

ONGAR PARK ESTATE, NORTH WEALD  
BASSETT

PROPOSED SITE ALLOCATIONS REVIEW:  
ENVIRONMENTAL, GREEN BELT, LANDSCAPE AND  
ECOLOGY

LLA TABLE 2 SITE ALLOCATION KEY ISSUES COMPARISON  
TABLE

January 2018

---



LLA Table 2: Site Allocation Key Issues Comparison Table

Issues	Site Reference					
	NWB.R1	NWB.R2	NWB.R3	NWB.R4	NWB.R5	Land at Ongar Park Estate – incorporating reappraisal of Site in LLA reports
<b>Landscape</b>	Representative of LCA F5. Lies within an area identified as ‘sensitive historic landscape: 18 <sup>th</sup> -19 <sup>th</sup> Century Enclosure’ in SELSS study. <b>Moderate/High Landscape Sensitivity.</b>	Lies partially in SELSS Landscape Setting Area 2 of <b>Moderate Landscape Sensitivity.</b> Part also forms a ‘Major Woodland Block’ identified in SELSS 2010. Development likely to cause significant tree loss that would be difficult to mitigate.	Representative of LCA F5. Contains features identified as sensitive within this LCA. Lies within SELSS Landscape Setting Area 2, of <b>Moderate Landscape Sensitivity.</b> The fields that form this large parcel form an important part of the predominantly rural character surrounding North Weald Bassett. Development would completely alter the ‘linear’ character of the settlement noted in the key characteristics of LCA: F5.	Partially representative of LCA F5. Lies within SELSS Landscape Setting Area 2, of <b>Moderate Landscape Sensitivity.</b> Key recreational route runs along the access road. Could introduce suburban features into an area that is currently surrounded by landscape of rural character. Careful landscape mitigation required.	Broadly representative of LCA F5, identified as having Moderate Sensitivity to Change. Lies within SELSS Landscape Setting Area 2, of <b>Moderate Landscape Sensitivity.</b> Could introduce suburban features into an area that is currently surrounded by landscape of rural character. Careful landscape mitigation required.	Not representative of wider character. Northern portion <b>Low Landscape Sensitivity</b> , southern portion <b>Medium Landscape Sensitivity.</b> Development on the Site would not have an adverse impact on the landscape, due to the amount of human engineering and modification that have occurred particularly in the northern part of the Site (Blake’s Golf Course). Impact on the southern part would have slightly higher impact due to undisturbed landform. With careful planning and sensitive design approach to building form and landscape enhancement, adverse impacts across the Site can be mitigated.
<b>Visual</b>	In SELSS Landscape Setting Area 2, of <b>Moderate Visual Sensitivity.</b> Has potential to have an adverse effect on the visual character of the urban gateway into the settlement.	Lies directly adjacent to one of the ‘urban gateways’ identified in the SELSS. Landscape Setting Area 2 has <b>Moderate Visual Sensitivity.</b> Forms a key part of the visual character of this urban gateway that marks the transition between the settlement and predominantly rural surroundings.	Lies in SELSS Landscape Setting Area 2, of <b>Moderate Visual Sensitivity.</b>	Lies in SELSS Landscape Setting Area 2, of <b>Moderate Visual Sensitivity.</b>	Lies in SELSS Landscape Setting Area 2, of <b>Moderate Visual Sensitivity.</b>	Of <b>Moderate Low visual prominence</b> with a hard urban edge with no screening. There are few attractive features and some public views of the Site available. Development on the Site would have little impact on views from the surrounding landscape. There are occasional long distance views towards the Site, however new development would ‘slot’ in front of the existing settlement.
<b>Soils</b>	Grade 2 Agricultural Quality	Grade 2 Agricultural Quality	Grade 2 Agricultural Quality	Grade 2 Agricultural Quality but not currently in agricultural use	Grade 2 Agricultural Quality. Parts of the site are not currently in productive use but the site remains in agricultural and horticultural use.	Non-agricultural use.
<b>Green Belt</b>	Lies within 010.1 within EFDC Stage 2 Green Belt Assessment. Identified as having a ‘ <b>Low</b> ’ level of harm on Green Belt purposes.	Lies within 010.1 within EFDC Stage 2 Green Belt Assessment. Identified as having a ‘ <b>Low</b> ’ level of harm on Green Belt purposes.	Lies within 010.2 within EFDC Stage 2 Green Belt Assessment. Identified as having a ‘ <b>Moderate</b> ’ level of harm on Green Belt purposes.	Lies within 010.2 within EFDC Stage 2 Green Belt Assessment. It was identified in that report as having a ‘ <b>Moderate</b> ’ level of harm on Green Belt purposes. However, NWB.R4 forms a much smaller parcel within this and does not abut the existing settlement edge of North Weald Bassett. Purpose 5 was also not assessed in the EFDC Stage 2 Assessment. The redevelopment of this land would constitute regeneration of previously developed land.	Lies within 010.2 within EFDC Stage 2 Green Belt Assessment. It was identified in that report as having a ‘ <b>Moderate</b> ’ level of harm on Green Belt purposes. However, NWB.R5 forms a much smaller parcel within this and does not abut the existing settlement edge of North Weald Bassett. Purpose 5 was also not assessed in the EFDC Stage 2 Assessment assessment. The redevelopment of this land would constitute regeneration of previously developed land.	Site split into parcels 1C and 2D by LLA in Green Belt Review. 1C assessed to cause ‘ <b>relatively weak</b> ’ resultant harm to green belt if released and 2D ‘ <b>moderate</b> ’ resultant harm. The release of parcels 1C and 2D from the Green Belt for low-rise low-density residential development would benefit from existing defensible green belt boundaries surrounding the two parcels and significant scope to improve these over time.
<b>Ecology</b>	The site is generally bounded and sub-divided by mature hedgerows (likely to be ‘important’) and containing a number of substantial mature trees (mainly oak, with some ash). The hedgerows provide wildlife corridors, with potential for breeding	The western sector of the site (beyond the garden) is well developed scrub and may be inhabited by protected species including reptiles, badgers, dormice, bats, breeding birds. There may also be bat / barn owl roosts within the	There are good peripheral and sub-dividing hedges (likely to be ‘important’) and frequent mature hedgerow oaks some of which are likely to be veteran trees. The hedgerow network and stream	Low potential for roosting bats within storage/industrial units. There is a hedge peripheral to the site, which would need to be retained and enhanced in any scheme. Does not offer additional land on which to provide habitat	A veteran oak tree lies adjacent to Vicarage Lane, in the far NE part of the site (adjacent to the access track with NWB. N4). The site comprises an occupied house and managed gardens in the NE part, with the remainder containing disused	This site has been reviewed in detail as part of the LLA Ecological Review (2016). The eastern part of the proposed allocation site comprises golf course habitats, including amenity grassland of minimal ecological interest, along with part of

	<p>birds, herptile inhabitation and bat foraging routes and contain a number of mature trees that have the potential for bat roosts. Does not offer additional land on which to provide habitat enhancement that would offset any ecological losses resulting from development, unlike the Land at Ongar Park Estate.</p>	<p>house and associated buildings. There is a well developed hedgerow with a number of mature trees with bat potential along the boundary with NWB.R1. Any development is likely to necessitate significant tree loss. Does not offer additional land on which to provide habitat enhancement that would offset any ecological losses resulting from development, unlike the Land at Ongar Park Estate.</p>	<p>corridor may also be used by herptiles. Does not offer additional land on which to provide habitat enhancement that would offset any ecological losses resulting from development, unlike the Land at Ongar Park Estate.</p>	<p>enhancement that would offset any ecological losses resulting from development, unlike the Land at Ongar Park Estate.</p>	<p>glasshouses, storage yards and areas of rough grass, tall ruderal vegetation and some outbuildings, peripheral hedgerows. These areas may support herptiles, ground nesting birds and other wildlife. Does not offer additional land on which to provide habitat enhancement that would offset any ecological losses resulting from development, unlike the Land at Ongar Park Estate.</p>	<p>a large pond, a small seasonally wet scrape associated with a clump of oaks and scrubby vegetation and other area of non-golf rough, peripheral areas of rough grass and invading scrub and occasional peripheral mature trees. The western part consists of relatively recently abandoned agricultural grassland with an area of semi-mature woodland. There is some potential for these areas to support herptiles, ground nesting birds and other wildlife and this would be ascertained by a specialist survey. Unlike the other five proposed residential allocations, this site has the benefit of association with a significant area of development habitat to the south-west. It is proposed that this extensive area associated with and complementary to Ongar Radio Station LoWS and Weald Common LoWS and LNR is the subject of a comprehensive and sympathetic conservation management, to off-set any biodiversity losses associated with the proposed scheme and to provide substantial long term ecological gain.</p>
--	---	---	---	--	---	---



**Stansted:**  
Unit 1, The Exchange,  
9 Station Road,  
Stansted, CM24 8BE

t +44 (0)1279 647044  
e office@lizlake.com  
www.lizlake.com

**Bristol:**  
1 Host Street,  
Bristol, BS1 5BU

t +44 (0)117 927 1786  
e office@lizlake.com  
www.lizlake.com

**Nottingham:**  
Suite 201,  
20 Fletcher Gate,  
Nottingham NG1 2FZ

t +44 (0)115 784 3566  
e office@lizlake.com  
www.lizlake.com

**LIZ LAKE**  
**ASSOCIATES**  
LANDSCAPE ARCHITECTS

- Landscape Design
- Urban Design
- Residential
- Public Realm
- Masterplanning
- Landscape Planning
- Heritage Landscapes
- Gardens and Estates
- Restoration and Conversion
- Places of Worship
- Expert Witness
- Hospitality
- Education
- Retail / Office
- Community
- Ecology
- Arboriculture
- 3D / Graphic Design