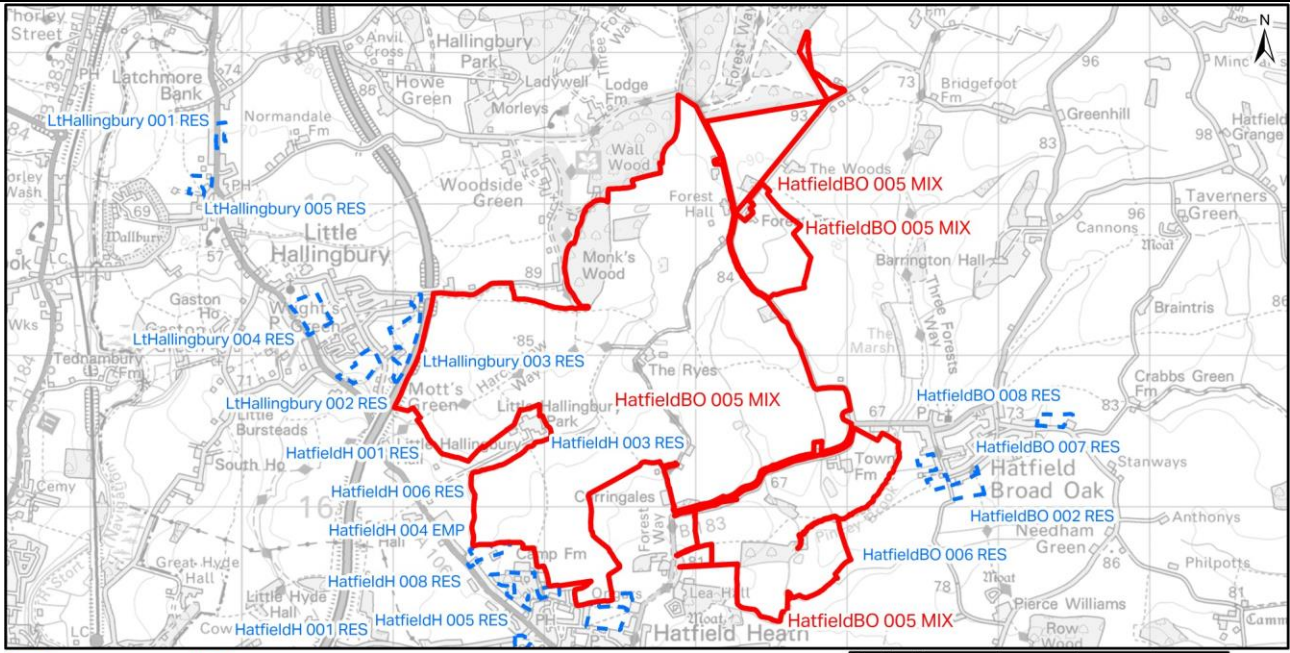


HatfieldBO 005 MIX  
Land at the Forest, Hatfield Broad Oak – CM22 7BT

Parish: Great Hallingbury CP, Hatfield Broad Oak CP, Source: Call for Sites Area (Ha): 580.71  
Hatfield Heath CP, Little Hallingbury CP



Site Option (Red outline) Other Site Options (Blue dashed outline)  
500 0 500 1,000 1,500 2,000 m

Accessibility relevant to a number of the SA themes, including communities, economy and employment, health and wellbeing, equalities, diversity and social inclusion, transport, air quality and noise and climate change.

|  |        |  |        |                                       |        |
|--|--------|--|--------|---------------------------------------|--------|
| Primary school (walking)                   | 10mins | Secondary school (walking)                       | 60mins | Secondary school (cycling)            | 20mins |
| Secondary school (public transport)        | 30mins | Sixth form (public transport)                    | 30mins | GP and health centre (walking)        | 10mins |
| Hospital (public transport)                | 30mins | Retailers that sell fruit & vegetables (walking) | 10mins | Local centres (walking)               | 10mins |
| Local centres (cycling)                    | 10mins | Employment centres (cycling)                     | 20mins | Employment centres (public transport) | 20mins |
| Bus network - 1 service per hour (walking) | 5mins  | Bus network - 4 services per hour (walking)      | 40mins |                                       |        |
| Railway station (walking)                  | 50mins | Railway station (cycling)                        | 20mins | Railway station (public transport)    | 30mins |

|                    |                         |                               |  |  |
|--------------------|-------------------------|-------------------------------|--|--|
| <b>Communities</b> |                         |                               |  |  |
| Green Belt         | Intersects 9.2% of Site | Settlement Development Limits | Within development limits (<1% intersects) |  |

|                                     |  |  |  |  |
|-------------------------------------|--|--|--|--|
| <b>Health and Wellbeing</b>         |  |  |  |  |
| Deprivation                         | Not classified as deprived or relatively deprived (4th quintile) |  |  |  |
| Stansted Airport Public Safety Zone | Does not intersect   |  |  |  |

|   |                           |                       |    |  |
|---|---------------------------|-----------------------|----|--|
| <b>Transport, air quality and noise</b> |                           |                       |    |  |
| Air Quality Management Area (AQMA)      | 18.51km                   | Poor Air Quality Zone | 0m |  |
| Noise Contours                          | Outside of noise contours |                       |    |  |

|                                      |  |  |  |  |
|--------------------------------------|--|--|--|--|
| <b>Climate Change and Adaptation</b> |  |  |  |  |
| Fluvial Flood Risk                   | < 50% intersects with Flood risk zone 2 or 3 |  |  |  |

|                                     |                  |                                      |                    |  |
|-------------------------------------|------------------|--------------------------------------|--------------------|--|
| <b>Land and Water Resources</b>     |                  |                                      |                    |  |
| Agricultural Land Classification    | Grade 1 to 3     | Minerals and Waste Consultation Area | Does not intersect |  |
| Groundwater Source Protection Zones | Not within a SPZ |                                      |                    |  |

|                             |                    |                         |                         |  |
|-----------------------------|--------------------|-------------------------|-------------------------|--|
| <b>Landscape</b>            |                    |                         |                         |  |
| Countryside Protection Zone | Does not intersect | Tree Preservation Order | TPOs on site (12/94/40) |  |
| Protected Open Space        | Does not intersect |                         |                         |  |

|                                   |   |                           |  |  |
|-----------------------------------|---|---------------------------|--|--|
| <b>Historic Environment</b>       |   |                           |  |  |
| Conservation Area                 | 76m (Hatfield Broad Oak)  | Registered Park or Garden | 1.89km (Down Hall)                                     |  |
| Local Historic Park or Garden     | Intersects or adjacent (Hatfield Forest.)   | Scheduled Monument        | Intersects or adjacent (The Ryes moated site)          |  |
| Listed Building                   | Intersects or adjacent (Grade II:42-44, Forrest Road, Barns Including Attached Granary And Cartshed Approximately 30 Metres North Of Ryes Farmhouse, Ryes Farmhouse, The Forrest, The Round House (or Lodge)) | Archaeological Site       | 0m   |  |
| Locally Listed Heritage Asset     | 166m (18/0190/LHL)  | Protected Lanes           | Intersects or adjacent (Great Hallingbury - Monkwood.) |  |
| Proximity to a Historic Landscape | 6.1km (Hazel End)   |                           |  |  |

|                                      |   |  |   |  |
|--------------------------------------|---|--|---|--|
| <b>Biodiversity and geodiversity</b> |   |  |   |  |
| Essex Coast RAMS Zone of Influence   | 9.56km  | Site of Special Scientific Interest (SSSI) | Intersects or adjacent (Hatfield Forest)                              |  |
| SSSI Impact Risk Zones               | Within a SSSI Impact Risk Zone for all development        | Hatfield Forest Zone of Influence          | 0m  |  |
| National Nature Reserve              | Intersects or adjacent (Hatfield Forest)                  | Ancient Woodland                           | Intersects or adjacent (Hatfield-Elgin Coppice)                       |  |
| Local Wildlife Sites                 | Intersects or adjacent (Woodside Green)                   | Priority habitats                          | 0m  |  |
| Special verges                       | 224m  | Geological sites                           | 8.09km (By the village pump, Ugley Green, near Stansted Mountfitchet) |  |
| Important Woodland                   | Intersects or adjacent, 3.01% Overlap, (Wallis'S Spring.) |  |   |  |