#### EB801Gxyiii



Report on Site Selection	Drawing No. EFDC-S2-0019-Rev1	Content Residential Sites for Stage 2 Assessment in Willingale	Legend
ARUP	Date: September 2016	Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community.	Stage 2 Sites N Parish Boundary
Epping Forest District Council	Scale: 1:20,000 @A3	USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community.	

Site Suitability Assessment				
Site Reference	: SR-0122	Ę		
Parish:	Willingale			
Settlement:				
Size (ha):	1.61			
Address:	Dreams, Beech Road, Willingale, Essex			
Primary use:	Housing			
SLAA notes:	Agricultural field.			
		2		
	E duallinga	Å		
SLAA yield:	5 dwellings	C		
SLAA source	Indicated in Call for Sites (equivalent to 3dph)	E		
for baseline yield:		J		
yield.		E		
SLAA site	Higher density could be achieved using a smaller part of site along	0		
contraints:	Beech Road.	I		
		-		
<b>.</b>		S		
Site selection	None			

Site selection Nor adjustment:

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

# Client

Epping Forest District Council			
Job Title			
Epping Forest District	Local Plan		
Drawing Status			
Issue			
Drawing No	Issue		
SR-0122	P1		
	Epping Forest District Council www.cppingforcstdc.gov.uk		

u-currans u-b gata u-crown copyngnt and database right (2016) Sources: Esri, HREF, DeLoren, Intermap, increment P Corp., CBECO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, @ OpenStreetMap contributors, and the GIS User Community Source: Esri, DigatGlobe, GeoEye, Earthstar Georganhics, CNES/Intva DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Criteria         Score         Qualitative Assessme           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/Veoteran Trees outside of Ancient/Veoteran Trees outside of         0         No Ancient or Veteran trees are located within the site.           1.3b Impact on Epping Forest Buffer Land         0         Site is unlikely to impact on Epping Forest Buffer Land.         The site is wholly within a Deciduous Woodland buffer zone. The site m can be implemented to address this.           1.6 Impact on Local Widlife Sites         0         Site has no effect as features and species could be retained or due to distance of local widlife sites from site.         The site is wholly within a Deciduous Woodland buffer zone. The site m can be implemented to address this.           1.6 Impact on Local Widlife Sites         0         Site has no effect as features and species could be retained or due to distance of local widlife sites from site.         The site is within the 250m buffer of St. Andrew SiSt. Christopher's Church affect the features and species of this LWS.           1.7 Flood risk         0         Proposed site located within the setting of a heritage asset and effects can be mitigated.         The site is within the code of this LWS.	ent
1.1 impact on Internationally Protected Sites       0       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 SSS'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 or Veteran trees are located within the site.       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 a Deciduous Woodland buffer zone. The site m can be implemented to address this.         1.6 Impact on Local Wildlife Sites       0       Site within Flood Zone 1.       The site is within the 250m buffer of \$1. Andrew's/St. Christopher's Church affect the features and species of this LWS.         1.7 Flood risk       (++)       Site within Flood Zone 1.       Expressed site located within the settion of a bettione asset and affects can be mitingated	
1.2 Impact on Nacion Violetie Sites       0       development is unlikely to pose a risk to SSS'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 or Veteran trees are located within the site.       0         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 a Deciduous Woodland buffer zone. The site m 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 St. Andrew's/St. Christopher's Church affect the features and species of this LWS.         1.7 Flood risk       (++)       Site within Flood Zone 1.       External of the participated within the setting of a bariage asset and effects can be militated.	
1.3a Impact on Ancient/Veteran Trees outside of Ancient or Veteran trees are located within the site.       No Ancient or Veteran trees are located within the site.         1.3b Impact on Ancient/Veteran Trees outside of Ancient or Veteran trees are located within the site.       0         1.4 Impact on Epping Forest Buffer Land       0         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 a Deciduous Woodland buffer zone. The site m         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 St. Andrew's/St. Christopher's Church affect the features and species of this LWS.         1.7 Flood risk       (++)       Site within Flood Zone 1.       Proposed site located within the setting of a betiting asset and effects can be minimized.	
1.3 Impact on Andenti Veterian Trees outside of Ancient Woodland       0       Impact on Exping Forest Buffer Land       0       Site is unlikely to impact on Exping Forest Buffer Land.         1.4 Impact on Exping Forest Buffer Land       0       Site is unlikely to impact on Exping Forest Buffer Land.       The site is wholly within a Deciduous Woodland buffer zone. The site metained or due to distance of BAP priority habitats from site.       The site is wholly within a Deciduous Woodland buffer zone. The site metained 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 St. Andrew's/St. Christopher's Church affect the features and species of this LWS.         1.7 Flood risk       (++)       Site within Flood Zone 1.       Site within the setting of a heritage asset and effects can be mitigated.	
1.4 Impact on Expirit Porest Buller Land       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 a Deciduous Woodland buffer zone. The site metained 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 St. Andrew's/St. Christopher's Church affect he features and species of this LWS.         1.7 Flood risk       (++)       Site within Flood Zone 1.       Erropsend site located within the setting of a beritage asset and effects can be mitigated.	
1.5 Impact on BAP Priority Species of Habitats       0       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 St. Andrew's/St. Christopher's Church affect the features and species of this LWS.         1.7 Flood risk       (++)       Site within Flood Zone 1.       Expressed site located within the setting of a beritage asset and effects can be mitigated.	
1.5 Impact on Local Wildlife Sites     0     affect the features and species of this LWS.       1.7 Flood risk     (++)     Site within Flood Zone 1.	ay indirectly affect the habitat, but mitigation
1.7 Flood risk     (++)       Proposed site located within the setting of a heritage asset and effects can be mitigated.	nyards, Willingale LWS. The site is unlikely to
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 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 more than a 1000m from a bus stop.	
3.3 Distance to employment locations (-) Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities (-) Site is more than 4000m from the nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school (-) Site is more than 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 (-) Site is more than 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 high landscape sensitivity - vulnerable to change and unable to absorb Key characteristics of the adjacent area to the west assessed as highly development without significant character change.	y sensitive extend to this site. Development
5.2 Settlement character sensitivity 0 Development is unlikely to have an effect on settlement character. Low density development is proposed which reflects the rural character likely to have an impact on the character of the area.	r of the area. Therefore, development is not
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 Access would need to be improved - potentially alongside SR-0174 or off would require upgrade.	
6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination (Sewage Sludge). Potential adverse impact that c	xould 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).	

#### Site Suitability Assessment

Site Reference:	SR-0126
Parish:	Willingale
Settlement:	
Size (ha):	1.19
Address:	Stonals, Wardens Hall, Willingale, Essex
Primary use: SLAA notes:	Housing Agricultural field.
SLAA yield:	5 dwellings
SLAA source	5,400 sqm commercial Residential Indicated in Call for Sites
for baseline yield:	
SLAA site contraints:	None

Site selection None adjustment:

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

## Hentford Cheshua 4110 Clent

Job Title	
Epping Forest Dis	strict Local Plan
Drawing Status	
Issue	
Drawing No	Issue
SR-0126	P1
ARUP	Epping Forest District Council

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<u>Dwellings: 5</u>		Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Alrbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community	
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 a Wood Pasture and Parkland buffer zone and partially within Deciduous woodland and Lowland Meadows buffer zones. The site may indirectly affect the 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.	The site is within the 250m buffer of St. Andrew's/St. Christopher's Churchyards, Willingale 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	0	Site lies outside of areas identified as being at risk of poor air quality.	
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 more than a 1000m from a bus stop.	
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	(-)	Site is more than 4000m from the 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	(-)	Site is more than 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 high landscape sensitivity - vulnerable to change and unable to absorb development without significant character change.	Key characteristics of the adjacent area to the west assessed as highly sensitive extend to this site. Development would be likely to affect adversely the wider landscape character.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Low density development is proposed which reflects the rural character of the area. Therefore, development 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)	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	0	Access to the site can be created within landholding adjacent to the highway.	Access could be achieved off Fyfield Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Sewage Sludge). Potential adverse impact that could 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).	

#### Site Suitability Assessment

Site Reference: SR-0127			
Parish:	Willingale		
Settlement:			
Size (ha):	1.72		
Address:	Church Field (2ha site), Willingale, Essex		

Primary use:HousingSLAA notes:Agricultural field.

 
 SLAA yield:
 43

 SLAA source for baseline yield:
 Assumption based on 30 dph

SLAA site None contraints:

Site selection None adjustment:

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

# Hertford Harlow Cheshuat

Client	
Epping Forest Di	strict Council
Job Title	
Epping Forest Di	strict Local Plan
Drawing Status	
Issue	
Drawing No	Issue
SR-0127	P1
ARUP	Epping Forest District Council
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Criteria         Score         Qualitative Assessment           1.1 Impact on Internationally Protected Sites         0         Effects of adocating the site for the proposed use do not undermine conservation objectives (alone or in constitution with other sites).         1.2 Impact on Nationally Protected Sites         0         Based on the impact Risk Xpose there is no negatement to consult Natural England because the proposed           1.2 Impact on Ancient/Veteral Trees outside of Ancient Woodland         0         Site is not located within or adjacent to Ancient Woodland.         1.3 Impact on Ancient/Veteral Trees outside of Ancient Woodland         0         No Ancient Veteran trees outside of Ancient Woodland         1.4 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.         1.5 Impact on Ancient/Veteran Trees outside of Ancient Woodland         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 Woodpact and Wood Pasture and Parkfand buff affect be habitat, but mägistich can be prejenented to address bite.           1.6 Impact on Local Widtle Sites         0         Site has no effect as features and species could be retained or due to distance of local widtife sites from site.         The site is adjapeent to	
1.1 implied on internationally Protected alles       0       combination with other sites).         1.2 impact on Nationally Protected alles       0       Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose arks to SSISTS.         1.3a impact on Ancient Woodland       0       Site is not located within or adjacent to Ancient Woodland.         1.3b impact on Ancient/Woodland       0       No Ancient or Veteran trees are located within the site.         1.4. Impact on Epping Forest Buffer Land       0       No Ancient or Epping Forest Buffer Land       0         1.5. Impact on Ancient/Veteran Trees outside of No Site is unlikely to impact on Epping Forest Buffer Land       0       No effect as features and species could be retained or due to distance of BAP priority habitats from site.       The site is patially within Developus Woodland and Wood Pasture and Parkland buffe affect the habitata, 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 Sit. AndrewSSit. Christopher's Churchyards, Willingale LWS :         1.7. Flood risk       (eff)       Site within Flood Zone 1.       Internet and species or significant impact that cannot be mitigated.         1.8. Impact on archaeology       0       There is a medium likelihood that further archaeological assest may be discovered on the site, but potential is <th></th>	
1.2 millact on Nacion Vetecal sites       0       development is unlikely to pose a risk to SSS's.         1.3a Impact on Ancient Woodland       0       Site is not located within or adjacent to Ancient Woodland.         1.3b Impact on Ancient Woodland       0       No Ancient or Veteran trees are located within the site.         1.4 Impact on Ancient/Veteran Trees outside of       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 Wood Pasture and Parkland buffi affect the habitats. but milgation 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 Sit. Christopher's Churchyards, Willingale LWS.         1.7 Flood risk       (++)       Site within Flood Zone 1.       Impact on heritage assets       (-)         1.8u Impact on archaeology       0       There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is       Impact on the site, but potential is         1.9 Impact on archaeology       0       Site les outside of arees ide	
1.33 Impact on Ancient Vocalizitiet       0       No Ancient or Veteran trees are located within the site.         1.3b. Impact on Ancient/Veteran Trees outside of Ancient Veteran trees are located within the site.       0       No Ancient or Expring Forest Buffer Land.         1.4 Impact on Epping Forest Buffer Land       0       Site is unlikely to impact on Epping Forest Buffer Land.       The site is partially within Deciduous Woodand and Wood Pasture and Parkiand 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 Iocal wildlife sites from site.       The site is partially within Deciduous Woodand and Wood Pasture and Parkiand buffer Land.         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 St. Christopher's Churchyards, Willingale LWS :         1.7 Flood risk       (++)       Site within Flood Zone 1.       The site is adjacent to St. Andrew St. Christopher's Churchyards, Willingale LWS :         1.8 Impact on heritage assets       (-)       Site would result in loss of a heritage asset or significant impact that cannot be mitigated.       Interview and species of this LWS :         1.8. 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.       Intevis a medium likelihood that further archaeolo	
1.3b Impact on Ancent/Vederan Trees outside of Ancent/Vederan T	
1.5 Impact on Epping Polesis burlet Land       0       Provide Epping Polesis burlet Land       1         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 Wood Pasture and Parkland buffi affect the 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.       The site is adjacent to St. Andrew's/St. Christopher's Churchyards, Willingale LWS.         1.7 Flood risk       (++)       Site within Flood Zone 1.       Impact on heritage assets       (-)         1.8b Impact on archaeology       0       There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is       Impact on the site is outside of areas identified as being at risk of poor air quality.         1.9 Impact of air quality       0       Site is outside of areas identified as being at risk of poor air quality.       Impact on the site is more than 4000m from the nearest rail or turbe station.	
1.3 Impact on BAP Phone       affect the 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.       The site is adjacent to St. Andrew's/St. Christopher's Churchyards, Willingale LWS.         1.7 Flood risk       (++)       Site within Flood Zone 1.       Integration in the integration of the provide state of the site is and species of this LWS.         1.8 Impact on heritage assets       (-)       Site would result in loss of a heritage asset or significant impact that cannot 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         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       0       Site is within Green Belt, but the level of harm caused by release of the land for development would be none.	
1.6 inipact on Local Wildlife Sites       0       features and species of this LWS.         1.7 Flood risk       (++)       Site within Flood Zone 1.       features and species of this LWS.         1.8a Impact on heritage assets       (-)       Site would result in loss of a heritage asset or significant impact that cannot be mitigated.       impact on the site, but potential is         1.8b Impact on archaeology       0       There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is         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       0       Site is within Green Belt, but the level of harm caused by release of the land for development would be none.	er zones. The site may indirectly
1.7 Hood risk       (++)         1.8a Impact on heritage assets       ()         Site would result in loss of a heritage asset or significant impact that cannot 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 is outside of areas identified as being at risk of poor air quality.         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.	The site is unlikely to affect the
1.3d impact on incharge assets       Impact on incharge assets       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       0       Site is within Green Belt, but the level of harm caused by release of the land for development would be none.         Site is more than 4000m from the pearest rail or tube station       Site is more than 4000m from the pearest rail or tube station	
1.8b Impact on archaeology       0       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       0       Site is within Green Belt, but the level of harm caused by release of the land for development would be none.         Site is more than 4000m from the pearest rail or tube station       0	
1.9 Impact of all quality       0         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.         Site is more than 4000m from the pearest rail or tube station	
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3.2 Distance to nearest bus stop (-) Site more than a 1000m from a bus stop.	
3.3 Distance to employment locations (-) Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities (-) Site is more than 4000m from the nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school (-) Site is more than 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 (-) Site is more than 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. No public open space is located in the site area. Development will not involve the loss of public open space.	of public open space.
5.1 Landscape sensitivity (-) The site falls within an area of high landscape sensitivity - vulnerable to change and unable to absorb would be likely to affect adversely the wider landscape character.	xtend to this site. Development
5.2 Settlement character sensitivity () Development could detract from the existing settlement character. The proposals are for higher density development than the neighbouring development than the neighbouring development development that the neighbouring development development that the neighbouring development development that the neighbouring development development development that the neighbouring development develop	ents. Therefore, development is
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 Potential for access to the site to be created through third party land and agreement in place, or existing access Access would need to be improved through Manns Yard. would require upgrade.	
6.5 Contamination constraints (-) Potential contamination on site, which could be mitigated. Potential contamination (Sewage Sludge). Potential adverse impact that could be mitig	
6.6 Traffic impact       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.	ated.

#### Site Suitability Assessment

Site Suitability Assessment				
Site Reference: SR-0130				
Parish:	Willingale			
Settlement:				
Size (ha):	0.92			
Address:	Church Field (1ha site), Willingale, Essex			
Primary use:	Housing			
SLAA notes:	Agricultural field.			
SLAA yield:	2 dwellings			
SLAA source	Indicated in Call for Sites			
for baseline				
yield:				
SLAA site	Higher density could be achieved using a smaller part of site - e.g.			

Site selection None adjustment:

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

### Hertford Harlow Cheshuat Atto

Client	
Epping Forest Distr	ict Council
Job Title	
Epping Forest Distr	ict Local Plan
Drawing Status	
Issue	
Drawing No	Issue
SR-0130	P1
ARUP	Epping Forest District Council

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Dwellings: <u>10</u>		Source: Ext, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Alrbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community	
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.	
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	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	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 more than a 1000m from a bus stop.	
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(-)	Site is more than 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	(-)	Site is more than 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 high landscape sensitivity - vulnerable to change and unable to absorb development without significant character change.	Key characteristics of the adjacent area to the west assessed as highly sensitive extend to this site. Development would be likely to affect adversely the wider landscape character.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Low density development is proposed which reflects the rural character of the area. Therefore, development is not likely to have an impact on the character of the area, subject to sensitive design reflecting the adjacent listed buildings.
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.	Existing access could be use and improved off Dukes Lane.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Large Gravel Pit and Sewage Sludge ). Potential adverse impact that could 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).	