

Site Suitability Assessment – Quinn Estates' and Redrow's Factual Update Version

Site Reference: SR-0179

Parish: North Weald Bassett

Size (ha): 30.87

Address: Part of North Weald Golf Club, Rayley Lane, North Weald, Essex, CM16 6AR

Primary use: Residential

Site notes: Former golf course

Criteria	Score	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).	
1.2 Impact on Nationally Protected sites	0	The site is located over 2km from the nearest SSSI and no risks are flagged in relation to residential development under Natural England's SSSI Impact Risk Zone tool. Given the substantial open space provision offsetting recreational pressure, no impacts on nationally protected sites are anticipated.	
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 feature buffer zones. The site may indirectly affect the BAP priority habitats. There may be effects 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 St. Andrew's Churchyard, North Weald LWS. The site is unlikely to affect the features and species of this LWS.
1.7 Flood risk	0	None of site where residential is proposed would be in Flood Zone 2 or 3.	The impact of the higher Flood Risk Zones can be mitigated by site layout.
1.8a Impact on heritage assets	0	Site is located within the setting of a heritage asset and effects can be mitigated.	South of site potential to impact on setting of Grade II* listed church. Mitigate by locating development to north of site and good screening.
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	The impact of the Proposed Development in terms of exposure of the future residents for both annual and hourly NO ₂ is therefore considered to be negligible.	There are no exceedances of the annual mean AQS objective level for NO ₂ at any of the existing sensitive receptors either with or without the Development in either 2021 (the proposed year of opening for Phase One of the Development) or in 2033 (the anticipated year of completion of the Development).
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 more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	New bus stops will be provided as part of the development which will mean that the distance to the nearest bus stop will be less than 1,000m	
3.3 Distance to employment locations	(+)	Site is adjacent to North Weald Airfield employment location (as proposed to be allocated).	
3.4 Distance to local amenities	(+)	Local amenities (eg small shop) to be provided as part of development.	
3.5 Distance to nearest infant/primary school	(+)	Primary school to be provided as part of development.	
3.6 Distance to nearest secondary school	(-)	Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(+)	GP surgery to be provided as part of development.	
3.8 Access to Strategic Road Network	(+)	Site is close to M11 (approximately 2km).	Scheme would fund improvement works at Junction 7 of the M11.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land that is currently neither within nor adjacent to a settlement but it will be adjacent to the settlement once the Countryside Properties site is built out.	
4.2 Impact on agricultural land	0	Development of the site would not involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	(+)	Development unlikely to involve the loss of public open space; access to the Green Belt will be significantly improved by the proposed Country Park. New sports facilities will also be provided.	A negligible part of the site contains public open space at present. The proposed Country Park will improve access to the Green Belt in line with the aspirations of emerging NPPF policy, alongside enhanced recreation and leisure opportunities
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.	The key characteristics of the adjacent assessed landscape sensitivity zone extend to this site. The form and extent of any development would have to be sensitive to the location to avoid potential adverse impact on the wider landscape character.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	The Council's masterplan identifies the site as unsuitable for development since the distance of the site from existing development could inhibit effective integration.
6.1 Topography constraints	0	There are no topographical constraints that would prevent or hinder development.	A full topographical survey has been undertaken to ensure that development will be deliverable and built development can be accommodated in a manner that mitigates potential effects on landscape.
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 Rayley Lane.
6.5 Contamination constraints	(-)	There is not contamination to the extent that development could not proceed.	Survey work indicates that the majority of the Site comprises soils that are suitable for use in a residential use with gardens. Three localised areas were identified where the presence of heavy metals in the soil increased the risk to future residential users to moderate/low but this can be addressed through development.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time. Potential to increase access to and use of sustainable modes of transport.	