

ONGAR PARK ESTATE, NORTH WEALD BASSETT

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

EFDC SITE SELECTION ASSESSMENT (2016) EXTRACTS

January 2018

Site Suitability Assessment

Site Reference: SR-0036
Parish: North Weald Bassett
Settlement:
Size (ha): 11.38
Address: Land at Blumans, North Weald (north/south of A414)

Primary use: Housing
SLAA notes: Agricultural fields

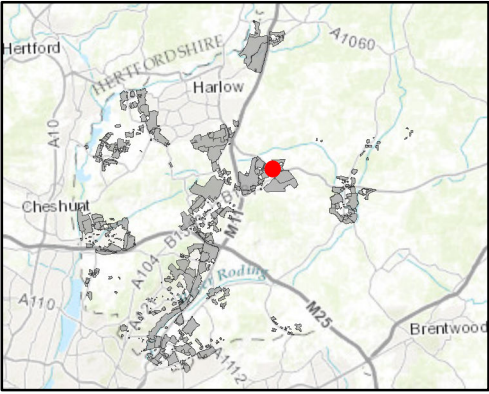
SLAA yield: 323 dwellings
SLAA source for baseline yield: Assumption based on 30 dph

SLAA site constraints: None

Site selection adjustment: None

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

Dwellings: 323



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0036

Issue

P1

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Epping Forest District Council

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Criteria	Score		Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the 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	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSI's.	
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	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.	There is 1 Ancient tree directly affected by the site. The tree is located to the north of the site and may be affected by development. Impacts may be mitigated by considered masterplanning or transposition.
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 Wood Pasture and Parkland and Semi Improved Grassland 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 within 250m buffer of Tylers Green Grasslands LWS. The site is unlikely to affect the features and species of this LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	No effect likely on historic assets due to distance from site.	
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	(-)	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 very close to the A614 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	0	Site is within Green Belt, but the level of harm caused by release of the land for development would be none.	Almost the entirety of the site is located within a Green Belt parcel which does not meet the purposes. If the site was released it would not harm the purposes of the wider Green Belt.
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 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	0	Site is between 1000m and 4000m 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.	
3.4 Distance to local amenities	(-)	Site is more than 4000m 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 (North Weald Basset).
4.2 Impact on agricultural land	(--)	Development 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	(-)	The 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.	Site is an area of historic field patterns to the north of North Weald Bassett. Development in this location is not likely to have an impact on the character of the area.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
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)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.	The protected trees on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development
6.4 Access to site	(+)	Suitable access to site already exists.	Access is suitable off main roads.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Farm / infilled ground). Potential adverse impact that could be mitigated over eastern end of site.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	

Site Suitability Assessment

Site Reference: SR-0072
Parish: North Weald Bassett
Settlement:
Size (ha): 1.29
Address: Land at Tylers Farm [271 High Road], North Weald

Primary use: Housing
SLAA notes: Existing farm buildings and land

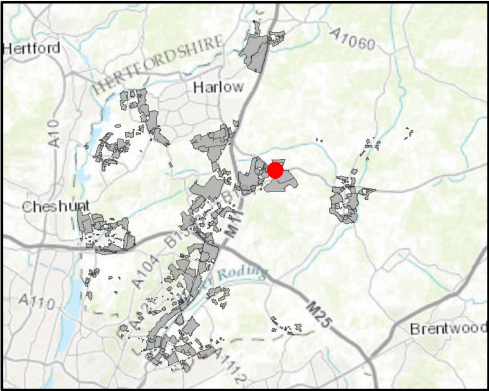
SLAA yield: 38 dwellings
SLAA source for baseline yield: Assumption based on 30 dph

SLAA site constraints: None

Site selection adjustment: None

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

Dwellings: 38



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue


Drawing No

SR-0072

Issue

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Criteria	Score		Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the 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	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSI's.	
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 wholly within Wood Pasture and Parkland and Semi Improved Grassland 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 within 250m buffer of Tylers Green Grasslands LWS. The site is unlikely to affect the features and species of this LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	0	Proposed site located within the setting of a heritage asset and effects can be mitigated.	
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	(-)	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 A414 and therefore mitigation measures are likely to be required.
2.1 Level of harm to Green Belt	0	Site is within Green Belt, but the level of harm caused by release of the land for development would be none.	
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 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	0	Site is between 1000m and 4000m 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.	
3.4 Distance to local amenities	(-)	Site is more than 4000m 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.	Split site (50% greenfield and brownfield). Site adjacent to an existing settlement (North Weald Basset).
4.2 Impact on agricultural land	(--)	Development 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	(-)	The 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	(-)	Development could detract from the existing settlement character.	Site located at junction of A414 and High Road, within the polyfocal settlement. The site contains Tylers Farmhouse Grade II Listed Building, and significant vegetation. Development of the site could detract from the historic character of the farm.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
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)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.	The protected trees on or adjacent to the site could be incorporated into the development proposed, subject to care in the layout, but would be likely to have a significant adverse impact on the suitability of the site for development
6.4 Access to site	(+)	Suitable access to site already exists.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Farmyard). Potential adverse impact that could be mitigated.
6.6 Traffic impact	(-)	Low level congestion expected at peak times within the vicinity of the site.	

Site Suitability Assessment

Site Reference: SR-0158A
Parish: North Weald Bassett
Settlement:
Size (ha): 28.11
Address: Land at North Weald Bassett, South of Vicarage Lane

Primary use: Housing
SLAA notes: Agricultural fields

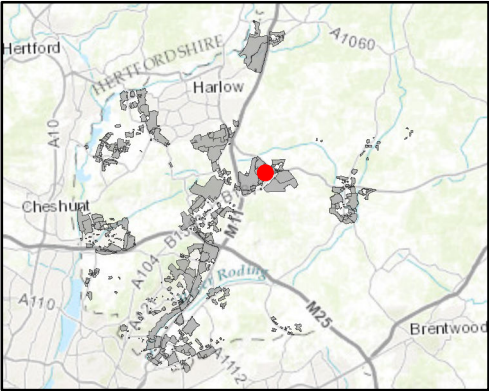
SLAA yield: Up to 600 dwellings.
SLAA source for baseline yield: Based on promoter material.

SLAA site constraints: None

Site selection adjustment: Capacity updated to reflect masterplan submitted by promoter.

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

Dwellings: 600



Client

Epping Forest District Council

Job Title

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Drawing Status

Issue

Drawing No

SR-0158A

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Criteria	Score		Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the 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	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSI's.	
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	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.	There is 1 Ancient tree directly affected by the site. The tree is located to the east of the site and may be affected by development. Impacts may be mitigated by considered masterplanning or transposition.
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.	
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 within the 250m buffer of Church Lane Flood Meadow LNR LWS and St. Andrew's Churchyard, North Weald LWS. The site is unlikely to affect the features and species of these LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	No effect likely on historic assets due to distance from site.	
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	(-)	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 A414 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 very low, low or medium.	The site is almost entirely within a medium sensitivity Green Belt parcel. If the site was released it would have limited harm to the purposes of the wider Green Belt.
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	0	Site between 400m and 1000m 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	0	Site is between 1000m and 4000m 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.	
3.4 Distance to local amenities	(-)	Site is more than 4000m 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 (North Weald Bassett).
4.2 Impact on agricultural land	(--)	Development would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	(+)	Development could provide an opportunity to improve links to adjacent existing public open space or provide access to open space which is currently private.	A negligible part of the site contains public open space. Development will not likely involve any loss. An existing masterplan proposes public open space enhancements on the site, beneficial in an area of identified public open space deficiency.
5.1 Landscape sensitivity	(-)	The 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	(-)	Development could detract from the existing settlement character.	Site is proposed for a significant level of development, and could result in coalescence of the main part of North Weald Bassett with the dispersed settlement on Vicarage Lane, and the loss of substantial areas of historic field patterns.
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.	Site located adjacent to main road.
6.5 Contamination constraints	(--)	Potential contamination on site, which is not likely to be able to be mitigated.	Domestic landfill present in central eastern part of the site. Subject to further investigation, it should be feasible to approve development outside a 100m buffer zone of the contaminated area.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time, or site below the site size threshold where it would be expected to affect congestion.	

Site Suitability Assessment

Site Reference: SR-0076
Parish: North Weald Bassett
Settlement:
Size (ha): 6.04
Address: Land south of Vicarage Lane, North Weald

Primary use: Housing
SLAA notes: Agricultural land

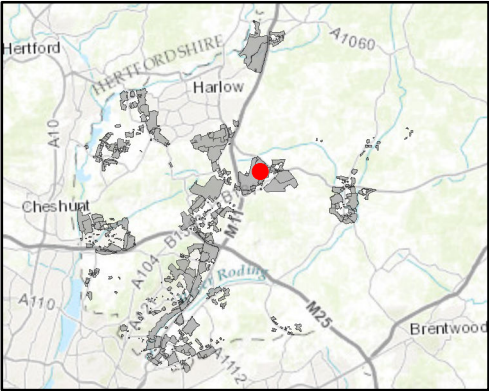
SLAA yield: 181 dwellings
SLAA source for baseline yield: Assumption based on 50:50 housing to employment at 30 dph and 0.4 plot ratio for employment

SLAA site constraints: None

Site selection adjustment: None

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

Dwellings: 91



Client

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Job Title

Epping Forest District Local Plan

Drawing Status

Issue

Drawing No

SR-0076

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Criteria	Score		Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the 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	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSI's.	
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	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.	There is 1 Ancient tree directly affected by the site. The tree is located in the south of the site and may be affected by development. Impacts may be mitigated by considered masterplanning or transposition.
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 within the 250m buffer of Church Lane Flood Meadow LNR LWS and St. Andrew's Churchyard, North Weald LWS. The site is unlikely to affect the features and species of these LWS.
1.7 Flood risk	(++)	Site within Flood Zone 1.	97% of the site is in Flood Zone 1 and is unconstrained. Flood Risk Zone 2 totalling 3% is located in the south-western corner of the site and can be avoided through site layout.
1.8a Impact on heritage assets	0	Proposed site located within the setting of a heritage asset and effects can be mitigated.	
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	Site lies outside of areas identified as being at risk of poor air quality.	
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	(-)	Site more than a 1000m from a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
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	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.4 Distance to local amenities	(-)	Site is more than 4000m 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 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 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	(-)	The 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	(-)	Development could detract from the existing settlement character.	Site fronts onto Vicarage Lane, nearby the historic church, and forms part of the historic field pattern. Any impact on settlement character could be mitigated through design and layout that respects the dispersed settlement pattern.
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.	
6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time, or site below the site size threshold where it would be expected to affect congestion.	

Site Suitability Assessment

Site Reference: SR-0455
Parish: North Weald Bassett
Settlement:
Size (ha): 0.81
Address: Chase Farm Business Centre, Vicarage Lane West, North Weald, Essex, CM16 6AL

Primary use: Housing
SLAA notes: Includes access road, business centre and residential uses.

SLAA yield: 12 dwellings

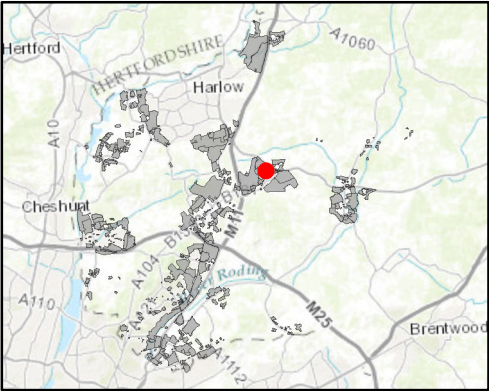
SLAA source for baseline yield: Indicated in Call for Sites (equivalent to 15 dph)

SLAA site constraints: None

Site selection adjustment: None

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

Dwellings: 12



Client

Epping Forest District Council

Job Title

Epping Forest District Local Plan

Drawing Status

Issue


Drawing No

SR-0455

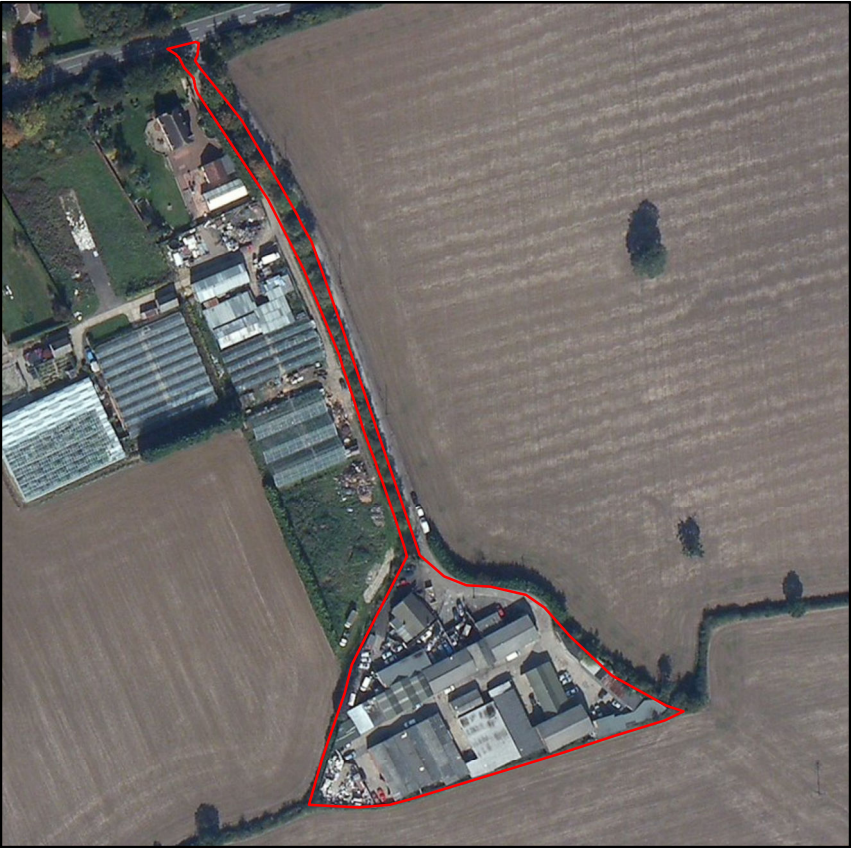
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Criteria	Score		Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSI's.	
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 a BAP priority habitat with no main feature buffer zone. The site may indirectly 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	(+)	No effect likely on historic assets due to distance from site.	
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	Site lies outside of areas identified as being at risk of poor air quality.	
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	(-)	Site more than a 1000m from a bus stop.	
3.3 Distance to employment locations	(+)	Site is within 1600m of an employment site/location.	
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	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.4 Distance to local amenities	(-)	Site is more than 4000m 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	0	Majority of the site is previously developed land that is neither within nor adjacent to a settlement.	100% brownfield site not within or adjacent to an existing settlement.
4.2 Impact on agricultural land	(--)	Development 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	(-)	The 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	(-)	Development could detract from the existing settlement character.	Site is currently in use as a farm. Residential development at this location would likely be set back from Vicarage Lane. It is likely that such a layout would not contribute to settlement pattern and could detract from its character.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
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.	Access road included in red line boundary (Chase Farm dwellings).
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination on site (MOD Gun Site/Piggeries/Industrial dwelling). Potential for adverse impacts, but can be mitigated.
6.6 Traffic impact		Site below the size threshold where it would be expected to affect congestion (e.g. employment site or housing site with capacity of <25 dwellings).	

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

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