Site Suitability Assessment

Site Reference: SR-0478A
Parish: Chigwell
Size (ha): 7.49
Address: Chigwell Nurseries, 245 High Road, Chigwell, Essex, 1G7 5BL

Primary use: Residential
Site notes: Nursery.

Baseline yield: 225 dwellings

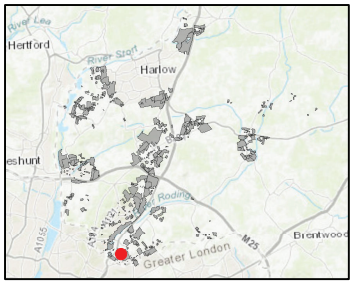
Source for baseline yield: Assumption based on 30 dph

Site constraints: Circa 1/4 of the site is covered by SR-0478B (50 dwellings). As such the yield for this site is reduced to ensure no double counting.

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

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

Dwellings: 225



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

Drawing Status	Date
Issue	March 2018

Drawing No	Issue
SR-0478A	Rev 2

ARUP

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Criteria	Score		Qualitative Assessment
1.1 Impact on Internationally Protected Sites	(-)	Effects of allocating site for the proposed use are not likely to be significant alone but should be checked for in-combination effects.	Residential development between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure likely.
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 100 residential dwellings), 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 a Deciduous Woodland habitat and is within four buffer zones. The site may directly affect the BAP priority habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	Site is not likely to affect heritage assets due to their distance from the site.	
1.8b Impact on archaeology	(-)	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 A11 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 high or very high.	
3.1 Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
3.4 Distance to local amenities	(+)	Site is less than 1000m from nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.6 Distance to nearest secondary school	(+)	Site is less than 1000km from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (Chigwell).
4.2 Impact on agricultural land	(--)	Development of the site would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	No public open space is located in the site area. Development will not involve the loss of public open space.
5.1 Landscape sensitivity	(-)	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	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.	Existing access from Chigwell High Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (nursery). Minimal adverse impact with opportunity to enhance.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time.	