

Report on Site Selection



Epping Forest District Council

Drawing No.
EFDC-S2-0009-Rev1



Date: September 2016

Scale: 1:25,000 @A3

Content
Residential Sites for Stage 2 Assessment in Matching

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community.

Legend

-  Stage 2 Sites
-  Parish Boundary



Site Suitability Assessment

Site Reference: SR-0584
Parish: Matching
Settlement:
Size (ha): 1.56
Address: Morgans Farm, Moorhall Road, Matching, Old Harlow, CM17 0LP

Primary use: Housing
SLAA notes: Open land used as a paddock to the front of Chigwell Convent. Also includes a single dwelling.

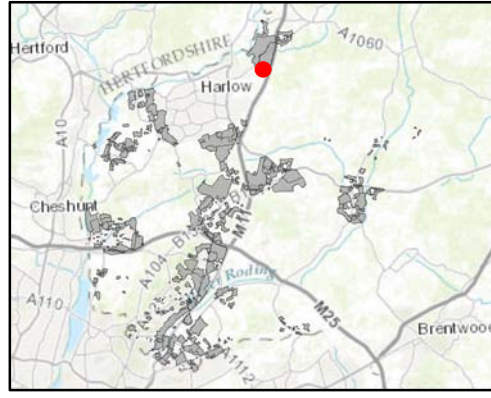
SLAA yield: 60
SLAA source for baseline yield: 60 dwellings included in the Call for Sites (equivalent to 35 dph). The 60-80 bed care home is classed as 'other uses' and is not assessed in the SLAA.

SLAA site constraints: None

Site selection adjustment: None

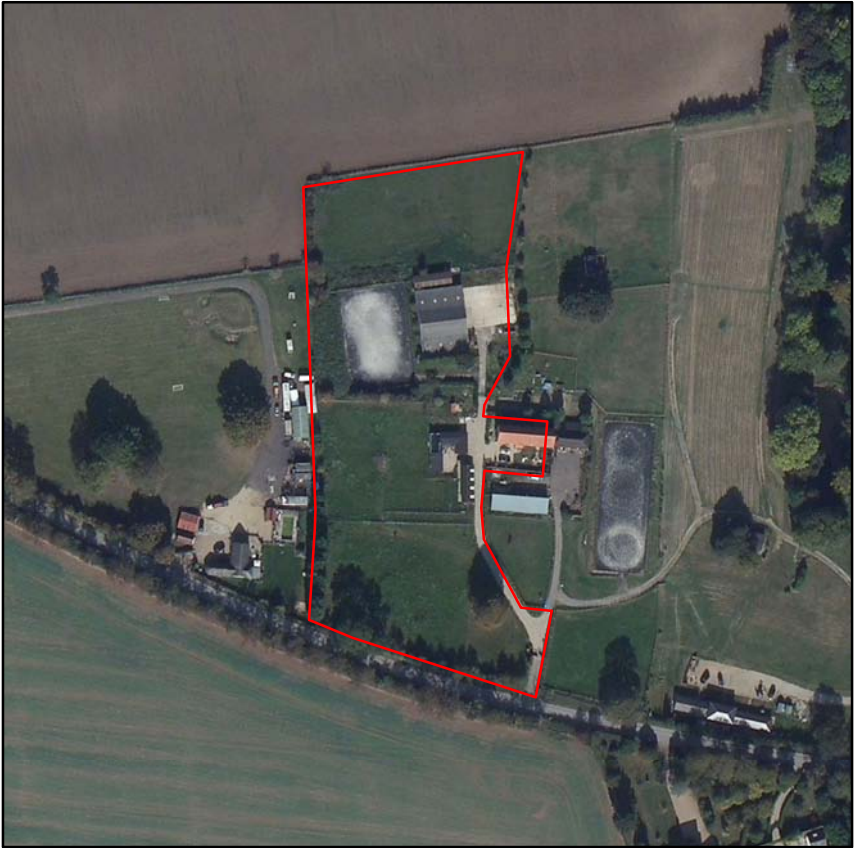
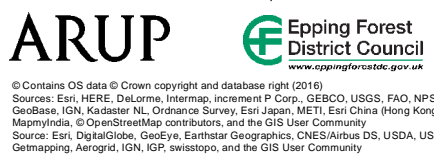
Community feedback: The Council did not consult on a growth location which covers or is near to this site.

Dwellings: 60



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan

Drawing Status
 Issue
 Drawing No **SR-0584** Issue **P1**



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	(--)	Features and species in the site unlikely to be retained and effects cannot be mitigated.
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	(-)	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	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 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	0	Site between 400m and 1000m of 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	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	0	Site is between 1000m and 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.
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.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement 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)	(-)	The intensity of site development would 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	(-)	Potential contamination on site, which could be mitigated.
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.

The site is wholly within a Wood Pasture and Parkland BAP priority habitat. The site is likely to directly affect the BAP priority habitat. There is likely to be effects from this impact that may not be mitigable.

80% greenfield site, 500m from an existing settlement (Harlow).

The site characteristics are consistent with it being assessed as highly sensitive to the impact of development. Development would be likely to affect adversely the wider landscape character.

Site is existing farm use, some distance from a settlement. Proposed density is higher than neighbouring uses, and could impact the character of the area.

Potential contamination (Stables). Potential adverse impact that could be mitigated.

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