

F1.3 Stage 2 and Stage 6.2 Assessment

Site Suitability Assessment

Site Reference: SR-0325
Parish: Loughton
Size (ha): 9.39
Address: Loughton, Langston Road North

Primary use: Employment
Site notes: Broad area north-east of Langston Road Industrial Estate

Baseline yield: 56,400 sqm floorspace

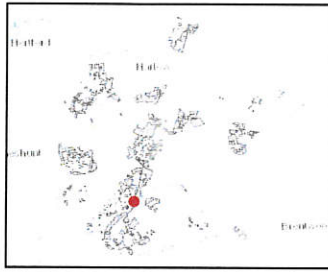
Source for baseline yield: Employment floorspace based on B1a/b Use Class uses, assuming a 0.6 plot ratio. This reflects the ELSA (2017) primary development scenario for a new employment site.

Site constraints: No constraints identified.

Site selection adjustment: None

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

Floorspace: 56,400 sqm



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

Drawing Status
Issue

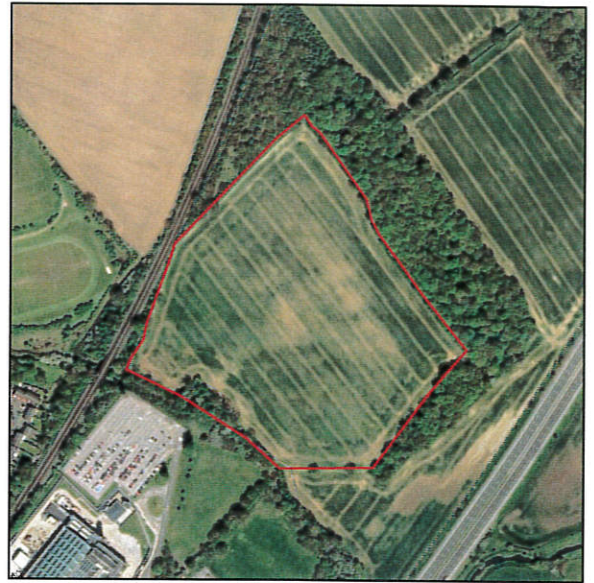
Date
March 2018

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Rev 2

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Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating site for the proposed use do not undermine conservation objectives (alone or in combination with other sites). Employment site partially located between 400m and 2km from the Special Area of Conservation. No impact beyond potential strategic air quality impact.
1.2 Impact on Nationally Protected sites	(-)	Site falls within an Impact Risk Zone and due to the nature and scale of development proposed it is likely to be possible to mitigate the effects of the proposed development. Due to the development type (over 10,000sqm, of non-residential), 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 adjacent to Broadfield Shaw Ancient Woodland. The site may directly affect a small area of the Ancient Woodland but impacts may be mitigated against through considered masterplanning.
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 around half of a BAP priority habitat and is adjacent to an additional BAP priority habitat. It has five 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. The site is adjacent to the Broadfield Shaw Grassland LWS and Broadfield Shaw LWS. The site is unlikely to affect the features and species of these LWS.
1.7 Flood risk	(+)	Site within Flood Zone 2 and exception test not required. Flood Zones 3a and 3b, located in the south-eastern portion of the site, covers 2% of the site. Flood risk zone 2 covers a further 5%. Higher Flood Risk Zones can be avoided through site layout.
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated. Possible archaeological implications due to Roman Villa Scheduled Monument to north. Further archaeological assessment required.
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. Limited impact from air quality expected as the site is almost 200m from the main road.
2.1 Level of harm to Green Belt	(-)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.
3.3 Distance to employment locations		Not applicable.
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		Not applicable.
3.6 Distance to nearest secondary school		Not applicable.
3.7 Distance to nearest GP surgery		Not applicable.
3.8 Access to Strategic Road Network	0	The site is 1-3km from the Strategic Road Network.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement. 100% greenfield site not within or adjacent to an existing settlement.
4.2 Impact on agricultural land	(-)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change. Site shares characteristics of the wider landscape character area. The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on adjacent landscape character area.
5.2 Settlement character sensitivity	0	Development is unlikely to have an impact on settlement character. Site is located adjacent to Langston Road Industrial Estate and proposed for employment use. Development is not 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)	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. This site currently has no access. An access could be created adjacent to the eastern boundary of Langston Road Estate (EMP-0002b).
6.5 Contamination constraints	0	No contamination issues identified on site to date. No potential contamination identified.
6.6 Traffic impact	(-)	Moderate peak time congestion expected within the vicinity of the site.