

Benefits of a more sustainable scheme re Building East of Epping and/or North Weald Golf Course as opposed to South Epping

<u>North Weald / East Epping</u>	<u>South Epping</u>
Each site under single or dual ownership Owners agreement to promote and development	Under 6 landowners – not a single cohesive development Agreements between all owners not in place
Development & infrastructure plans in place – North Weald: 750 houses / Primary School / GP Surgery / Leisure facilities East Epping - 305 houses / Primary School / Health facilities/ Care Village / Country Park Assured affordable housing on both sites	No building plans or key infrastructure requirements in place Policy requirement for new Primary school / neighbourhood centre / health hub Deliverability of 40% affordable housing due to high infrastructure demands – unlikely.
Minimal Green Belt removed (Low / medium risk)E. Epping Minimal Green Belt removed North Weald Golf Course	All Green Belt removed (High risk) Land is agricultural BMV grade
Minimal infrastructure requirements	Major costly and time implications for infrastructure requirements – crossing of Central Line /roads to link eastern and Western parcels
East Epping - nearer to High Street / shops/ footpath links to train station / High School Flatter accessibility so walking/cycling achievable	Further away from High Street/ shops/ train station / High School Uphill location Car reliant development – increase in local traffic
Site Constraints <ul style="list-style-type: none"> • No air / noise pollution restraints 	<ul style="list-style-type: none"> • Proximity to M25 therefore air / noise pollution issues • Barrier requirements to mitigate pollution
<ul style="list-style-type: none"> • No flooding issues 	<ul style="list-style-type: none"> • Flooding issues
<ul style="list-style-type: none"> • No topography issues – suitable for building 	<ul style="list-style-type: none"> • Gradient and topography issues – difficult for building
<ul style="list-style-type: none"> • No High Voltage cables on sites 	<ul style="list-style-type: none"> • High Voltage cables on site
<ul style="list-style-type: none"> • No oil pipeline restraints 	<ul style="list-style-type: none"> • Oil pipeline restraints

<ul style="list-style-type: none">• Not near wildlife habitat (Red Kites and other wildlife) or any constraints re wildlife site	<ul style="list-style-type: none">• Loss of Wildlife habitat (BAP)• Loss of habitat / wildlife as close to wildlife site – including Red Kites in area• Proximity to SSSI
<ul style="list-style-type: none">• No loss to Ancient Woodland	<ul style="list-style-type: none">• Proximity to and loss of Ancient Woodland
<ul style="list-style-type: none">• No Tree Preservation Orders in place	<ul style="list-style-type: none">• Tree Preservation Orders in place
<ul style="list-style-type: none">• No proximity issues relating to listed buildings	<ul style="list-style-type: none">• Proximity of site to listed buildings