | | | |
|--------------------------------|-----------------------------------|--|--|
| Job Title | | | |
| Epping Forest District | Local Plan | | |
| Drawing Status | | | |
| Issue | | | |
| Drawing No | Issue | | |
| SR-0819 | P1 | | |
| ARUP | Epping Forest District Council | | |





| Criteria 1.1 Impact on Internationally Protected Sites 1.2 Impact on Nationally Protected sites | () | Score | Qualitative Assessment |
|---|------|--|--|
| | () | | |
| 1.2 Impact on Nationally Protected sites | () | Effects of allocating the site for the proposed use is likely to have a significant effect. | Site located within 400m of Epping Forest Special Area of Conservation. Risk of urbanisation (e.g. from fly tipping fires, invasive species etc.). |
| 1.2 Impact of Nationally Protected sites | (-) | Site falls within an Impact Risk Zone and due to the nature and scale of the development proposed it is likely to be possible to mitigate the effects of the proposed development. | Due to the development type (all planning applications, except householder), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible. |
| 1.3a Impact on Ancient Woodland | 0 | Site is not located within or adjacent to Ancient Woodland. | |
| 1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland | 0 | No Ancient or Veteran trees are located within the site. | |
| 1.4 Impact on Epping Forest Buffer Land | 0 | Site is unlikely to impact on Epping Forest Buffer Land. | Site is not touching Buffer Land. |
| 1.5 Impact on BAP Priority Species or Habitats | 0 | No effect as features and species could be retained or due to distance of BAP priority habitats from site. | The site is wholly within Deciduous Woodland, Wood Pasture and Parkland and BAP priority habitat with no mai features buffer zones. The site may indirectly affect the BAP priority habitats, but mitigation can be implemented t address this. |
| 1.6 Impact on Local Wildlife Sites | 0 | Site has no effect as features and species could be retained or due to distance of local wildlife sites from site. | The site is adjacent to Ardmore Lane Wood LWS. The site is unlikely to affect the features and species of this LWS. |
| 1.7 Flood risk | (++) | Site within Flood Zone 1. | |
| 1.8a Impact on heritage assets | (+) | No effect likely on historic assets due to distance from site. | |
| 1.8b Impact on archaeology | (+) | There is a low likelihood that further archaeological assets would be discovered on the site. | |
| 1.9 Impact of air quality | 0 | Site lies outside of areas identified as being at risk of poor air quality. | |
| 2.1 Level of harm to Green Belt | (+) | Site is not located in the Green Belt. | |
| 3.1 Distance to the nearest rail/tube station | 0 | Site is between 1000m and 4000m from the nearest rail or tube station. | |
| 3.2 Distance to nearest bus stop | (+) | Site is within 400m of a bus stop. | |
| 3.3 Distance to employment locations | (+) | Site is within 1600m of an employment site/location. | |
| 3.4 Distance to local amenities | 0 | Site is between 1000m and 4000m from nearest town, large village or small village. | |
| 3.5 Distance to nearest infant/primary school | (+) | Site is less than 1000m from the nearest infant/primary school. | |
| 3.4 Distance to local amenities | 0 | Site is between 1000m and 4000m from the nearest secondary school. | |
| 3.7 Distance to nearest GP surgery | 0 | Site is between 1000m and 4000m from the nearest GP surgery. | |
| 3.8 Access to Strategic Road Network | | Not applicable. | |
| 4.1 Brownfield and Greenfield Land | (+) | Majority of the site is greenfield land within a settlement. | 100% greenfield site, within an existing settlement (Buckhurst Hill). |
| 4.2 Impact on agricultural land | 0 | Development would not result in the loss of agricultural land. | |
| 4.3 Capacity to improve access to open space | 0 | Development unlikely to involve the loss of public open space. | A negligible part of the site contains public open space. Development will not involve the loss of public open space. |
| 5.1 Landscape sensitivity | 0 | The site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change. | The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character. |
| 5.2 Settlement character sensitivity | (-) | Development could detract from the existing settlement character. | Site is existing playing fields. Therefore, redevelopment has the potential to adversely affect the character of the area. |
| 6.1 Topography constraints | () | Topographical constraints in the site may preclude development. | |
| 6.2a Distance to gas and oil pipelines | 0 | Gas or oil pipelines do not pose any constraint to the site. | |
| 6.2b Distance to power lines | 0 | Power lines do not pose a constraint to the site. | |
| 6.3 Impact on Tree Preservation Order (TPO) | (-) | The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site. | The protected trees on or adjacent to the site could be incorporated into the development proposed, subject to care i the layout, but would be likely to have a significant adverse impact on the suitability of the site for development |
| 6.4 Access to site | () | There is no means of access to the site and no likely prospect of achieving access. | Existing access is through a school and in all other directions are a cemetery and houses. |
| 6.5 Contamination constraints | (-) | Potential contamination on site, which could be mitigated. | Potential contamination (Made Ground). Potential adverse impact that could be mitigated. |
| 6.6 Traffic impact | (-) | Low level congestion expected at peak times within the vicinity of the site. | |

| Sile Sulla | Dinty Assessment | LA |
|---------------------------------------|--|---------------------------|
| Site Reference | : SR-0865 | Hertford |
| Parish: | Buckhurst Hill | THERE |
| Settlement: | | 672. |
| Size (ha): | 0.14 | 104 |
| Address: | Saint Elisabeth's Church, Chestnut Avenue, Buckhurst Hill, Essex, IG9 6BN | Cheshupt |
| Primary use: | Housing | |
| SLAA notes: | Vacant church and church hall with associated parking | A110 |
| SLAA yield: | 14 | S I TA |
| • | | Client |
| SLAA source for baseline vield: | Indicated in Planning Application Form (equivalent to 98 dph) | Epping Fores |
| | | Job Title |
| | | Epping Fores |
| SLAA site contraints: | Application for demolition of church and hall and erection of 7 flats and 7 houses dismissed on appeal in January 2016. Issues could potentially be overcome by appropriate design and robust heritage | Drawing Status |
| | | Issue |
| | justification and as such the yield is not changed. | Drawing No |
| Site selection adjustment: | None | SR-0865 |
| | | ARU |
| | | © Contains OS data © Crov |

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

Hertford Cheshuat Al10 Brentwood

| Epping Forest District Council | | | | |
|--------------------------------|-----------------------------------|--|--|--|
| Job Title | | | | |
| Epping Forest Distr | ict Local Plan | | | |
| Drawing Status | | | | |
| Issue | | | | |
| Drawing No | Issue | | | |
| SR-0865 | P1 | | | |
| ARUP | Epping Forest District Council | | | |

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| Dwellings: 14 | | Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community | |
|---|------|--|--|
| Criteria | | Score | Qualitative Assessment |
| 1.1 Impact on Internationally Protected Sites | () | Effects of allocating the site for the proposed use is likely to have a significant effect. | Site located within 400m of Epping Forest Special Area of Conservation. Risk of urbanisation (e.g. from fly tipping, fires, invasive species etc.). |
| 1.2 Impact on Nationally Protected sites | (-) | Site falls within an Impact Risk Zone and due to the nature and scale of the development proposed it is likely to be possible to mitigate the effects of the proposed development. | Due to the development type (all planning applications, except householder), development of the site is likely to pose a risk and consultation with Natural England is required. However, it is likely that mitigation to reduce the risk would be possible. |
| 1.3a Impact on Ancient Woodland | 0 | Site is not located within or adjacent to Ancient Woodland. | |
| 1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland | 0 | No Ancient or Veteran trees are located within the site. | |
| 1.4 Impact on Epping Forest Buffer Land | 0 | Site is unlikely to impact on Epping Forest Buffer Land. | |
| 1.5 Impact on BAP Priority Species or Habitats | 0 | No effect as features and species could be retained or due to distance of BAP priority habitats from site. | The site is wholly within a Deciduous Woodland buffer zone. The site may indirectly affect the habitat, but mitigation can be implemented to address this. |
| 1.6 Impact on Local Wildlife Sites | 0 | Site has no effect as features and species could be retained or due to distance of local wildlife sites from site. | |
| 1.7 Flood risk | (++) | Site within Flood Zone 1. | |
| 1.8a Impact on heritage assets | (+) | No effect likely on historic assets due to distance from site. | |
| 1.8b Impact on archaeology | (+) | There is a low likelihood that further archaeological assets would be discovered on the site. | |
| 1.9 Impact of air quality | 0 | Site lies outside of areas identified as being at risk of poor air quality. | |
| 2.1 Level of harm to Green Belt | (+) | Site is not located in the Green Belt. | |
| 3.1 Distance to the nearest rail/tube station | (+) | Site is less than 1000m from the nearest rail or tube station. | |
| 3.2 Distance to nearest bus stop | (+) | Site is within 400m of a bus stop. | |
| 3.3 Distance to employment locations | 0 | Site is more than 1600m and less than 2400m 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. | |
| 3.4 Distance to local amenities | 0 | Site is between 1000m and 4000m from the nearest secondary school. | |
| 3.7 Distance to nearest GP surgery | 0 | Site is between 1000m and 4000m from the nearest GP surgery. | |
| 3.8 Access to Strategic Road Network | | Not applicable. | |
| 4.1 Brownfield and Greenfield Land | (++) | Majority of the site is previously developed land within or adjacent to a settlement. | 100% brownfield site, within an existing settlement (Buckhurst Hill). |
| 4.2 Impact on agricultural land | 0 | Development would not result in the loss of agricultural land. | |
| 4.3 Capacity to improve access to open space | 0 | Development unlikely to involve the loss of public open space. | |
| 5.1 Landscape sensitivity | 0 | The site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change. | The relevant site character context is urban and development is unlikely to adversely affect the wider landscape character. |
| 5.2 Settlement character sensitivity | (-) | Development could detract from the existing settlement character. | Site is an existing church close to a public open space. Proposed development is likely to affect the character of the area. |
| 6.1 Topography constraints | (-) | Topographical constraints exist in the site but potential for mitigation. | |
| 6.2a Distance to gas and oil pipelines | 0 | Gas or oil pipelines do not pose any constraint to the site. | |
| 6.2b Distance to power lines | 0 | Power lines do not pose a constraint to the site. | |
| 6.3 Impact on Tree Preservation Order (TPO) | () | The site has severely limited feasibility for development as a result of the extensive presence of protected trees, either on or adjacent to the site. | The extent of the protected tree cover on or adjacent to the site would be likely to have a significant adverse impact on the suitability of the site for development |
| 6.4 Access to site | (+) | Suitable access to site already exists. | |
| 6.5 Contamination constraints | 0 | No contamination issues identified on site to date. | No potential contamination identified. |
| 6.6 Traffic impact | | Site below the size threshold where it would be expected to affect congestion (e.g. employment site or housing site with capacity of <25 dwellings). | |