



# **Landscape Sensitivity Assessment**

## Phase 3: Smaller Villages

### **Uttlesford District Council**

**Final accessible report (updated)**

Prepared by LUC

October 2023

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Landscape Sensitivity Assessment

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# Chapter 1

## Introduction

### 2023 update

**1.1** In 2023 LUC was commissioned to update the Uttlesford Landscape Character Assessment (2023). The second part of the commission was to sense check the 2021-22 Landscape Sensitivity Assessments in light of the update. This included:

- Updating the naming and numbering of Landscape Character Areas, with the 2023 Landscape Character Assessment, for both maps and text.
- Sense check of the landscape sensitivity ratings of individual Uttlesford Housing and Economic Land Availability Assessment (HELAA) sites based on the updated Landscape Character Assessment.
- Update the report to meet the requirements of the Public Sector Bodies (Websites and Mobile Applications) (No.2) Accessibility Regulations 2018.

**1.2** The sense check has not resulted in any changes to the overall sensitivity ratings for any of the HELAA sites.

**1.3** Since the original assessment, some sites have been built out, and others have now received planning permission. To retain a comprehensive assessment, UDC have decided to keep all the original assessments in this report. The Uttlesford Housing and Economic Land Availability Assessment (HELAA), dated October 2023, provides the most up-to-date status of all sites within the district.

This chapter gives an overview of the study and presents the policy context.

## Background and purpose of the study

**1.4** Uttlesford District Council (UDC) is in the early stages of preparing a new Local Plan to cover the period 2021 - 2041, which will need to accommodate a significant amount of new housing growth. As part of the evidence base for the Local Plan, the Council needs to consider whether the landscape around towns and villages in the district, as well as sites for new settlements, has the capacity to accommodate new development without causing significant adverse effects on its character.

**1.5** UDC commissioned LUC in June 2021 to prepare a landscape sensitivity assessment (hereafter referred to as the study) for the following:

- Phase 1: Towns and key villages
- Phase 2: Potential new settlement locations
- Phase 3: Smaller villages

**1.6** The purpose of the study is to provide a robust and up-to-date evidence base and assessment to inform the appropriate scale, form and location of future development to minimise harm to landscape and the setting of settlements. By assessing and mapping the relative sensitivity of different landscapes the study will provide a tool for informing landscape change.

**1.7** The outputs of the study will be used by UDC to;

- Identify land where development would be most appropriate to minimise impact on landscape i.e. areas of least sensitivity.
- Help in refining broad growth areas and inform the evaluation of potential development locations.
- Help establish individual site options for consideration through the Sustainability Appraisal process and for future consultation.



## Policy context

1.8 The following section sets out current policy which is relevant to landscape.

### National Planning Policy Framework (NPPF)

1.9 The UK Government published an updated and revised National Planning Policy Framework (NPPF) in July 2021, which sets out the environmental, social and economic planning policies for England. Central to NPPF policies is a presumption in favour of sustainable development; that development should be planned for positively and individual proposals should be approved wherever possible.

1.10 One of the overarching objectives that underpins the NPPF is set out in **Paragraph 8**: “an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment.”

1.11 Paragraph 174 states that “planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes” and “recognising the intrinsic character and beauty of the countryside.”

1.12 Paragraph 20 states ‘Strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for:

a) housing (including affordable housing), employment, retail, leisure and other commercial development;

b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);

c) community facilities (such as health, education and cultural infrastructure);  
and

d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation’.

**1.13** Paragraph 130 states ‘Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience’.

**1.14 Paragraph 175** states 'Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries'.

**1.15 Paragraph 185** contains one reference to sensitivity as follows:

'Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development...'

## National Planning Policy Guidance (NPPG)

**1.16** Further guidance is provided in the NPPG. Paragraph: 037 Reference ID: 8-037-20190721 Revision date: 21 07 2019 notes the following under the heading of 'How can the character of the landscape be assessed?'

1. "...Landscape sensitivity can inform policy development and appropriate locations for development and can also be one of the considerations to be taken into account when making decisions on planning applications.
2. To help assess the type and scale of development that might be able to be accommodated without compromising landscape character, a Landscape Sensitivity and Capacity Assessment can be completed. To demonstrate the likely effects of a proposed development on the landscape, a Landscape and Visual Impact Assessment can be used.

## Local planning policy

**1.17** The draft Local Plan 2019 was withdrawn in April 2020 following the Inspectors' Letter of January 2020. Preparation of the new Local Plan 2021 - 2041 is currently underway, with the first consultation stage completed in April 2021. The aim is to submit the new Local Plan to the secretary of state in winter 2024 with adoption in early 2026.

**1.18** The 2005 Local Plan is the current adopted plan for Uttlesford. The following policies relate directly to the Local Plan's stance on the protection of landscapes:

- **Policy S8 The Countryside Protection Zone** states that development will not be permitted if it promotes coalescence between Stansted Airport and existing development in the surrounding countryside, or if it would adversely affect the open character of the landscape.
- **Policy GEN2 Design** states that new development should safeguard important environmental features in its setting, retaining them and using them to reduce the visual impact of the new development where possible.
- **Policy GEN5 Light Pollution** states that developments with lighting schemes must use the minimum level of lighting necessary to achieve its purpose, and minimise glare and light spillage.
- **Policy ENV3 Open Spaces and Trees** states that traditional open spaces, visually important spaces, groups of trees and fine individual trees should be maintained, unless the need for development outweighs their amenity value.
- **Policy ENV8 Other Landscape Elements of Importance for Nature Conservation** states that the following landscape features should be retained where possible, and mitigation provided if this is not possible:
  - Hedgerows
  - Linear tree belts
  - Larger semi natural or ancient woodlands

- Semi-natural grasslands
- Green lanes and special verges
- Orchards
- Plantations
- Ponds
- Reservoirs
- River corridors
- Linear wetland features
- Networks or patterns of other locally important habitats.
- **Policy ENV9 Historic Landscapes** states that significant local historic landscapes, historic parks and gardens and protected lanes should not be harmed by new development.

## Neighbourhood Plans

**1.19** Seven settlements within Uttlesford have adopted Neighbourhood Plans:

- Ashdon (adopted December 2022)
- Felsted (adopted February 2020)
- Great and Little Chesterford (adopted February 2023)
- Great Dunmow (adopted December 2016)
- Newport, Quendon and Rickling (adopted June 2021)
- Stebbing (adopted July 2022)
- Thaxted (adopted February 2019)
- Saffron Waldene Neighbourhood Plan (adopted October 2022).

## Structure of the report

1.20 This report is structured as follows:

- **Chapter 1** presents an introduction and policy context (this chapter)
- **Chapter 2** sets out the methodology for the landscape sensitivity assessment.
- **Chapter 3** sets out the overall landscape sensitivity results.
- **Appendix A** contains the sources of information used in the assessment.
- **Appendix B** contains a glossary of terms.
- **Appendix C** contains the landscape sensitivity assessment proformas for the HELAA sites.

# Chapter 2

## Methodology

This chapter outlines the scope of the assessment and sets out the approach to assessing the landscape sensitivity.

### Approach

**2.1** The process for undertaking the landscape sensitivity assessment involved three main stages:

- Phase 1: Towns and villages
- Phase 2: Potential new settlements
- Phase 3: Smaller villages

**2.2** The methodology for undertaking the landscape sensitivity assessment of Suitable Strategic Housing and Economic Land Availability Assessment (HELAA) sites for **Phase 3: Smaller villages** is set out below.

**2.3** The aims of the study are to assess the landscape sensitivity of each site option against defined criteria.

**2.4** The landscape sensitivity assessment was undertaken in accordance with the principles in Natural England's **An Approach to Landscape Sensitivity Assessment** and draws on best practice in recent assessments completed by LUC and others. This document can be viewed via the following link:  
[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/817928/landscape-sensitivity-assessment-2019.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/817928/landscape-sensitivity-assessment-2019.pdf).

## Units for assessment

**2.5** This assessment considers the landscape sensitivity of allocation sites located on the settlement fringes of smaller villages across the district. A total of 59 sites were identified through the Local Plan process as part of the Suitable Strategic Housing and Economic Land Availability Assessment (HELAA).

**2.6** To facilitate the assessment, it was proposed that some sites (i.e. adjacent sites with similar land use or character) should be assessed in conjunction. This is for the purposes of the landscape sensitivity assessment only. Any sites assessed in this way, were agreed in advance with UDC. Sites already assessed as part of the LSA Phase 1 Towns and Villages or Part 2 New Settlements were also excluded. This resulted in a total of 51 assessment units which are mapped in **Figure 2.1**.

## Spatial framework

**2.7** The landscape sensitivity assessment focusses on HELAA sites within the rural areas of the district. These are considered within their wider landscape context, including the updated Uttlesford Landscape Character Assessment (2023).

**2.8** The LCTs and component LCAs which form the spatial framework for this study are shown in **Figure 2.2**.

## Types of development considered

**2.9** At this stage of the Local Plan, the layout, density, and form of development are largely unknown. The assessment considers the sensitivity of the landscape to the principle of residential development (with one application for mixed development).



## Process of assessment

**2.10** The process for undertaking the study involved three main stages, which are outlined below.

### Part 1: Desk based assessment

**2.11** The initial stage of the assessment involved a thorough desk-based study drawing on sources of spatial and descriptive information regarding the landscape. Relevant documents and available GIS data were compiled and reviewed to form the overall context for the study. Key sources of information used to inform the assessment are listed in **Appendix A**. The desk-based assessment used the existing published evidence with the analysis of spatial data to reach draft judgements on sensitivity that can be tested, verified and refined through field survey. This process considered sites within their wider landscape context drawing on the published landscape assessment information.

### Part 2: Site Assessment

**2.12** The field verification site assessment was undertaken in February 2022. A structured process of field survey verification was undertaken by landscape professionals in order to test and refine the outputs from the desk study. Each of the HELAA sites was visited to record information against each assessment criterion and take photographs. The field survey was undertaken from roads and public rights of way.

**2.13** The landscape assessment fieldwork focused on the relationships between the assessment sites and adjoining settlement edges, landscape settings and wider views. It also noted any important features within each area that would be sensitive to change.

## Part 3: Reporting

**2.14** The report for each assessment is structured as follows:

- A map showing the boundaries of the individual allocation site(s)
- A location map showing the site(s) in the wider landscape context
- Landscape sensitivity profiles for each allocation site(s), comprising:
  - Landscape character context – i.e. which Landscape Character Area(s) the area falls within.
  - Criteria-based landscape sensitivity assessment, with a description given against each assessment criterion and its sensitivity.
  - Overall assessment of landscape sensitivity to future change from the development type proposed, using the five-point scale rating and a written summary.

## Using this study

### Limitation of the landscape sensitivity assessment

**2.15** This study provides an assessment of the relative landscape sensitivities of individual HELAA sites to residential development (and in one case commercial development), without knowing the exact location, layout, design or mitigation proposed.

**2.16** It should not be interpreted as a definitive statement on the suitability of certain locations for a particular development. It is not a replacement for detailed studies for specific siting and design and all developments will need to be assessed on their individual merits.

**2.17** The study is based on an assessment of landscape character using carefully defined criteria. Landscape sensitivity is the result of a complex interplay of often unequally weighted variables (or 'criteria'). We have sought to address this issue in our summary of overall landscape sensitivity given for each site – which considers how the criteria-based assessments combine to give an overall sensitivity. The assessments are based on professional judgement, taking account of the interplay between criteria, as well as those which might be more important to the landscape character of the site.

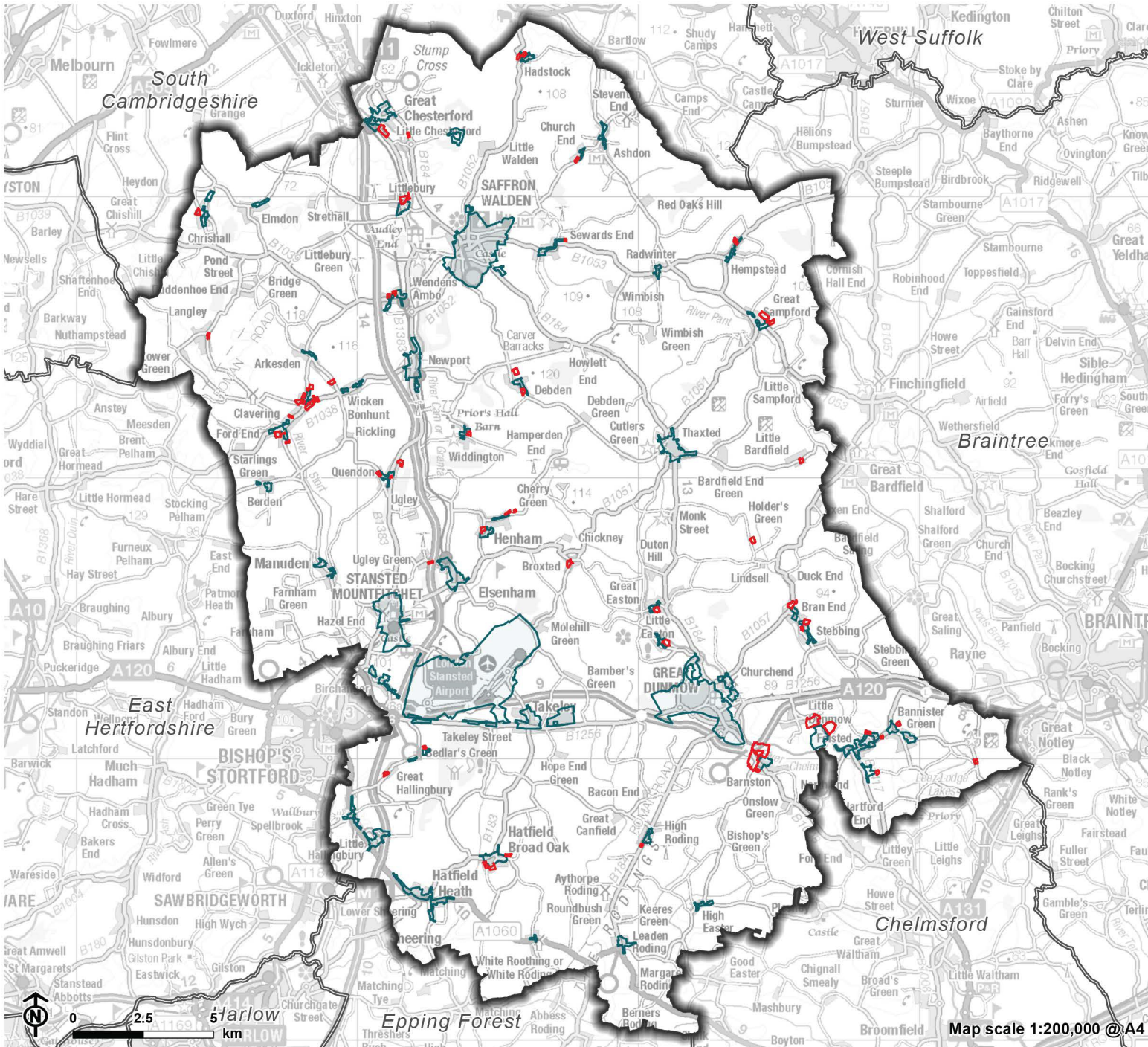
**2.18** It is also worth noting that the assessment considers the following:

- The natural character of the landscape but not specific ecological issues in relation to species or habitats;
- The historic and cultural character of the landscape but not specific cultural heritage/archaeological issues associated with individual designated heritage assets and their settings; and
- The visual character of the landscape but not visual amenity issues associated with specific receptors - such as public views from specific locations (e.g. promoted viewpoints), or private views and outlooks available to occupants of residential properties.

**2.19** These are all issues that will need to be considered in site selection and impacts will need to be reported at the time when individual proposals are put forward through the planning process. As a strategic study, this assessment does not negate the need for more detailed landscape and visual impact assessments or appraisals (LVIA) for individual sites.

**2.20** This study concentrates on understanding the sensitivities to development and does not address capacity. Capacity is a further stage of assessment that requires consideration of cumulative development, landscape objectives, and thresholds of acceptable change to identify likely quantum of change that can be accommodated.

**2.21** This study was undertaken at 1:25,000 scale, involving desk study and field work from public rights of way and public vantage points.



Landscape Sensitivity  
Assessment Phase 3:  
SHELAA sites  
for Uttlesford District Council



Figure 2.1: Assessment SHELAA sites





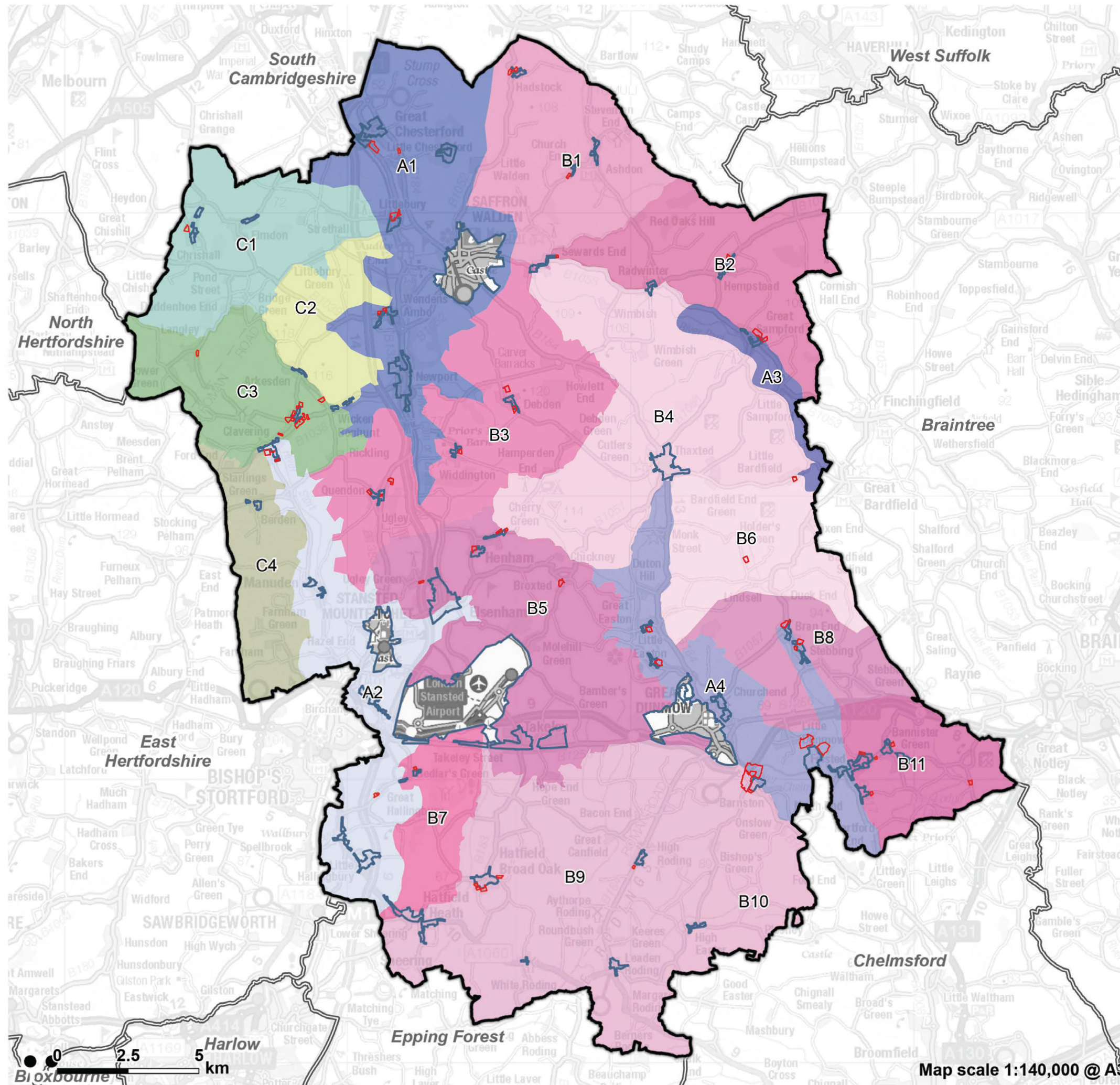
-  Uttlesford District boundary
-  Neighbouring authority
-  Settlement boundary
-  SHELAA site



Figure 2.2: Landscape character context



- Uttlesford district boundary
  - Neighbouring local authority
  - Settlement
  - SHELAA site
- Landscape Character Area**
- A1: Cam River Valley
  - A2: Stort River Valley
  - A3: Pant River Valley
  - A4: Upper Chelmer River Valley
  - B1: Ashdon Farmland Plateau
  - B10: Barnston Farmland Plateau
  - B11: Felsted Farmland Plateau
  - B2: Hempstead Farmland Plateau
  - B3: Debden Farmland Plateau
  - B4: Thaxted Farmland Plateau
  - B5: Broxted Farmland Plateau
  - B6: Lindsell Farmland Plateau
  - B7: Hatfield Forest Farmland Plateau
  - B8: Stebbing Green Farmland Plateau
  - B9: Roding Farmland Plateau
  - C1: Elmdon Chalk Upland
  - C2: Arkesden Chalk Upland
  - C3: Langley Chalk Upland
  - C4: Berden Chalk upland

## Evaluating landscape sensitivity

**2.22** This assessment draws on advice contained in Natural England's '**Approach to landscape sensitivity assessment**' (2019). This describes the term 'landscape sensitivity' within the context of spatial planning and land management, as follows:

"Landscape sensitivity may be regarded as a measure of the resilience, or robustness, of a landscape to withstand specified change arising from development types or land management practices, without undue negative effects on the landscape and visual baseline and their value."

**2.23** It is a term applied to landscape character and the associated visual resource, combining judgements of their susceptibility to the specific development type / development scenario or other change being considered together with the value(s) related to that landscape and visual resource.

### Assessment criteria

**2.24** Landscape sensitivity assessment requires judgements on both landscape susceptibility (how vulnerable the landscape is to change from the type being assessed, in this case residential and commercial developments) and landscape value (consensus about importance, which can be recognised through designation as well as through descriptions within the 2023 Landscape Character Assessment).

**2.25** The selection of landscape sensitivity indicators ('criteria') for this study is informed by the attributes of landscape that could be affected by residential and commercial development. These consider the 'landscape', 'visual' and

'perceptual' aspects of sensitivity. Their selection is also based on current best practice and experience of LUC in undertaking similar studies elsewhere in the UK.

**2.26** The following criteria headings are used for this study:

- Physical and natural character
- Cultural and historic associations
- Settlement character;
- Visual character; and
- Perceptual and scenic qualities (including recreational value).

**2.27** **Table 2.2** at the end of this chapter provides guidance and examples of higher and lower sensitivity features/attributes for applying the criteria in Uttlesford to residential development. The assessments present a commentary against each criterion to inform the judgements on levels of sensitivity. It is important to note that the relative importance of each criterion varies between landscapes (due to differences in landscape character).

## Making overall judgements on landscape sensitivity

**2.28** Once the landscape sensitivity criteria were assessed individually, the results were translated into overall scores of landscape sensitivity (see **Table 2.1**). If any areas within the site were judged to be of higher/lower landscape sensitivity (due to local variations), this is set out in the assessment summary.

**Table 2.1: Sensitivity levels and definitions**

Sensitivity Level	Definition
<b>High (H)</b>	The key characteristics and qualities of the landscape are highly sensitive to change. It is unlikely to be able to accommodate the proposed change without significant character change/adverse effects.
<b>Moderate - High (M-H)</b>	The key characteristics and qualities of the landscape are sensitive to change. There may be very limited situations/locations where the relevant change can be accommodated.
<b>Moderate (M)</b>	Some of the key characteristics and qualities of the landscape are sensitive to change. It may have some potential to accommodate the relevant change in defined locations.
<b>Low - Moderate (L-M)</b>	Few of the key characteristics and qualities of the landscape are sensitive to change. They are resilient and have some potential to accommodate the change proposed.
<b>Low (L)</b>	The key characteristics and qualities of the landscape are robust and are either unlikely to be subject to change or are not sensitive to the change proposed.

**2.29** The levels of landscape sensitivity form stages on a continuum, rather than clearly separated categories. Any given landscape may or may not fit neatly into one category, and an element of professional judgement is required.

**2.30** As with all assessments based upon data and information which is to a greater or lesser extent subjective, some caution is required in its interpretation. This is to avoid the suggestion that certain landscape features or qualities can automatically be associated with certain sensitivities – the reality is that an assessment of a landscape’s sensitivity to development is the result of a complex interplay of often unequally weighted variables or criteria.



## Criteria and guidance for assessing landscape sensitivity of HELAA sites

### Physical and natural character

**2.31** This criterion considers the landform, land cover and landscape elements.

**2.32** It considers the shape and scale of the landform, the coherence, condition, and intactness of the physical landscape. It also considers the presence/absence of 'naturalistic' qualities of the landscape (in terms of coverage of semi-natural habitats and valued natural features (e.g. trees, hedgerows) which could be vulnerable to loss from development. Areas with frequent natural features (including designated habitats) result in increased sensitivity to development, while landscape with limited natural features will be less sensitive.

#### Low Sensitivity

**2.33** The landscape is degraded and detracts from local landscape character – e.g., 'natural' land cover has been largely lost and any landscape features are fragmented and/or in poor condition.

**2.34** The landform itself is of low sensitivity - i.e., simple, smooth or flat landforms.

#### Moderate Sensitivity

**2.35** The landscape has some limited characteristics that contribute to local landscape character – e.g., the landscape has reasonable hedgerow boundaries but is undistinctive in terms of landform or land cover. It may be a typical example of a locally commonplace landscape type.

## High Sensitivity

2.36 The landscape makes a strong contribution to local landscape character – e.g. it has a distinctive landform (e.g. slopes and valleys are likely to be more sensitive) and is an intact, 'natural' landscape with hedgerows, trees and other features of interest, such as woodlands or watercourses.#

## Historic landscape character

2.37 The extent to which the landscape has 'time-depth' – a sense of being a historic landscape with reference to the Uttlesford District Historic Environment Project (2009) – and/or the presence of heritage assets that are important to landscape character (i.e. Registered Parks and Gardens, Conservation Areas, Scheduled Monuments, Listed Buildings, protected lanes etc).

2.38 Landscapes with small-scale, more irregular field patterns of historic origin are likely to be more sensitive to the introduction of modern development than landscapes with large, regular scale parliamentary field patterns.

## Low Sensitivity

2.39 A landscape with relatively few historic features important to the landscape character of the area and little time depth (i.e., large intensively farmed fields).

## Moderate Sensitivity

2.40 A landscape with some visible historic features of importance to character, and a variety of time depths.

## High Sensitivity

**2.41** A landscape with a high density of historic features important to the character of the area and great time depth (i.e. ridge and furrow).

## Settlement character

**2.42** The extent to which development of the site would relate to the form and pattern of existing adjacent settlement, with reference to the character of the settlement edge.

**2.43** This criterion also considers the extent to which the landscape of the site contributes to the identity and distinctiveness of a settlement, by way of its character and/or scenic quality, for example by providing a backdrop to the settlement. It also considers the extent to which the site contributes to a perceived gap between settlements (the loss of which would increase coalescence).

**2.44** Note this criterion may not be applicable for sites where proposed development is remote from any existing settlement.

## Low Sensitivity

**2.45** Development in the site would have a good relationship with the existing settlement form/ pattern e.g., an exposed settlement edge with no landscape features to integrate the settlement/rural fringe will be less sensitive and may offer opportunities for development to enhance the settlement edge and integration.

**2.46** The landscape does not contribute to the character of the settlement or to the separation of settlements.

## Moderate Sensitivity

**2.47** Development in the site would be perceived as settlement advancement into the countryside but would not represent a step-change in settlement form.

**2.48** The landscape makes a limited positive contribution to the character of the settlement. It contributes to a gap between settlements, but development would still leave some sense of separation.

## High Sensitivity

**2.49** Development in the site would have a poor relationship with existing settlement form and would adversely affect an existing settlement edge (which may be historic or distinctive), or would extend development into an area with a distinctly different landscape – e.g. the extension of settlement beyond a ridge crest or into a valley. A well-integrated settlement edge by virtue of landscape structure or landform variation will be more sensitive.

**2.50** The landscape provides a distinctive/scenic setting to the settlement, and/or is important in the perception of a gap between distinct settlements.

## Visual character

**2.51** This considers the visual prominence of the site, reflecting the extent of openness or enclosure in the landscape (due to landform or land cover), the importance of skylines, and the degree of intervisibility with the surrounding landscape (i.e. the extent to which potential development would be visible). Sensitive viewpoint locations such as tourist attractions, promoted viewpoints and national trails will be more sensitive than local footpaths.

## Low Sensitivity

**2.52** The site is enclosed/visually contained. It has a low degree of visibility from surrounding landscapes and is not visually prominent in the landscape e.g. it is not visible from public rights of way in the vicinity or from public views from the wider landscape.

## Moderate Sensitivity

**2.53** The site is semi-enclosed or has some enclosed and some open areas. It is likely to have some inter-visibility with surrounding landscapes, e.g. it is visible from public rights of way in the immediate vicinity but make little intrusion on public views from the wider landscape.

## High Sensitivity

**2.54** The site is open and/or visually prominent in the wider landscape (e. it forms a distinctive skyline). It has a high degree of visibility from sensitive receptor locations where the undeveloped character of the landscape contributes to the quality of the view.

## Perceptual and scenic character

**2.55** This considers qualities, sense of remoteness and/or tranquillity.

**2.56** Landscapes that are relatively remote or tranquil (due to freedom from human activity and disturbance and having a perceived naturalness or a traditional rural feel with few modern human influences) tend to increase levels of sensitivity to development compared to landscapes that contain signs of modern development. High scenic value and dark night skies also add to sensitivity in relation to this criterion. This is because development will introduce

new and uncharacteristic features (including flood lighting) which may detract from a sense of tranquillity, dark skies and or remoteness/naturalness.

## Low Sensitivity

**2.57** The area is significantly influenced by development/ human activity, where new development would not be out of character.

## Moderate Sensitivity

**2.58** A landscape with some sense of rural character, but with some modern elements and human influences.

## High Sensitivity

**2.59** A tranquil or highly rural landscape, lacking strong intrusive elements. A landscape of high scenic value with dark skies and a high perceived degree of rural character and naturalness with few modern human influences.

## Chapter 3

# Landscape sensitivity assessment results

**3.1** This chapter presents the overall results of the assessment.

**3.2** The overall results of the landscape sensitivity assessment are set out in **Tables 3.1**. These rating are also mapped in **Figures 3.1a-f**.

**Table 3.1: Landscape sensitivity to residential and commercial development**

Settlement	HELAA reference code	Development type	Sensitivity
Arkesden	001	RES	Moderate-high
Ashdon	001	RES	Moderate
Barnston	001	MIX	Moderate-high
Broxted	001	RES	Moderate
Chrishall	002	RES	Moderate-high
Clavering	001	RES	Low-moderate
Clavering	002	RES	Low-moderate
Clavering	004	RES	Moderate
Clavering	005	RES	Low-moderate
Clavering	006	RES	Low-moderate
Clavering	007	RES	Moderate
Clavering	008	RES	Moderate
Clavering	009	RES	Moderate-high



### Chapter 3 Landscape sensitivity assessment results

Settlement	HELAA reference code	Development type	Sensitivity
Clavering	010	RES	Low-moderate
Clavering	011	RES	Moderate
Clavering	013	RES	Moderate
Clavering	015	RES	Low-moderate
Debden	002	RES	Low-moderate
Debden	003	RES	Moderate-high
Felsted	001	RES	Moderate
Felsted	003	RES	Moderate
Felsted	009	RES	Moderate
Felsted	016	RES	Low-moderate
Felsted	019	RES	Moderate
Great Easton	002	RES	Moderate-high
Great Hallingbury	001	RES	Low
Great Hallingbury	005	RES	Low-moderate
Great Hallingbury	007	RES	Low-moderate
Great Sampford	001	RES	Moderate-high

**Chapter 3** Landscape sensitivity assessment results

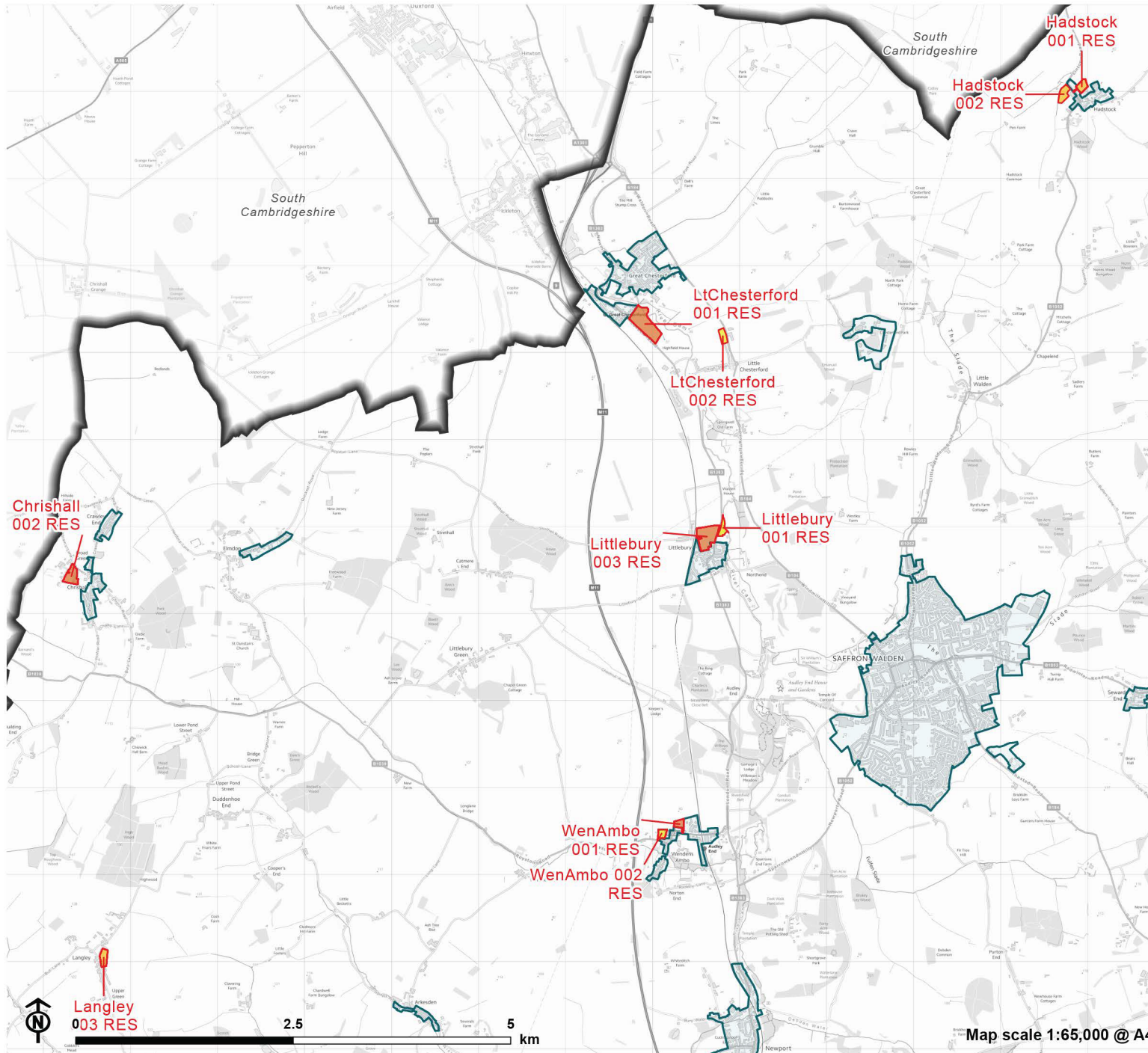
Settlement	HELAA reference code	Development type	Sensitivity
Great Sampford	003	RES	Moderate-high
Hadstock	001	RES	Moderate
Hadstock	002	RES	Moderate
Hatfield Broad Oak	002	RES	Moderate
Hatfield Broad Oak	006	RES	Low-moderate
Hatfield Broad Oak	007	RES	Low-moderate
Hatfield Broad Oak	008	RES	Moderate
Hempstead	001	RES	Low-moderate
Henham	003	RES	Low-moderate
Henham	005	RES	Low-moderate
Henham	008	RES	Moderate
High Roding	001	RES	Moderate
Langley	003	RES	Moderate
Lindsell	001	RES	High
Littlebury	001	RES	Low-moderate
Littlebury	003	RES	Moderate-high

### Chapter 3 Landscape sensitivity assessment results

Settlement	HELAA reference code	Development type	Sensitivity
Little Bardfield	002	RES	Moderate-high
Little Chesterford	001	RES	Moderate-high
Little Chesterford	002	RES	Low-moderate
Little Dunmow	003	RES	Moderate-high
Little Dunmow	004	RES	Moderate
Little Easton	007	RES	Moderate
Quendon	002	RES	Moderate-high
Quendon	003	RES	Moderate
Quendon	006	RES	Low
Sewards End	001	RES	Low
Stebbing	001	RES	Low-moderate
Stebbing	007	RES	Moderate-high
Stebbing	009	RES	Moderate-high
Stebbing	010	RES	Low
Ugley	001	RES	Moderate
Wendens Ambo	001	RES	Moderate-high

### Chapter 3 Landscape sensitivity assessment results

Settlement	HELAA reference code	Development type	Sensitivity
Wendens Ambo	001	RES	Low-moderate
Widdington	003	RES	Moderate-high



**Figure 3.1a: Overall landscape sensitivity to development**

- Uttlesford District boundary
  - Neighbouring authority
  - Settlement boundary
  - SHELAA site
- SHELAA site rating**
- High
  - Moderate high
  - Moderate
  - Low moderate
  - Low

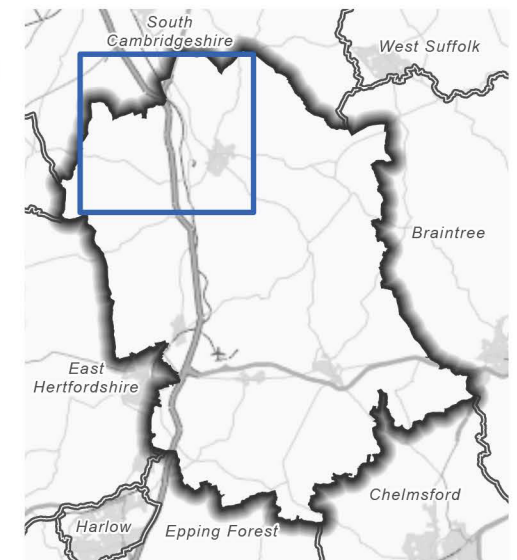
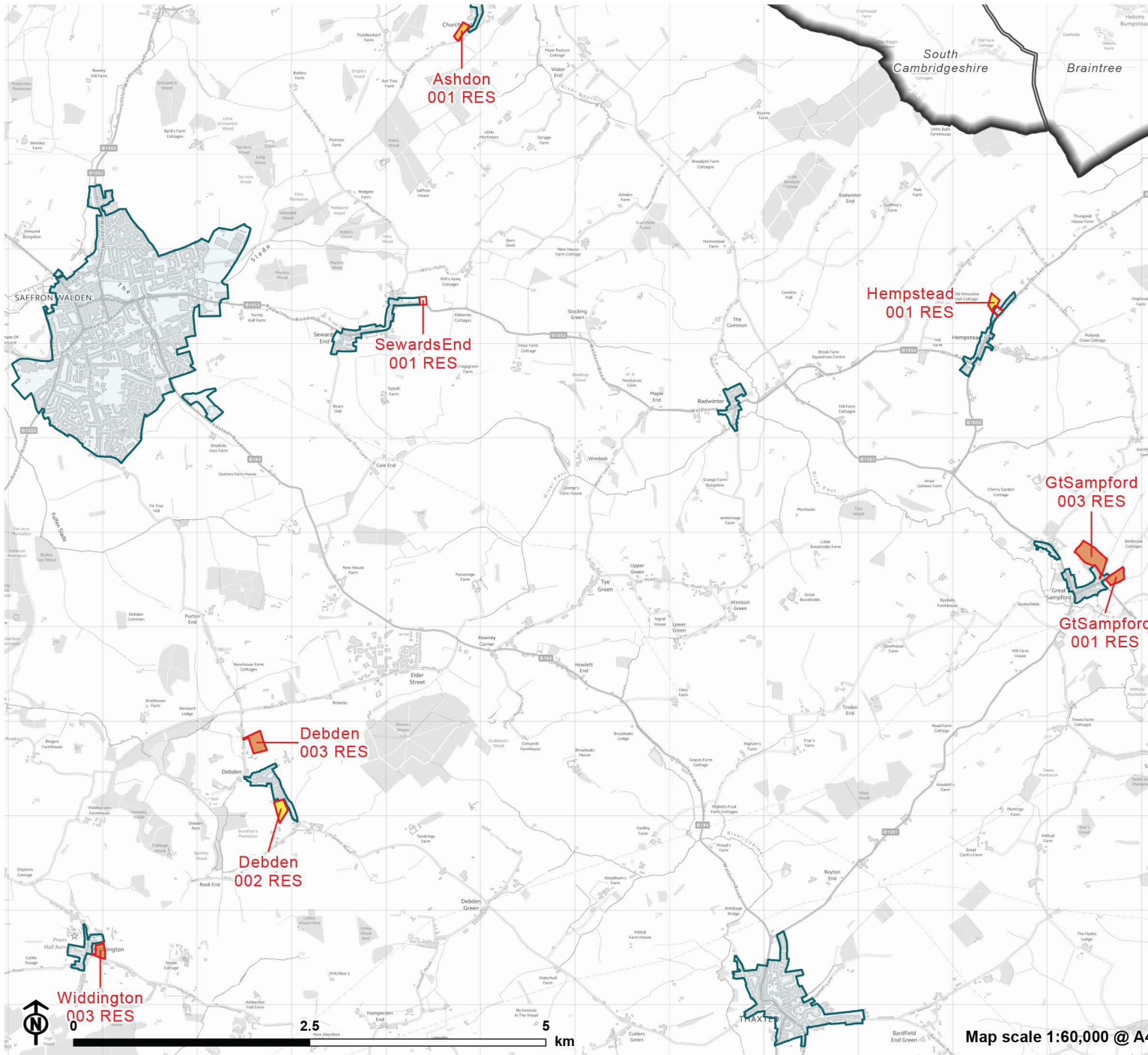




Figure 3.1b: Overall landscape sensitivity to development



- Uttlesford District boundary
  - Neighbouring authority
  - Settlement boundary
  - SHELAA site
- SHELAA site rating**
- High
  - Moderate high
  - Moderate
  - Low moderate
  - Low

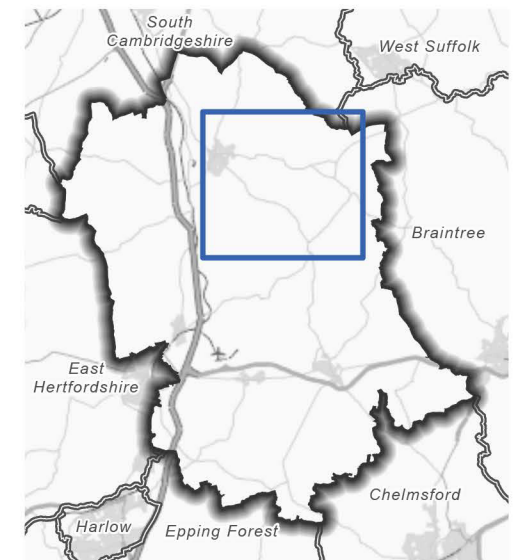
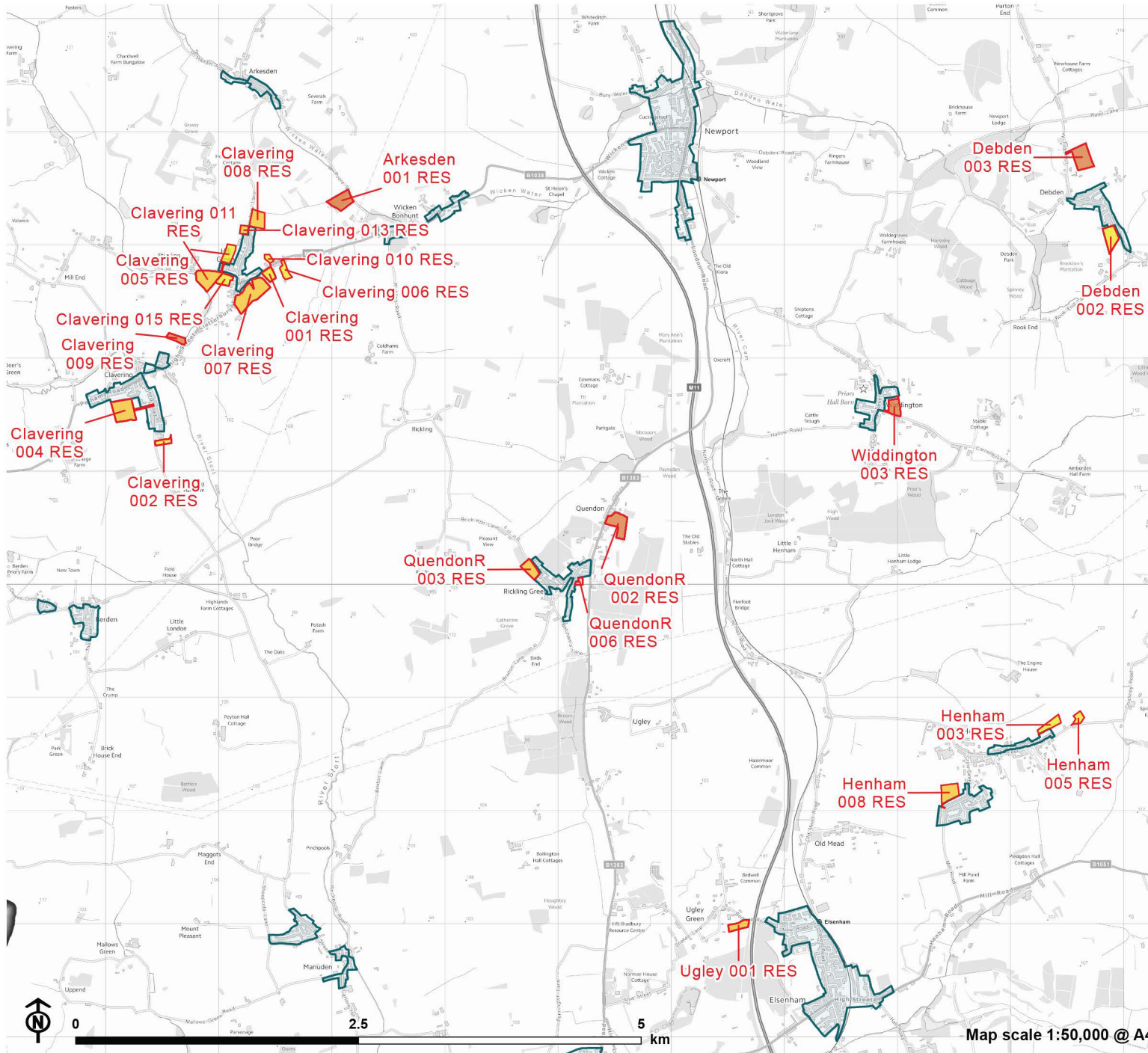




Figure 3.1c: Overall landscape sensitivity to development



- Uttlesford District boundary
  - Neighbouring authority
  - Settlement boundary
  - SHELAA site
- SHELAA site rating**
- High
  - Moderate high
  - Moderate
  - Low moderate
  - Low

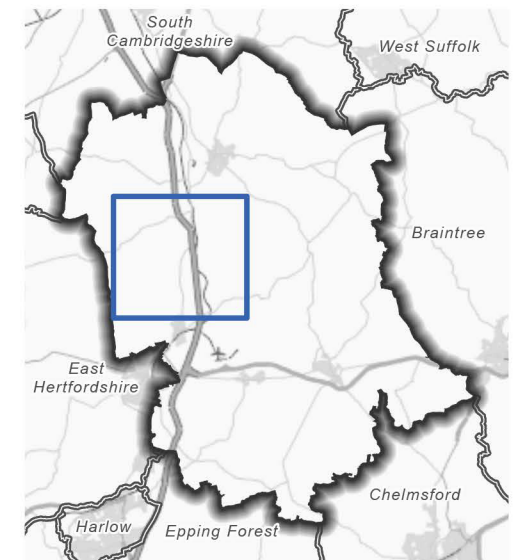
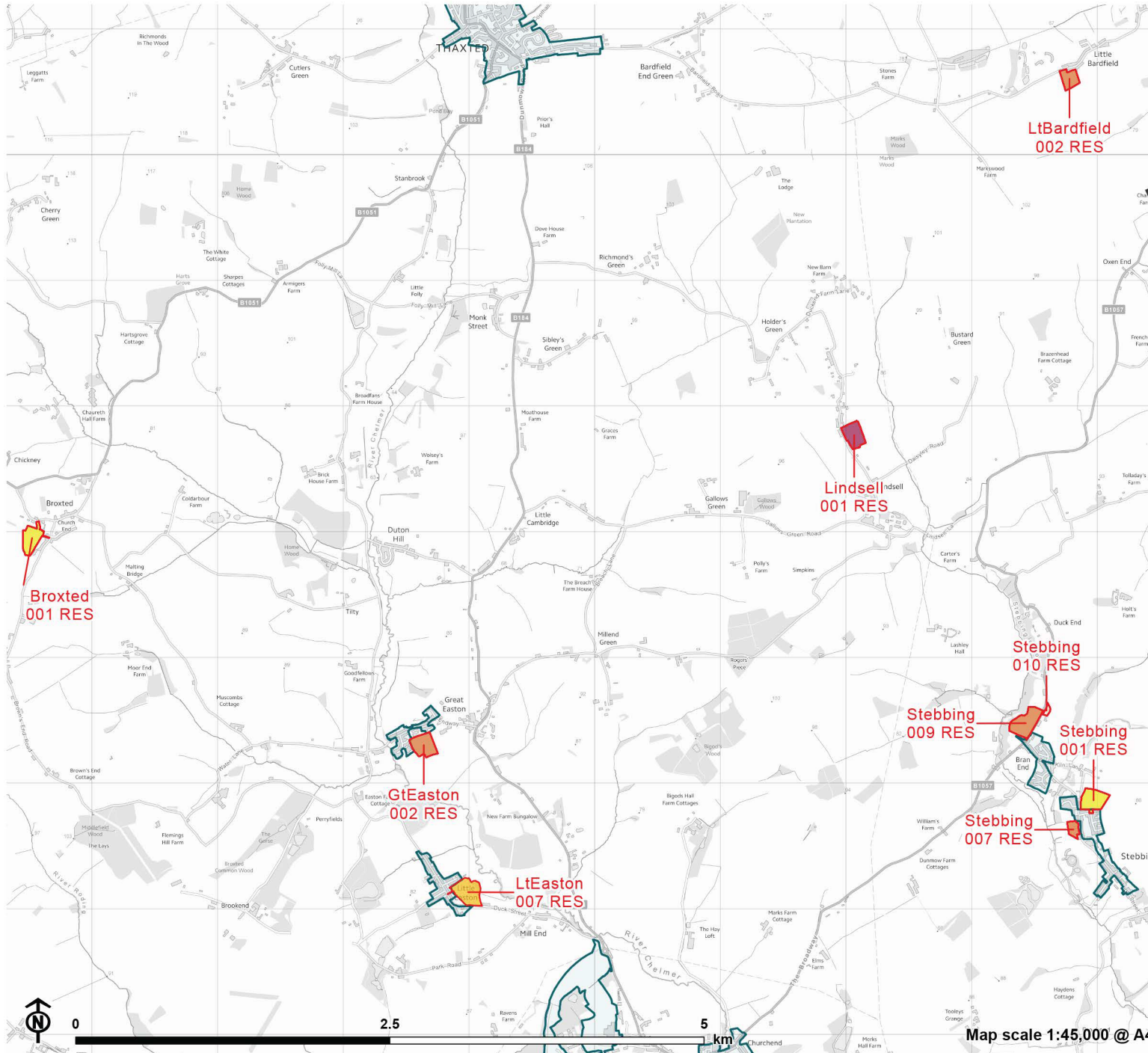
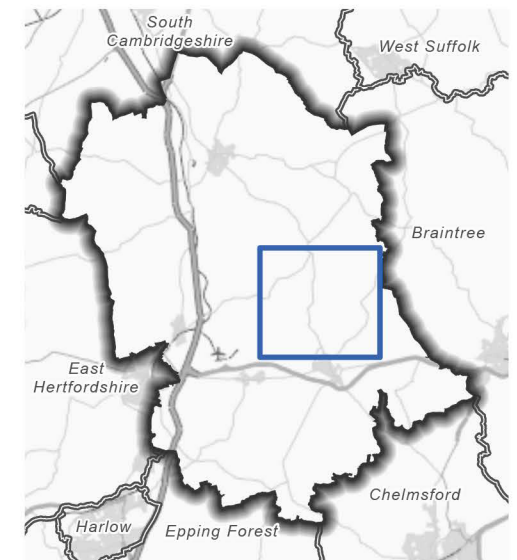




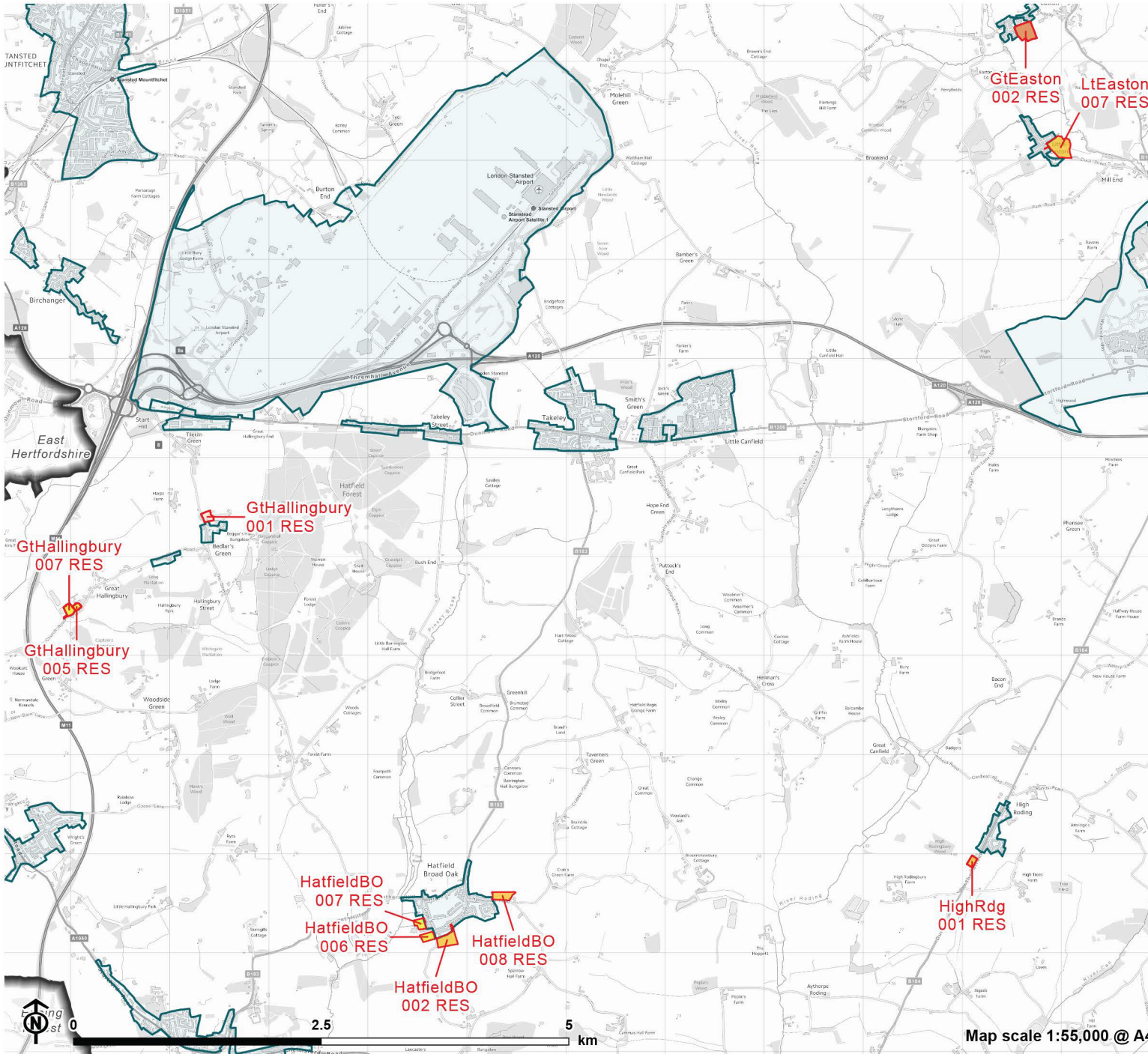
Figure 3.1d: Overall landscape sensitivity to development



- Uttlesford District boundary
  - Neighbouring authority
  - Settlement boundary
  - SHELAA site
- SHELAA site rating**
- High
  - Moderate high
  - Moderate
  - Low moderate
  - Low







Landscape Sensitivity  
Assessment Phase 3:  
SHELAA sites  
for Uttlesford District Council



Figure 3.1e: Overall landscape sensitivity to development

- Uttlesford District boundary
  - Neighbouring authority
  - Settlement boundary
  - SHELAA site
- SHELAA site rating**
- High
  - Moderate high
  - Moderate
  - Low moderate
  - Low

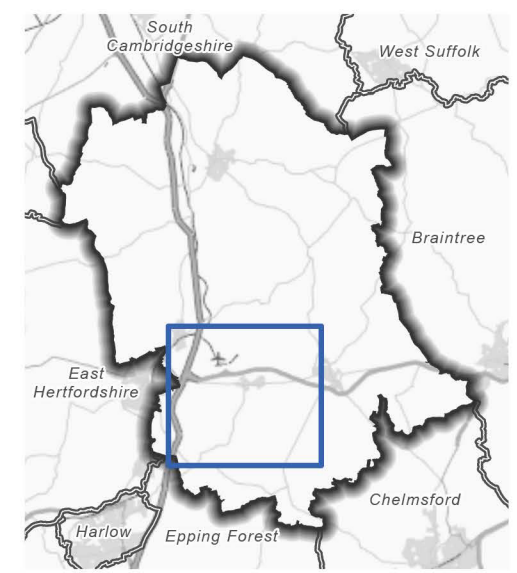
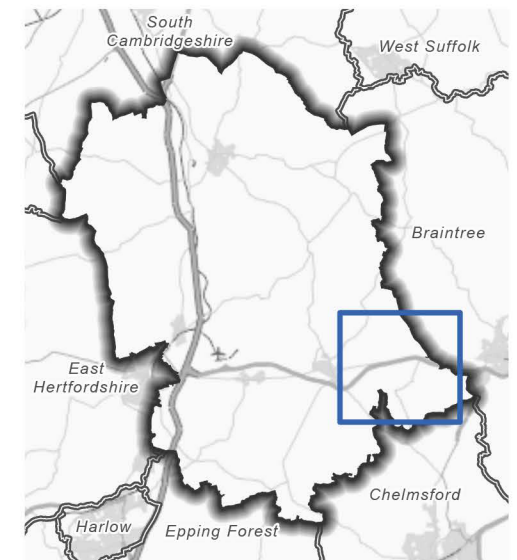
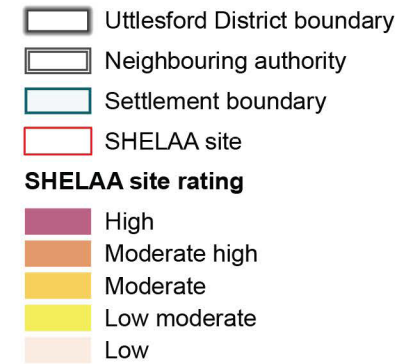
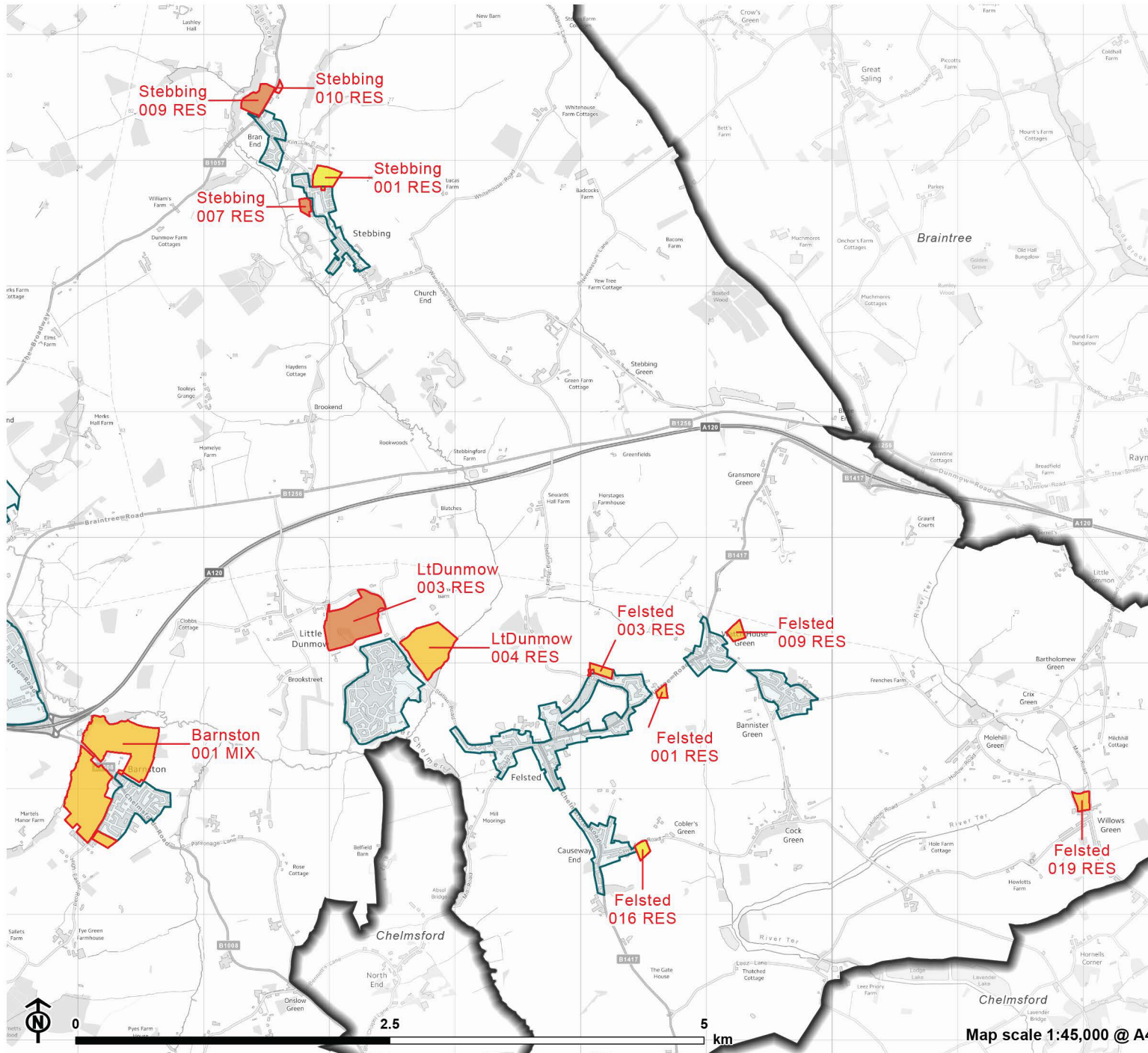


Figure 3.1f: Overall landscape sensitivity to development



# Chapter 4

## Landscape Guidance

This section provides generic guidance to help accommodate development within the landscape.

### Landscape guidance for accommodating residential and employment development in Uttlesford District

**4.1** This guidance should be read in conjunction with the more detailed information provided in the updated Uttlesford Landscape Character Assessment (2023) and the Essex Design Guide (2018).

**4.2** All development should aim to:

- Utilise existing vegetation or plant new vegetation/trees to assimilate development into the landscape. Cues from the local landscape character should be used to design species and planting patterns.
- Avoid visually prominent locations, where development will be incongruous with the wider landscape context.
- Refer to the published landscape guidance in the updated Uttlesford Landscape Character Assessment (2023), Neighbourhood Plans (in place for Ashdon, Felsted, Great and Little Chesterford, Great Dunmow, Newport, Quendon and Rickling, Stebbing and Thaxted) and The Essex Design Guide (2018) for ideas for mitigation and enhancement that will be in character with the landscape.

- Improve access networks and recreational opportunities to enable access to, and enjoyment of, the landscape where possible.
- Ensure the landscape components of the development are in character with the locality, form part of a coherent green infrastructure network and provides ecosystem services including increasing pollinating insects, providing water storage, preventing soil erosion, enhancing water quality and enhancing sense of place.
- Ensure a high quality and responsive design, making reference to the National Design Guide, Building for a Healthy Life and Essex Design Guide, particularly the sections on character and context.
- Be in-keeping with the existing settlement form and vernacular taking into account specific local information including Neighbourhood Plans.
- Where appropriate, use visual representations to understand impact of development proposals – as set out in Landscape Institute's Visual Representation of Development Proposals.
- Take opportunities to mitigate the impact of existing detracting features within the landscape, and where possible enhance landscape character in line with published guidance, including local landscape character assessments.

## Cumulative impacts of development

**4.3** This assessment has considered sites on an individual basis. It should not be assumed that all areas with lower sensitivity ratings could be considered suitable for development, as cumulative issues would need to be considered.

**4.4** For some villages a number of potential development sites are proposed around a settlement. Clearly, development of multiple sites would have a greater cumulative landscape impact and consideration would be required of an appropriate limit of change, taking into account factors including:

- Settlement shape and form ensuring the development relates well to existing form rather than for example elongated extensions.

- Maintaining sense of place, distinctiveness and key gateways.
- Relationship to landscape features such as hill crests, valleys, woodland blocks which contain or define the settlement setting.
- Factors such as options for development of one larger site as opposed to multiple smaller sites.
- Opportunities for mitigation and wider landscape enhancement.

## **Mitigation for sites with high or moderate-high landscape sensitivity**

**4.5** It is unlikely that mitigation will reduce sensitivity for sites judged as having moderate-high or high landscape sensitivity to the specified change. Higher landscape sensitivity is one factor that will need to be weighed in the planning balance. For higher sensitivity sites the greatest opportunities for landscape improvements and enhancements should be taken in association with development. It is also important to note that landscape mitigation and enhancement is equally important for those sites of moderate or lower sensitivity and will be critical in helping to ensure positive landscape change in association with development. For these sites the generic guidance provided here should be used to develop site specific mitigation proposals.

# Appendix A

## Data/information sources

### Key sources of information used to inform study

**A.1** The following documents were used to inform the Landscape Sensitivity Assessment:

- Updated Uttlesford Landscape Character Assessment (LUC, 2023)
- Made Neighbourhood Plans:
  - Ashdon (adopted December 2022)
  - Felsted (adopted February 2020)
  - Great and Little Chesterford (February 2023)
  - Great Dunmow (adopted December 2016)
  - Newport, Quendon and Rickling (adopted June 2021)
  - Stebbing (adopted July 2022)
  - Thaxted (adopted February 2019).
- Conservation Area Appraisals:
  - Arkesden (2012)
  - Ashdon (2013)
  - Clavering (2007)
  - Great Hallingbury (2014)
  - Great Sampford (2013)
  - Hadstock (2014)
  - Hempstead (2013)

## Appendix A Data/information sources

- Henham (2012)
- Little Easton (2015)
- Littlebury (2011)
- Quendon and Rickling (2015)
- Stebbing (2010)
- Wendens Ambo (2013)
- Widdington (2013)

**A.2** In addition, the following table lists the main datasets collated and analysed in Geographic Information System (GIS) software as a key part of the evidence base for this study.

**Table A.1: GIS considered in the assessment**

### Base maps

GIS layer	Source
Local authority boundaries	Ordnance Survey
Ordnance Survey 1: 25K	Uttlesford Council
Ordnance Survey 1: 50K	Uttlesford Council
Ordnance Survey 1:250K	Ordnance Survey
Aerial imagery	ESRI

### Landscape

GIS layer	Source
National Character Areas	Natural England
Agricultural Land Classification	Natural England
Light pollution	CPRE
Tranquillity	CPRE

## Appendix A Data/information sources

GIS layer	Source
CORINE Land Cover	EEA

### Historic environment

GIS layer	Source
Conservation areas	Uttlesford Council
Listed buildings	Historic England
Registered Parks and Gardens	Historic England
Scheduled Monuments	Historic England
Registered battlefields	Historic England
Locally listed buildings	Uttlesford Council

### Ecological environment

GIS layer	Source
Local Wildlife Sites (LoWS)	Uttlesford Council
Priority Habitat Inventory (PHI)	Natural England
Local Nature Reserves (LNR)	Natural England
National Nature Reserves (NNR)	Natural England
Sites of Special Scientific Interest (SSSI)	Natural England
Ancient Woodland Inventory (AWI)	Natural England

### Access and recreation

GIS layer	Source
Country Parks	Natural England
National Trails	Natural England
National and Regional Cycle Routes	Sustrans
Ordnance Survey Open Greenspace	Ordnance Survey
CRoW Act Open Access Land / Open Country	Natural England



## Appendix A Data/information sources

GIS layer	Source
National Trust Land – Always Open / Limited Access	National Trust

# Appendix B

## Glossary

Term	Definition
Ancient woodland	An area of woodland which evidence shows has had continuous woodland cover since at least 1600 AD and has only been cleared for underwood or timber production. It is an extremely valuable ecological resource, with an exceptionally high diversity of flora and fauna.
AOD	Above Ordnance Datum (sea level)
Arable	Land used for growing crops
Biodiversity	The measure of the variety of organisms present in different ecosystems
Built form	The characteristic nature of built development
Feature	A prominent, eye-catching element (e.g. wooded hilltop, church spire)
Floodplain	The area that would naturally be affected by flooding if a river rises above its banks
GIS	Geographic Information System
Grassland	Land used for grazing. Grassland can be improved (by management practices), semi-improved (modified by management practices with a less diverse range of species than unimproved grasslands), or unimproved (not treated with fertiliser, herbicide or intensively grazed, and consequently has a high species diversity)
Habitat	The natural home or environment of an animal, plant, or other organism
Intact	Not changed or diminished
Land cover	Combinations of land use and vegetation that cover the land surface

Term	Definition
Landmark	An object or feature of a landscape that is easily seen and recognised from a distance, especially one that enables someone to establish their location
Landscape	The term refers primarily to the visual appearance of the land, including its shape, form and colours. However, the landscape is not a purely visual phenomenon; its character relies on a whole range of other dimensions, including geology, topography, soils, ecology, archaeology, landscape history, land use, architecture and cultural associations.
Landscape Character Areas (LCAs)	A unique geographic area with a consistent character and identity, which forms part of a landscape character type.
Landscape Character Types (LCTs)	Distinct types of landscape that are relatively homogenous in character. They are generic in nature in that they may occur in different areas in different parts of the district, but share broadly similar combinations of geology, topography, drainage patterns, vegetation, historic land use and settlement pattern.
Landscape value	The relative value that is attached to different landscapes. In a policy context the usual basis for recognising certain highly valued landscapes is through the application of a local or national landscape designation. Yet a landscape may be valued by different communities of interest for many different reasons without any formal designation, recognising, for example, perceptual aspects such as scenic beauty, tranquillity or wildness; special cultural associations; the influence and presence of other conservation interests; or the existence of a consensus about importance, either nationally or locally.
Listed building	A building, object or structure that has been judged to be of national importance in terms of architectural or historic interest, designated by Historic England
Local Plan	A development plan prepared by local planning authorities
LSA	Landscape Sensitivity Assessment

## Appendix B Glossary

Term	Definition
LoWS	Local Wildlife Site
Natural character	Character as a result of natural or semi-natural features such as woodland, grassland, hedgerows
NPPF	National Planning Policy Framework
Nucleated settlement	A settlement that is clustered around a centre, in comparison to a linear or dispersed settlement
OS	Ordnance Survey
Pastoral	Land used for keeping or grazing sheep or cattle
Priority habitat	UK Biodiversity Action Plan priority species and habitats were identified as being the most threatened and requiring conservation action under the UK BAP. The original lists of UK BAP priority habitats were created between 1995 and 1999 and were subsequently updated in 2007. See <a href="http://jncc.defra.gov.uk/page-5155">http://jncc.defra.gov.uk/page-5155</a> for further information.
Riparian habitat	Riverbank habitat
Scheduled Monument	Nationally important archaeological sites or historic buildings, given protection against unauthorised change.
Semi-natural vegetation	Any type of natural vegetation which has been influenced by human activities, either directly or indirectly
Sense of place	A person's perception of a location's indigenous characteristics, based on the mix of uses, appearance and context that make a place memorable
Sensitive	The response to change or influence
SSSI	Site of Special Scientific Interest
Time depth	The time period expressed in the landscape, or the extent to which the landscape reflects a certain time period (a landscape with greater time depth will comprise older elements than a landscape with lesser time depth).

**Appendix B** Glossary

<b>Term</b>	<b>Definition</b>
Topography	Combinations of slope and elevation that produce the shape and form of the land surface
Valued landscape attributes	Positive features and characteristics that are important to landscape character and that, if lost, would result in adverse change to the landscape
Vernacular	Buildings constructed in the local style from local materials. Concerned with ordinary rather than monumental buildings

## Appendix C

### Landscape sensitivity proformas




# Arkesden (Site ID: Arkesden 001 RES)

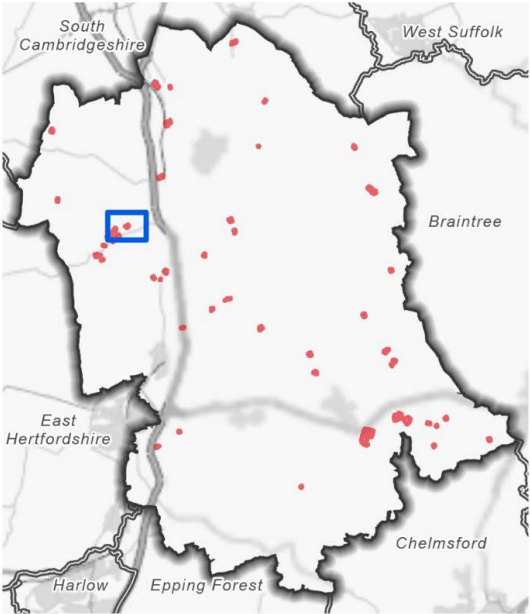
Landscape Character Area: C3 Langley Chalk Upland

Figure C.1: Map of Arkesden 001 RES



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-  Uttlesford District boundary
-  Other local authorities
- Phase 3 Parcel**
-  Arkesden 001 RES



## Landscape character analysis

### Physical and natural character

**C.1** A flat under-used field containing designated priority habitat traditional orchard with mature hedgerow boundaries to the north, east, and west, some recorded as priority habitat deciduous woodland. A stream runs along the northern boundary and mature garden vegetation lines the southern boundary.

- Moderate-high

### Historic landscape character

**C.2** There are no recorded historic assets within the site or in proximity, and there is no evidence of historic field patterns.

- Low

### Settlement character

**C.3** Wicken Bonhunt has a dispersed linear settlement form along the B1038 and Rickling Road. The site is located on Poore Street, and would have no relationship with Wicken Bonhunt. Development on this site would be perceived as advancement into the open countryside.

- Moderate-high

### Visual character

**C.4** The site is enclosed by mature hedgerow boundaries, although there are occasional views into the site at gaps in the hedgerows along Poore Street. Some views from the public right of way to the north are possible through gaps



in hedgerows, and there may be glimpsed views of the site from Clatterbury Lane to the west. The site is not prominent in wider views.

- Low-moderate

### Perceptual and scenic qualities

**C.5** A rural, tranquil site with a good experience of dark night skies. Views to the electricity pylon route are the only modern influences on the site.

- Moderate-high

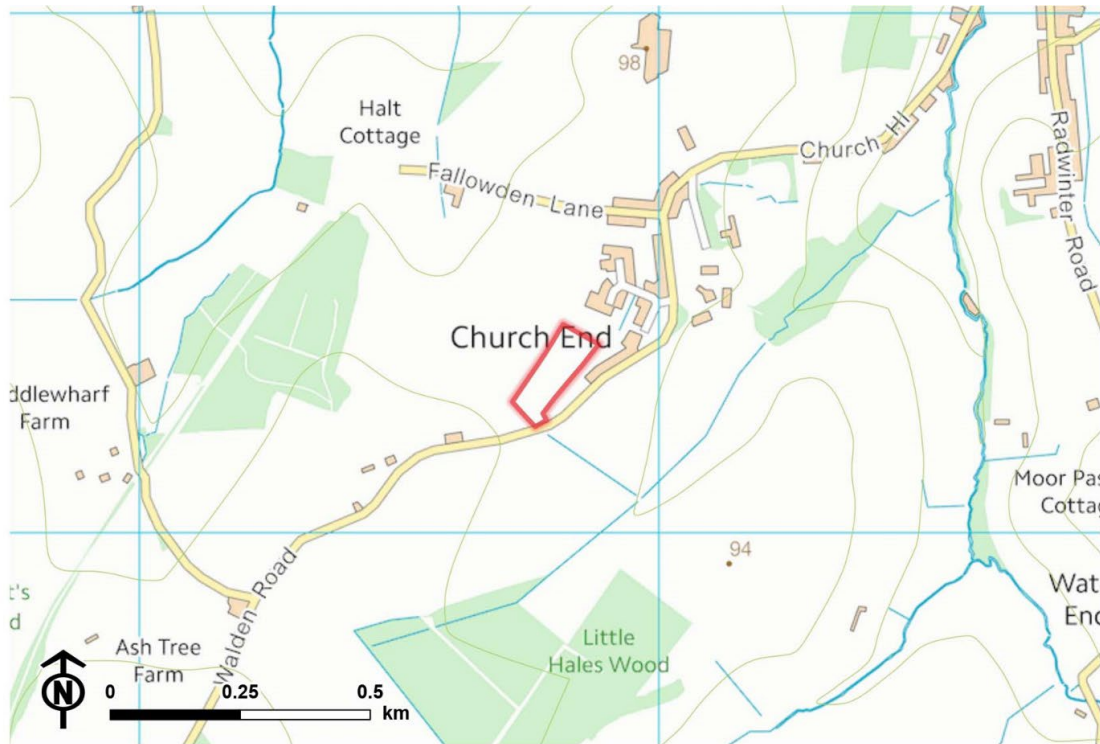
## Overall landscape sensitivity to residential development

The site is considered to have moderate-high sensitivity to development due to the priority habitats within the site, its distance from Wicken Bonhunt and the lack of relationship development would have with the village, and the sites rural and tranquil character. The limited heritage assets, semi-enclosed character and flat topography reduce sensitivity.




## Ashdon (Site ID: Ashdon 001 RES)

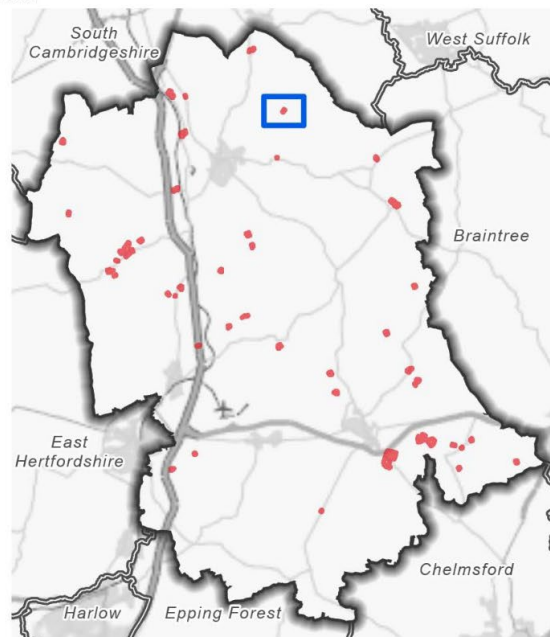
Landscape Character Area: B1 Ashdon Farmland Plateau

Figure C.2: Map of Ashdon 001 RES



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-  Uttlesford District boundary
-  Other local authorities
- Phase 3 Parcel**
-  Ashdon 001 RES



## Landscape character analysis

### Physical and natural character

**C.6** The site comprises a small parcel of a larger arable field. The landform is simple and relatively flat, located between 95 metres Above Ordnance Datum (AOD) and 100 metres AOD. Existing development and mature trees line the eastern boundary between the site and Walden Road. Low, gappy hedgerows and remnant mature trees line the site boundaries to the north-east. No internal field boundaries separate the site from the larger arable field to the south or west.

- Low-moderate

### Historic landscape character

**C.7** There are no recorded cultural or heritage assets within the site bounds. The Ashdon Conservation Area lies 180 metres north-east of the site. A cluster of listed buildings lies to the north-east, with limited intervisibility.

- Low-moderate

### Settlement character

**C.8** The village of Ashdon has a loosely historic dispersed settlement character, with settlements spaced out along connecting secondary and tertiary roads. Moderate infill has altered this character, and development on the site, which adds additional infill along Walden Road, would further coalesce this dispersed settlement pattern.

**C.9** The site contributes to the rural setting of Ashdon. However, its development may present opportunities to better integrate the settlement edge at Church Field into the countryside.

- Moderate

### Visual character

**C.10** The site has an open character, enclosed by low hedgerows, and there are open views from the site to the wider countryside, particularly to the east and south-east across the undulating farmland plateaux. A public right of way approaches the site from the south, with clear views in across Walden Road.

- Moderate-high

### Perceptual and scenic qualities

**C.11** Moderately dark skies, with minimal light pollution. The site maintains a rural character, with relatively high levels of tranquillity, and limited modern human influences.

- Moderate-high

## Overall landscape sensitivity to residential development

Overall, the site is assessed as having moderate sensitivity to residential development. The site has a simple landform with no recorded cultural heritage assets. Sensitive features include long views across the site from the south, and the rural setting provided to Ashdon. Development may alter the existing settlement form, although may also provide an opportunity to soften the settlement edge at Church Field.

## Barnston (Site ID: Barnston 001 MIX)

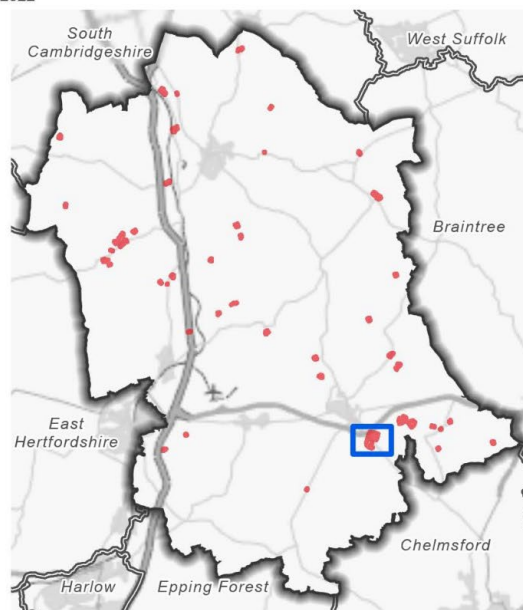
Landscape Character Area: B9 Roding  
 Farmland Plateau, B10 Barnston Farmland  
 Plateau, A4 Upper Chelmer River Valley

Figure C.3: Map of Barnston 001 MIX



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- Uttlesford District boundary
- Other local authorities
- Phase 3 Parcel**
- Barnston 001 MIX



## Landscape character analysis

### Physical and natural character

**C.12** The site comprises three parcels of land, two of which are under arable use. The smallest parcel to the south of Barnston is currently in recreational use as a football pitch.

**C.13** The site is sloping, falling towards Martel's Brook to the north and west. The northern parcel falls from 65 metres AOD in the south to 45 metres AOD in the north. The western parcel falls from 75 metres AOD in the south-east on the existing settlement edge of Barnston, to 55 metres AOD in the west, where it meets Martel's Brook. The smallest parcel to the south is relatively flat at around 75 metres AOD.

**C.14** There is a small area of deciduous woodland priority habitat in the north-western corner of the site and adjacent to the northern edge. Priority habitat floodplain grazing marsh lies adjacent to the north-east.

- Moderate-high

### Historic landscape character

**C.15** There are no recorded heritage assets within the site.

- Low

### Settlement character

**C.16** Development of the site would significantly increase the size of the existing settlement at Barnston, and would be perceived as settlement encroachment into the countryside and would extend the current settlement edge beyond High Easter Road onto the surrounding valley slopes.

**C.17** The site provides a rural setting and approach to Barnston, and would reduce the gap between Great Dunmow and Barnston.

- Moderate-high

### Visual character

**C.18** Due to the sloping nature of the site, it is visually prominent in views from the north-west. Trees and roadside vegetation provide some screening in places, but elsewhere there are open views into the site. There are also open views into the western parcel from High Easter Road across the Martel's Brook and Hoblong's Brook valleys to the edge of Great Dunmow.

**C.19** Views from the public right of way to the north of the site would likely be screened by intervening woodland. A public right of way runs along the eastern boundary of the south-eastern parcel, with clear views.

- Moderate

### Perceptual and Scenic Qualities

**C.20** The site has a rural character as a result of the agricultural land use, however proximity to the A120 and existing development in Great Dunmow reduces tranquillity.

- – Low-moderate

## Overall landscape sensitivity to residential development

Overall, the site has a moderate-high sensitivity to development due to the visually prominent sloping landform, presence of priority habitats that

## Appendix C Landscape sensitivity proformas

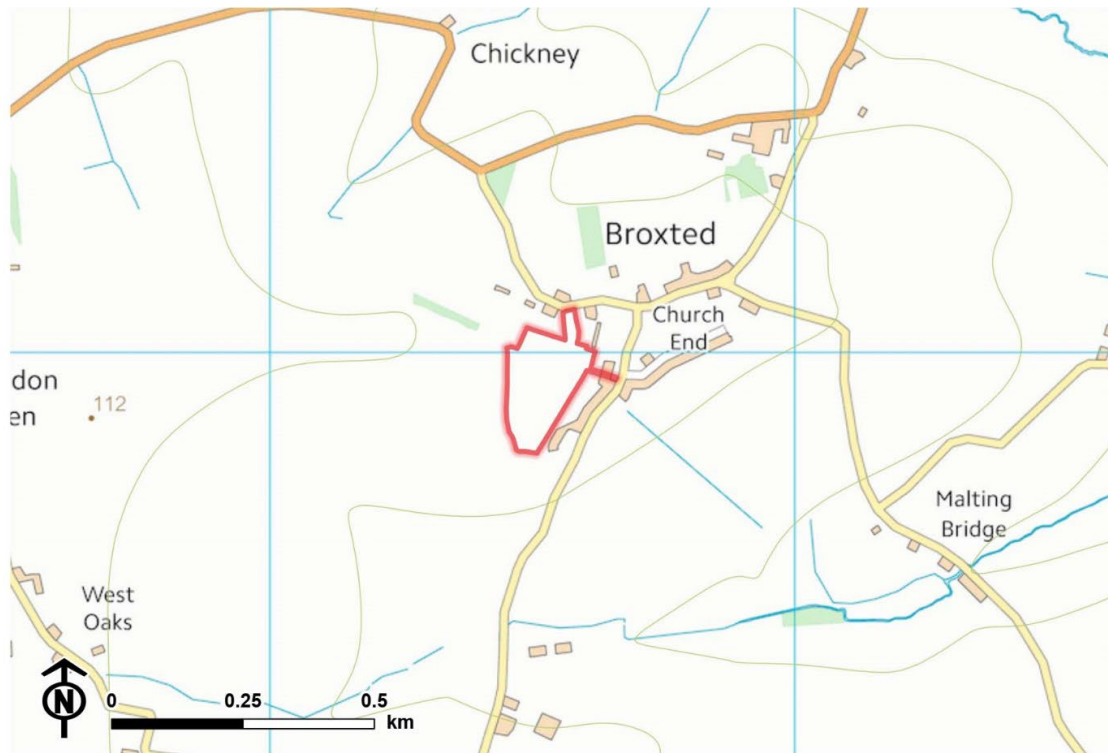
contribute to the local landscape character, the rural setting the site contributes to Barnston and contribution to the settlement gap between Barnston and Great Dunmow. The limited time-depth reduces sensitivity.






## Broxted (Site ID: Broxted 001 RES)

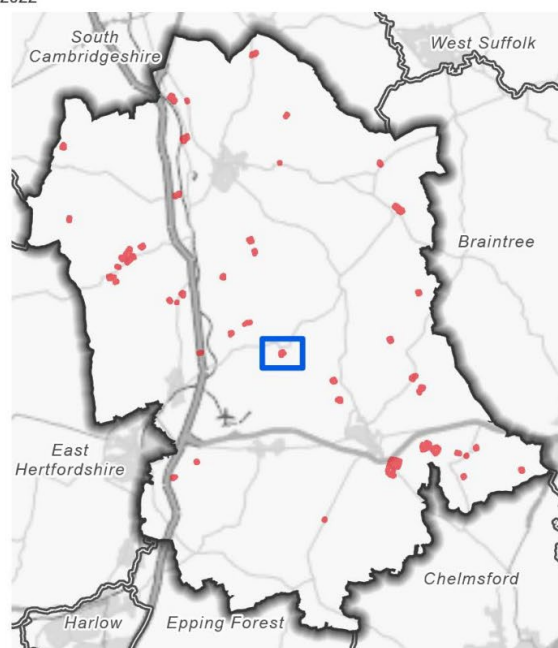
Landscape Character Area: B5 Broxted Farmland Plateau

Figure C.4: Map of Broxted 001 RES



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-  Uttlesford District boundary
-  Other local authorities
- Phase 3 Parcel**
-  Broxted 001 RES



## Landscape character analysis

### Physical and natural character

**C.22** The site is flat, lying at 106 metres AOD. It is currently under pastoral use in the south and horse grazing in the north, separated by a post and rail fence.

**C.23** Hedgerow boundaries and mature trees provide some small-scale landscape features, although not designated as priority habitat.

- Moderate

### Historic landscape character

**C.24** There are no recorded heritage assets within the site boundary, or evidence of older field patterns. The site contributes to the rural setting of the adjacent Grade II listed Thatched Cottage.

- Low-moderate

### Settlement character

**C.25** The settlement of Broxted has a loosely linear dispersed settlement pattern, concentrated along two unnamed minor roads. The site provides a rural setting to existing settlement at School Villas and would be perceived as settlement advancement into the countryside.

- Moderate

## Visual character

**C.26** Hedgerow boundaries to the south-west and garden boundaries to the south-east enclose the south of the parcel. Tall hedgerows along the road the north enclose the northern part of the parcel from the wider countryside. Development would be visible from public rights of way which run through the site as well as some views through the hedgerow from the public footpath which runs outside of the western and southern boundaries.

- Low-moderate

## Perceptual and scenic qualities

**C.27** The site has a tranquil rural character and experience of dark skies, however, its proximity to London Stanstead Airport means it is intermittently disturbed by low flying aircraft.

- Moderate

## Overall landscape sensitivity to residential development

Overall, the site has a moderate sensitivity to development. The simple landform enclosed visual character and absence of recorded heritage assets, decreases sensitivity. However, the site makes a strong contribution to the rural character of Broxted, and new development would represent a significant expansion of the current settlement form.




## Chrishall (Site ID: Chrishall 002 RES)

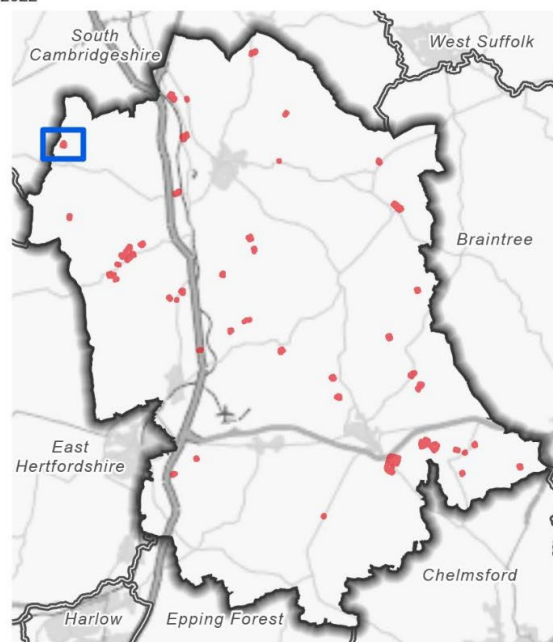
Landscape Character Area: C1 Elmdon Chalk Upland

Figure C.5: Map of Chrishall 002 RES



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-  Uttlesford District boundary
-  Other local authorities
- Phase 3 Parcel**
-  Chrishall 002 RES



## Landscape character analysis

### Physical and natural

**C.28** The site comprises a relatively flat (130 metres AOD) area of scrub and dense woodland, with designated priority habitat deciduous woodland in the south, west, and east margins of the site. Ponds within the site are part of the designated priority habitat.

- Moderate-high

### Historic landscape character

**C.29** A Grade II listed cast-iron pump sits on the western boundary of the site. No other heritage or cultural features are within site boundaries. Three listed cottages lie to the west, with limited intervisibility due to dense woodland on the western edge of the site.

- Low-moderate

### Settlement character

**C.30** Chrishall has a low density and roughly linear settlement form which developed along the east side of High Street and along Church Road, and the satellite hamlets of Crawley End and Broad Green. Modern development has linked these along the converging roads of Palmers Lane, Church Road, and Crawley End, reinforcing the nucleated form around the intersection. Development of the site would not sit within the existing settlement form, and would form a new nucleated area of development, coalescing with existing development along Abram's/Palmers Lane.

- Moderate-high

## Visual character

**C.31** The site is visually enclosed, with dense woodland forming visual barriers on all sides. However, multiple footpaths cross through or in proximity to the site, with clear views throughout, including the promoted routes Icknield Way Trail and Harcamlow Way. The woodland on the southern boundary is visible from the settlement edge of Chrishall along Hollow Road. There are open views from the south of the site to the rolling wooded hills to the south.

- Moderate-high

## Perceptual and scenic qualities

**C.32** The site is highly rural, with strong tranquillity and experience of dark night skies. The woodland contributes to the existing setting.

- Moderate-high

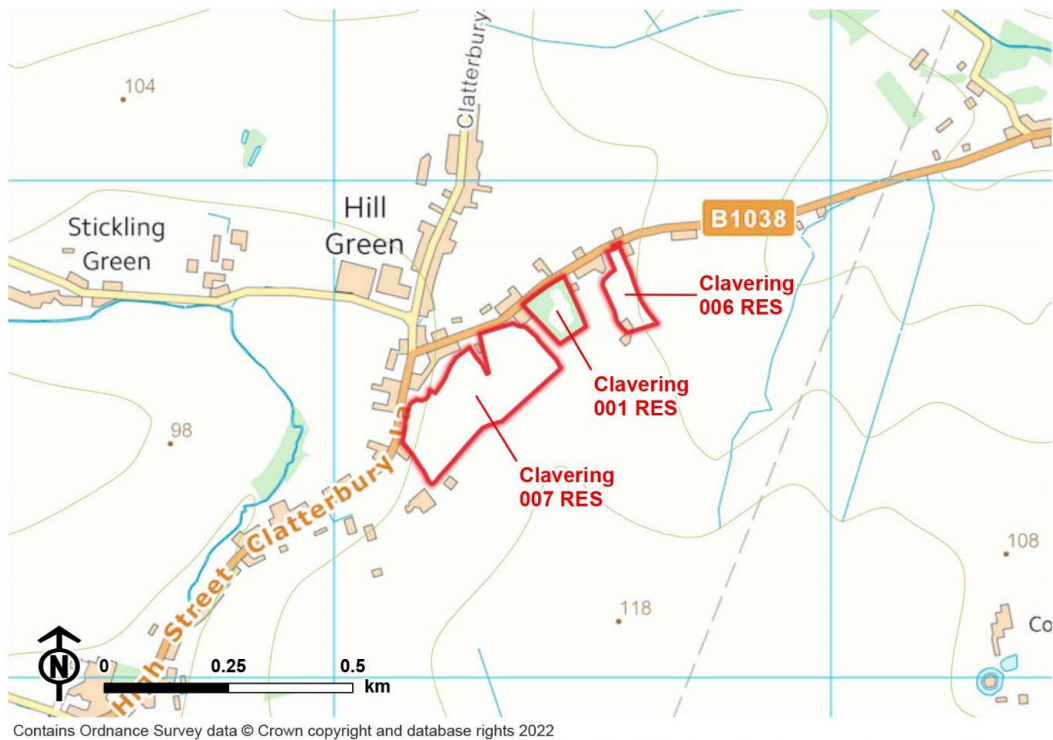
## Overall landscape sensitivity to residential development




The site is assessed as having moderate-high sensitivity to development. Development would likely impact the existing settlement form and density. Sensitive features include the areas of priority habitat within the site, proximity to footpaths, and tranquil, rural character and contribution to the setting of the village.

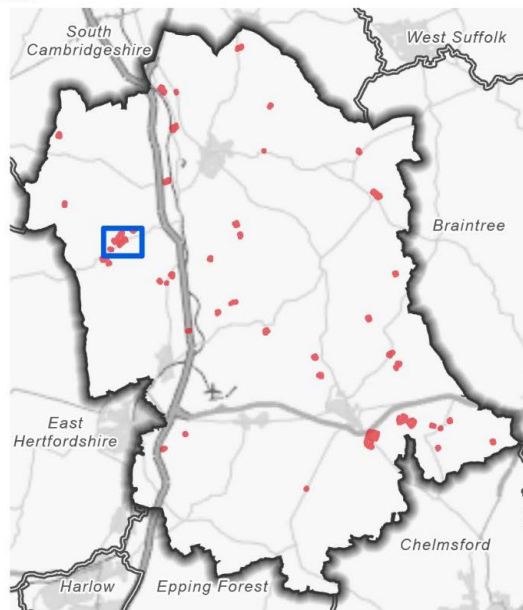
# Clavering (Site ID: Clavering 001 RES, 006 RES, 007 RES)

Landscape Character Area: C3 Langley Chalk Upland

Figure C.6: Map of Clavering 001 RES, 006 RES, 007 RES



-  Uttlesford District boundary
-  Other local authorities
- Phase 3 Parcel**
-  Clavering 001, 006, 007 RES



## Landscape character analysis

### Physical and natural character

**C.33** The sites are gently undulating between 100 metres to 105 meters AOD. Mature vegetation and thick hedgerows line the site boundaries to the west and east.

**C.34** Sites 001 and 006 consist of pasture and scrub, with some in-field trees, and are enclosed by a mixture of mature trees and hedgerows. A traditional orchard is located north of Site 001. Site 007 comprises a large arable field; the north boundary abuts existing development while mature remnant hedgerow trees mark the southern boundary.

- Moderate

### Historic landscape character

**C.35** There are no recorded cultural or heritage assets within the site boundaries.

**C.36** Site 007 is adjacent to the Clavering Conservation Area with historic buildings clustered around the cricket ground, including a Grade II listed building (Saddlers) which is approximately 20 metres to the west, although with limited intervisibility due to mature garden vegetation.

- Moderate-low

### Settlement character

**C.37** Clavering has a historic linear settlement pattern which extends from the main village along Clatterbury Lane (B1038) to Hill Green. Development on



## Appendix C Landscape sensitivity proformas

sites 001 and 006 would extend this linear development, pattern along Wicken Road.

**C.38** Development in the west and south of site 07 site could be at odds with the existing settlement pattern.

- Moderate

### Visual character

**C.39** Sites 001 and 006 have a largely enclosed character due to mature vegetation boundaries.

**C.40** Site 007 is more open, with gappy vegetation along Wicken Road, and a public right of way passing along the north-east boundary, allowing open views into the site. Existing houses between Site 007 and Clatterbury Lane have open views into the site.

- Moderate

### Perceptual and scenic qualities

**C.41** The agricultural land use in Site 007 and wooded features in Sites 001 and 006 result in a rural character although their proximity to dense development along Clatterbury Lane and views to electricity pylons detract from this. All the sites experience moderately dark night-skies.

- Moderate

## Overall landscape sensitivity to residential development

Clavering 001 and Clavering 006

## Appendix C Landscape sensitivity proformas

Sites 001 and 006 are assessed as having low-moderate sensitivity. Heavy vegetation encloses the sites, containing and screening development from the wider countryside. Development of the sites would not significantly impact the historical linear settlement pattern of Clavering along Wicken Road. Sensitive features include the in-field mature trees and rural character of the sites.

### Clavering 007

Site 007 is assessed as having moderate sensitivity. Sensitive features include an open, rural character providing a setting to historic settlement edge of Clavering. Intermittent views into the site from Wicken Road and the adjacent public right of way increase sensitivity to development. Development to the west and south of the site would have a higher sensitivity.




## Clavering (Site ID: Clavering 002 RES)

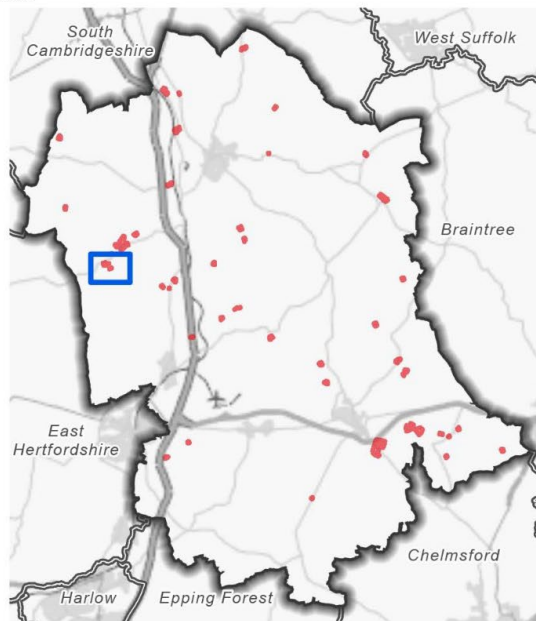
Landscape Character Area: A2 Stort River Valley

Figure C.7: Map of Clavering 002 RES



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-  Uttlesford District boundary
-  Other local authorities
- Phase 3 Parcel**
-  Clavering 002 RES



## Landscape character analysis

### Physical and natural character

**C.42** The site comprises an open strip of land within a large arable field, which falls to the east towards the River Stort, from 90 metres AOD to 85 metres AOD. Low roadside vegetation lines the west boundary along Stortford Road. Small hedgerows line the north boundary. There are no boundaries to the south or east to contain the site from the wider landscape.

- Low-moderate

### Historic landscape character

**C.43** There are no recorded heritage or cultural assets within site boundaries. The Clavering Conservation Area lies over 500 metres north.

- Low

### Settlement character

**C.44** The site is located at the southern edge of Clavering and development of the site could be perceived as encroachment south into undeveloped countryside, although it would not be at odds with the existing settlement form and could improve the exposed settlement edge.

- Low-moderate

### Visual character

**C.45** Views into and out of the site are open and facilitated by lack of mature vegetation along site boundaries. The open character of the site allows long

views from Stortford Road across the site to the valley sides to the east. A Public right of way passes 200 metres to the east following the River Stort, with some intervisibility.

- Moderate

### Perceptual and scenic qualities

**C.46** The site retains a rural character and is relatively tranquil, with a moderate experience of dark skies with minimal impacts from Clavering. Views of electricity pylons to the east and south are modern influences on the landscape.

- Moderate

### Overall landscape sensitivity to residential development

The site is assessed as having low-moderate sensitivity to development, as development would relate well to existing settlement form and the site does not make a significant contribution to the setting of the existing development. Sensitive features include long views across the site into open countryside, and rural character.

# Clavering (Site ID: Clavering 005 RES)

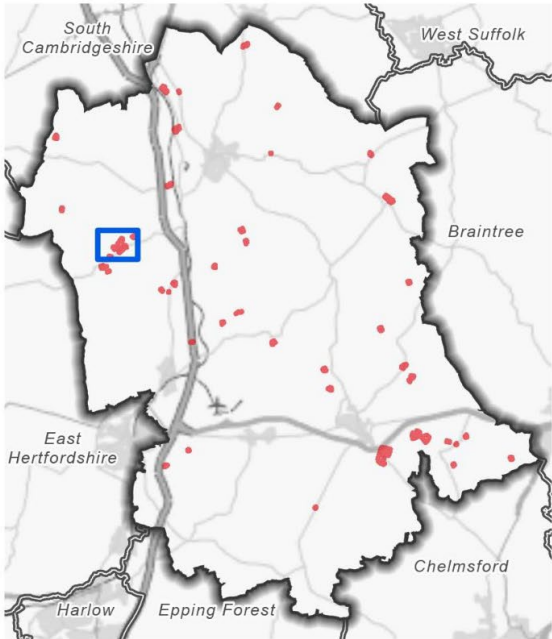
Landscape Character Area: C3 Langley Chalk Upland

Figure C.8: Map of Clavering 005 RES



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- Uttlesford District boundary
- Other local authorities
- Phase 3 Parcel**
- Clavering 005 RES



## Landscape character analysis

### Physical and natural character

**C.47** The site comprises a small arable field. The landform is relatively flat, located at approximately 100 metres AOD. To the south and east the site edges are lined with mature vegetation and existing development. To the west, the site is separated from the larger arable field with mature trees and hedgerows.

- Low-moderate

### Historic landscape character

**C.48** There are no recorded heritage features within the site boundaries. The Clavering Conservation Area lies over 200 metres to the south. A Grade II listed building, Old Home, lies to the east but with very limited intervisibility.

- Low-moderate

### Settlement character

**C.49** The site is located north of commercial properties on Mill Lane and residential properties on Eldridge Close, and west of those on Clatterbury Lane. This infill development has eroded the traditional settlement pattern of Clavering and development on the site may offer opportunities to enhance the settlement edge in this location.

- Low

## Visual character

**C.50** The site is not visually prominent in the wider landscape. Mature vegetation and existing development enclose the site, except for a public right of way crosses the north-east of the site, allowing open views throughout the site.

- Moderate

## Perceptual and scenic qualities

**C.51** The site has an undeveloped rural character, despite proximity to existing development. Aural impacts from Clatterbury Lane affect tranquillity, however the site still experiences relatively dark skies.

- Moderate

## Overall landscape sensitivity to residential development

Overall, the site is assessed as having low-moderate sensitivity to residential development. The site is visually enclosed from the surrounding landscape, and has a simple landform, with no semi-natural habitats or heritage features within site boundaries. Sensitive features include the public right of way which crosses the north-west of the site, and the site's rural character.






# Clavering (Site ID: Clavering 008 RES, 013 RES)

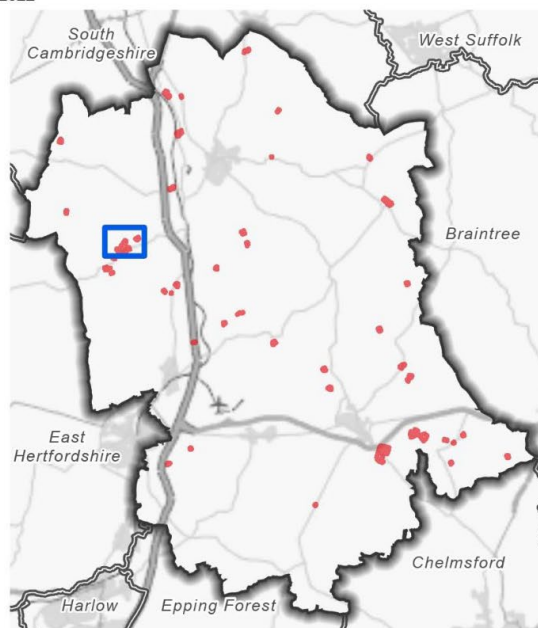
Landscape Character Area:

Figure C.9: Map of Clavering 008 RES, 013 RES



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-  Uttlesford District boundary
-  Other local authorities
- Phase 3 Parcel**
-  Clavering 008, 013 RES



## Landscape character analysis

### Physical and natural character

**C.52** Sites 008 and 013 are both relatively flat, between 100 metres AOD and 105 metres AOD and form part of larger arable fields with no defining boundary vegetation, except for low roadside hedgerows.

- Low

### Historic landscape character

**C.53** There are no recorded heritage or cultural features within the site boundaries. A Grade II listed building, Old Home, lies 150 metres to the south of Site 013 with limited intervisibility.

- Low

### Settlement character

**C.54** Both sites are located just north of the settlement boundary of Clavering and may be perceived as encroachment north into undeveloped countryside. However, development would not represent a step change in settlement form.

- Low-moderate

### Visual character

**C.55** The open character of the sites contributes to long views of undeveloped undulating countryside across Site 013 to the west and particularly Site 008 to the east. There are clear views into both sites from Clatterbury Lane/Arkesden

Road. A public right of way passes to the west of site 013 with clear views into the site.

- Moderate-high

### Perceptual and scenic qualities

**C.56** Visually open and possessing rural, undeveloped character, the sites contribute to the scenic qualities of the wider landscape. The sites experience relatively dark night-skies. Electricity pylons are visible in distant views from site 008, introducing a modern element.

- Moderate

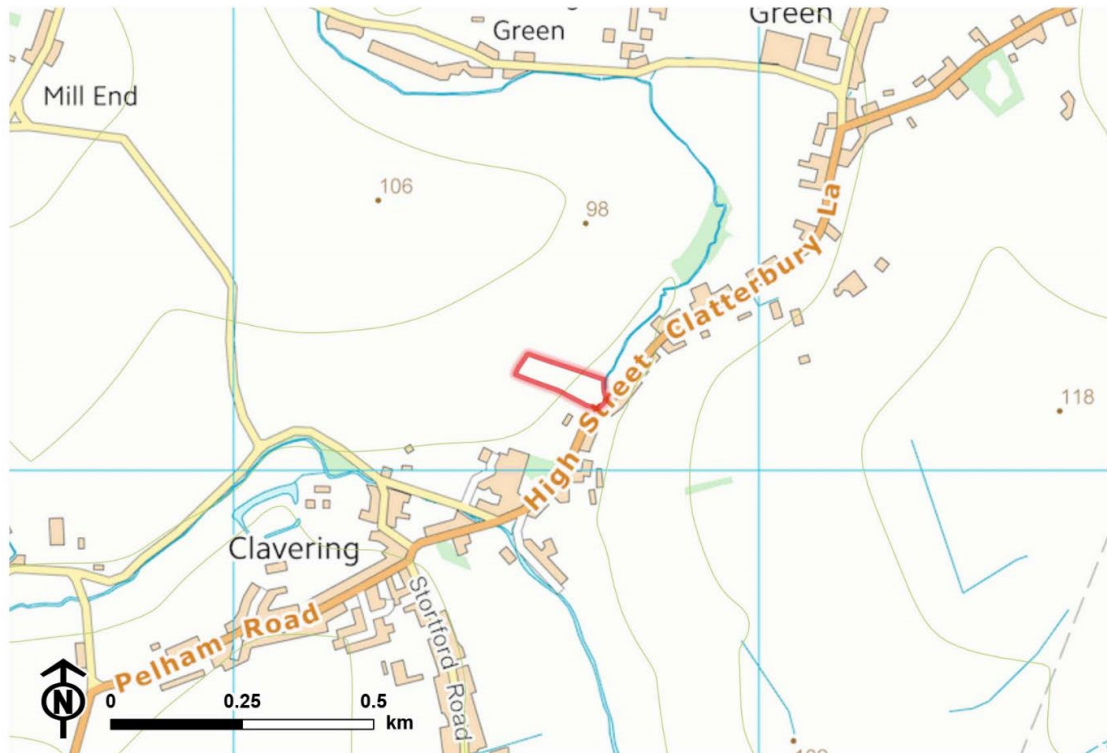
## Overall landscape sensitivity to residential development

Overall, the sites are considered to have a moderate sensitivity to residential development. Sensitive features include the long views to the east and west, and the open, rural character of the sites. Development of the sites may be perceived as ribbon development and encroachment to the north, into undeveloped countryside. Features which reduce sensitivity include the simple landforms and lack of recorded natural and cultural heritage features.




## Clavering (Site ID: Clavering 009 RES)

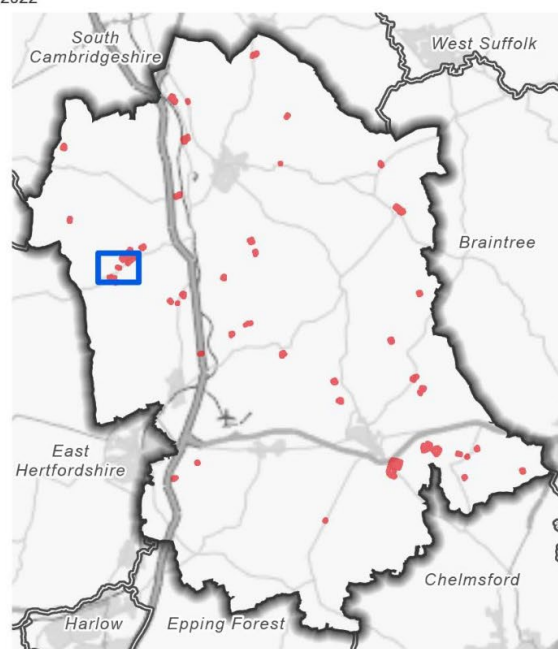
Landscape Character Area: C3 Langley Chalk Upland

Figure C.10: Map of Clavering 009 RES



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-  Uttlesford District boundary
-  Other local authorities
- Phase 3 Parcel**
-  Clavering 009 RES



## Landscape character analysis

### Physical and natural character

**C.57** A small pasture field, enclosed by mature hedgerows and trees, the site slopes from 95 metres AOD to 90 metres AOD towards a small stream on the eastern boundary. The southern edge is bordered by mature trees, although there are no priority habitats recorded.

- Moderate

### Historic landscape character

**C.58** No recorded heritage or cultural assets lie within the site; however the south-east of the site is within the Clavering Conservation Area. Bower Cottage, a Grade II listed building lies directly across Clatterbury Lane from the site, 20 metres to the east with limited intervisibility. A number of Grade II listed buildings lie to the south of the site, however there is limited intervisibility.

- Moderate-high

### Settlement character

**C.59** Clavering has a linear settlement pattern, which extends along Clatterbury Lane, and development of the site would represent a step change in dispersed settlement form and rural character of the village in this location.

- Moderate-high

## Visual character

**C.60** The site is semi-enclosed, with mature vegetation limiting some views in from Clatterbury Lane to the east and surrounding properties. Public rights of way run along the northern and eastern boundaries, although views into the site are partially limited by mature hedgerows.

- Moderate

## Perceptual and scenic qualities

**C.61** The site has a rural undeveloped pastoral character, surrounded by mature vegetation, including along the small stream to the south. Proximity to Clatterbury Lane reduces tranquillity, although the site still experiences moderately dark skies.

- Moderate

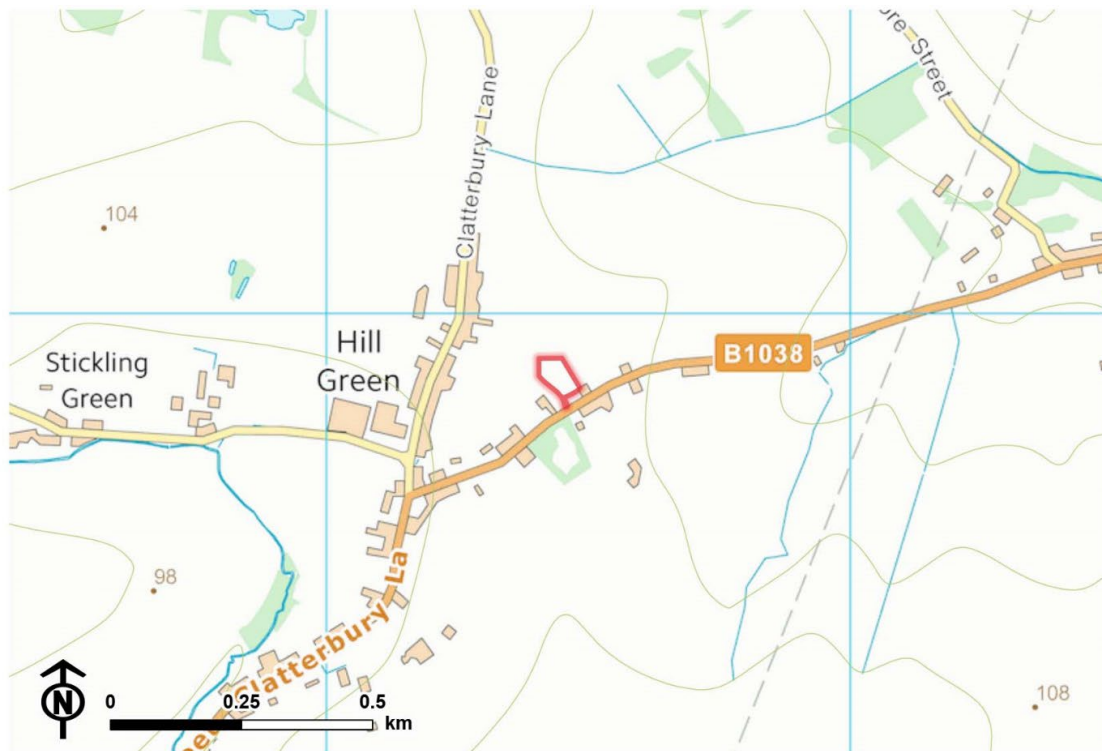
## Overall landscape sensitivity to residential development

The site is assessed as having moderate-high sensitivity to residential development. The site is partially within Clavering Conservation Area, a footpath allows views into the site, and the site would not fit well with the existing linear settlement pattern. Limited semi-natural habitats and some visual screening from Clatterbury Lane reduce sensitivity.




## Clavering (Site ID: Clavering 010 RES)

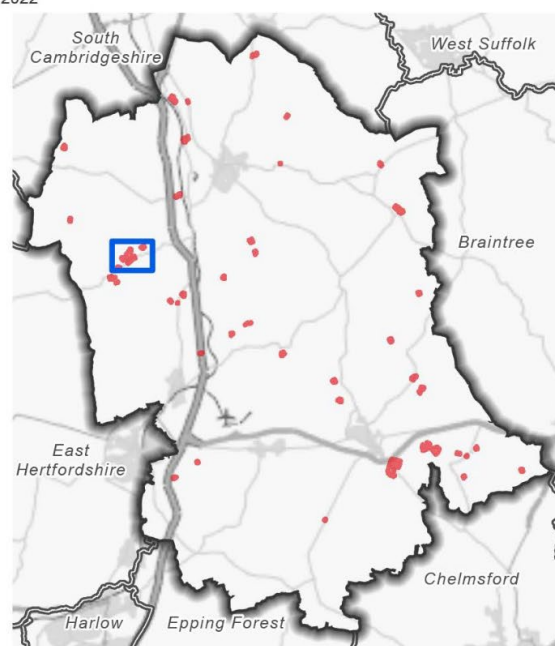
Landscape Character Area: C3 Langley Chalk Upland

Figure C.11: Map of Clavering 010 RES



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-  Uttlesford District boundary
-  Other local authorities
- Phase 3 Parcel**
-  Clavering 010 RES



## Landscape character analysis

### Physical and natural character

**C.62** The site is flat, sitting around 100 metres AOD. Currently in use as pasture, it is enclosed with scrubby and gappy hedgerows. A small block of priority habitat deciduous woodland lies 10 metres to the west. Existing development to the south sits between the site and Wicken Road. Open arable fields lie to the north, separated from the site by a low, intact hedgerow.

- Moderate

### Historic landscape character

**C.63** There are no known or recorded heritage or cultural features within the site boundaries.

- Low

### Settlement character

**C.64** The site is set back from Wicken Road, behind an existing property. Modern infill between Wicken Road and Clatterbury Lane has altered the historic linear settlement pattern of Clavering in this location, and development on the site would sit within the more densely developed character of this area.

- Low-moderate

### Visual character

**C.65** The site does not occupy a prominent position within the landscape and semi-enclosed with limited views from Wickens Road. Views from the public



right of way along the western boundary are intermittently screened by hedgerows with hedgerow trees. There are some views to the wider rolling countryside to the north-west.

- Low-moderate

### Perceptual and scenic qualities

**C.66** The site is undeveloped and adjacent to open arable fields, and retains a rural character and experience of dark night skies. Proximity Wicken Road reduces tranquillity.

- Moderate

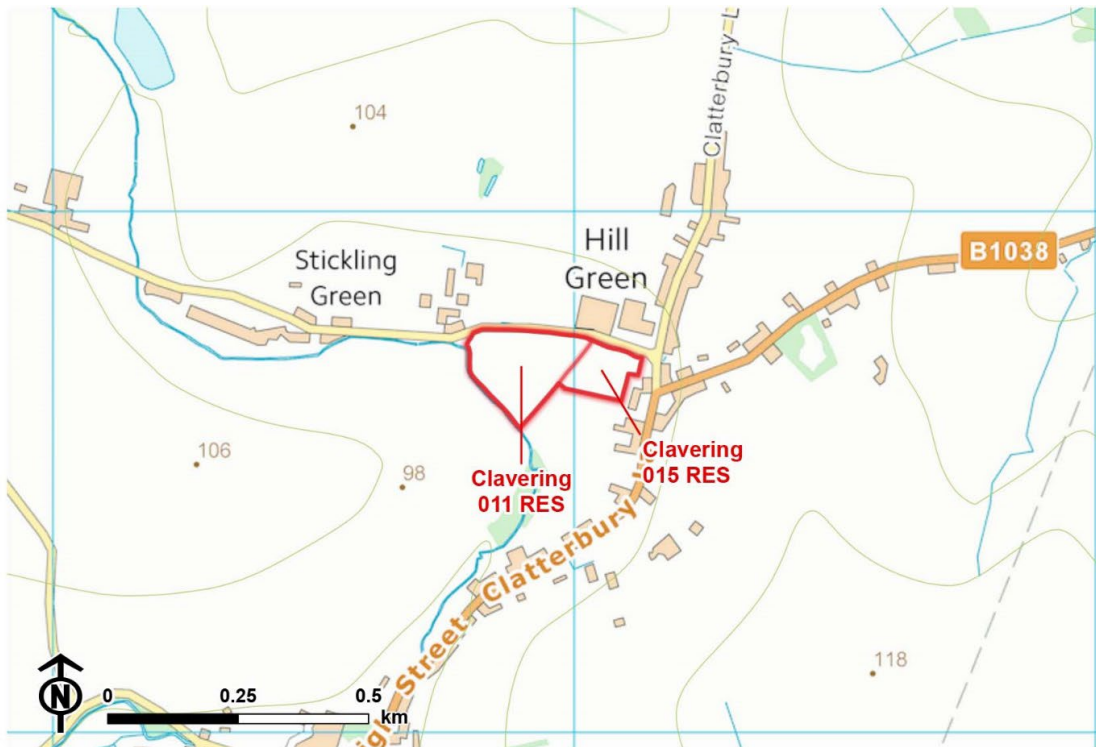
### Overall landscape sensitivity to residential development

The site has low-moderate sensitivity to development. The site is well contained and would not impact the existing settlement form. Sensitive features include the views possible from the public right of way and priority habitat deciduous woodland.




## Clavering (Site ID: Clavering 011 RES)

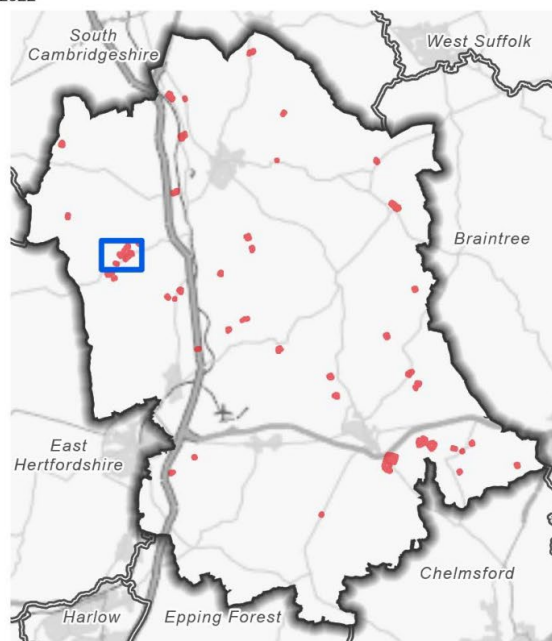
Landscape Character Area: C3 Langley Chalk Upland

Figure C.12: Map of Clavering 011 RES



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-  Uttlesford District boundary
-  Other local authorities
- Phase 3 Parcel**
-  Clavering 011, 015 RES



## Landscape character analysis

### Physical and natural character

**C.67** The sites comprise two fields - an arable field (Site 011) and an enclosed pasture field (Site 015) south of Mill Lane. The sites are relatively flat, between 95 metres AOD and 100 metres AOD. A stream and dense vegetation follow the southern and eastern edges of Site 011, with low hedgerows lining the northern boundary. Mature hedgerow trees line the northern, southern, and western boundaries of Site 015

- Moderate

### Historic landscape character

**C.68** There are no recorded cultural or heritage features within the boundaries of the sites. Clavering Conservation Area lies 50 metres to the south of Site 015. A Grade II listed building, Clavering Court Lodge lies to the north-west of Site 011, but there is limited intervisibility.

- Low-moderate

### Settlement character

**C.69** Clavering has a historic linear settlement pattern, with small residences dispersed along Clatterbury Lane and Wicken Road, although the pattern has been slightly altered with infill between Wicken Road and Clatterbury Lane. The size of the sites means that development would not fully fit into the existing settlement pattern, and may result in a more nucleated settlement form. Development of the sites, particularly 011 would also reduce the gap between Clavering and the small hamlet of Stickling Green.

- Moderate

## Visual character

**C.70** The flat landform means the sites are not visually prominent in the wider landscape.

**C.71** Site 015 is semi-enclosed by boundary hedgerows, which limit views into and out of the sites.

- Low-moderate

**C.72** Site 011 has an open character, with views into the site from Stickling Green, and the public right of way which passes along the southern and western edges.

- Moderate

## Perceptual and scenic qualities

**C.73** Site 011 has an open character, with views into the site from Stickling Green, and the public right of way which passes along the southern and western edges.

- Moderate

## Overall landscape sensitivity to residential development

Overall the sites are assessed as having moderate sensitivity to development. Sensitivities include the undeveloped, rural setting they provide to existing development, and the existing linear settlement pattern of Clavering.

## Appendix C Landscape sensitivity proformas

Site 011 is more sensitive to development, with sensitive features including proximity to a small watercourse and public right of way, more open character, and the overall size of the parcel. Site 015 is less sensitive, due to an enclosed character and smaller scale, with less potential for impact on the existing settlement form.

Detracting features include the lack of cultural heritage features, relatively flat landforms, and boundary features containing the sites from the wider countryside.


## Debden (Site ID: Debden 002 RES)

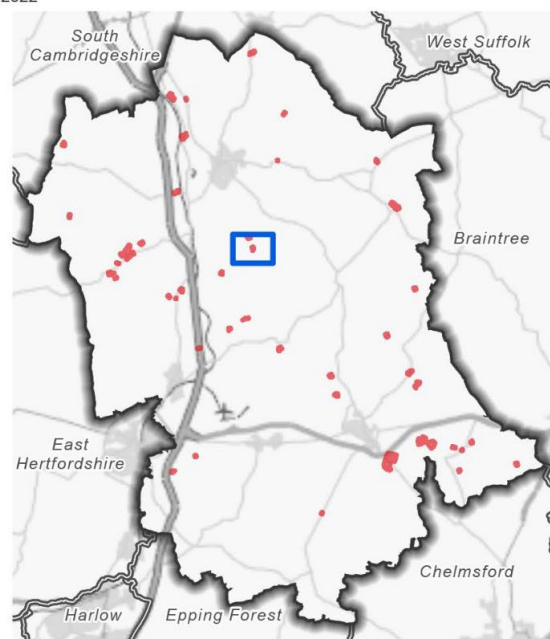
Landscape Character Area: B3 Debden Farmland Plateau

Figure 4.1: Map of Debden 002 RES



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-  Uttlesford District boundary
-  Other local authorities
- Phase 3 Parcel**
-  Debden 002 RES



## Landscape character analysis

### Physical and natural character

**C.74** The site is relatively flat, located between 100 metres AOD and 105 metres AOD. The land comprises a small part of a larger arable field. The eastern boundary is defined by low hedgerows and Thaxted Road, facing existing development. Mature trees and hedgerows line the southern and the existing development on the northern boundary is screened by mature trees.

**C.75** The west edge of the site is open to the larger arable field.

- Low-moderate

### Historic landscape character

**C.76** There are no recorded cultural or heritage features within or in proximity to the site boundaries.

- Low

### Settlement character

**C.77** Debden developed as a nuclear settlement around the High Street, which was altered by 20th century ribbon development along Thaxted/ Deynes Road and infill between the roads. Additional development along Thaxted Road would not represent a step-change to the existing linear settlement and would be in scale with the existing linear settlement pattern. The rural character of the site provides a limited contribution to existing settlement.

- Moderate

## Visual character

**C.78** There are clear views from houses along Thaxted Road, across the open arable fields of the site and some views from Rook End Lane to the south. Mature vegetation to the north and south provides limited screening. There are also open views from the footpath that runs parallel to the site to the west. However, the flat landform means that the site is not visually prominent in the wider landscape.

- Moderate

## Perceptual and scenic qualities

**C.79** The site experiences relatively dark skies, with minimal light pollution. The land has a rural, undeveloped character, but proximity to existing development and Thaxted Road moderately impacts the tranquillity of the site.

- Moderate-high

## Overall landscape sensitivity to residential development

The site is assessed as having low-moderate sensitivity to residential development. Development of the site would not significantly alter the existing settlement form of Debden, and the site is not prominent within the wider landscape. Sensitive features include the long views across the site to open countryside from Thaxted Road.



## Debden (Site ID: Debden 003 RES)

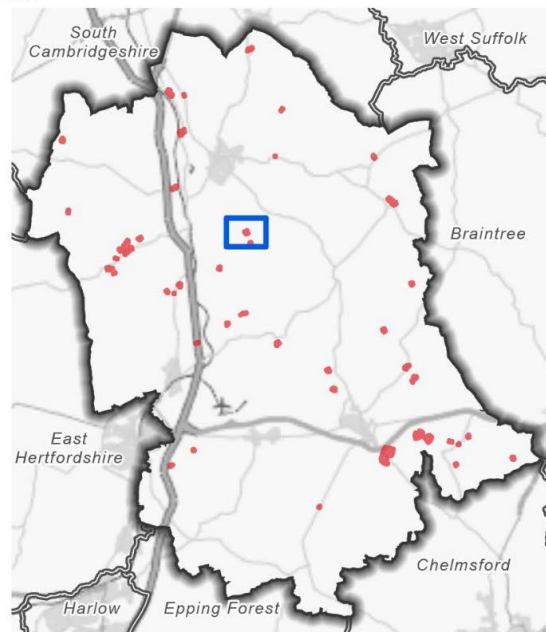
Landscape Character Area: B3 Debden Farmland Plateau

Figure C.13: Map of Debden 003 RES



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-  Uttlesford District boundary
-  Other local authorities
- Phase 3 Parcel**
-  Debden 003 RES



## Landscape character analysis

### Physical and natural character

**C.80** The site comprises part of a larger arable field, gently sloping between 115 metres AOD in the south and 110 metres AOD in the north. Just beyond the northern site boundary, the landform falls sharply to a watercourse. Mature trees and hedgerows in good condition line the western and southern boundaries, and there is a low hedgerow along the eastern boundary. Open arable fields to the north are not separated from the site by any internal field boundaries.

- Moderate

### Historic landscape character

**C.81** There are no cultural features located within site boundaries. The site does not contribute to the setting of any nearby designated heritage assets.

- Low

### Settlement character

**C.82** Debden developed as a nuclear settlement around the High Street, which was altered by 20th century ribbon development along Thaxted/ Deynes Road and infill between the roads.

**C.83** The site is located off Ivy Todd Hill to the east of allotments, and has no relation to the existing settlement form of Debden, and would be perceived as a standalone settlement within the open countryside.

- High

## Visual character

**C.84** The site is semi-enclosed, bound by mature hedgerows and trees to the west, south, and east. However, two public rights of way run along the west and east boundaries, with clear views across the site. Views from public right of way to the east are also possible. The site is open to the north; however the sloping topography and mature roadside vegetation screen any views from Water Lane or Ivy Todd Hill.

- Moderate

## Perceptual and scenic qualities

**C.85** The site has a strong rural and tranquil character and lacks intrusive elements.

- Moderate-high

## Overall landscape sensitivity to residential development

Overall, this site is considered to have moderate-high sensitivity to residential development due to its rural character and open views into the site from adjacent footpaths. Development on the site would not be related to the settlement form of Debden, and would introduce development in the open countryside off Ivy Todd Hill.


## Felsted (Site ID: Felsted 001 RES)

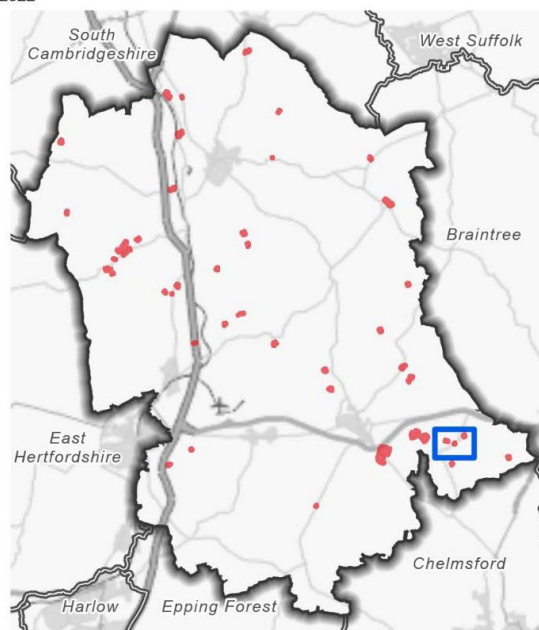
Landscape Character Area: B11 Felsted Farmland Plateau

Figure C.14: Map of Felsted 001



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-  Uttlesford District boundary
-  Other local authorities
- Phase 3 Parcel**
-  Felsted 001 RES



## Landscape character analysis

### Physical and natural character

**C.86** A flat arable field lying at 65 metres AOD. Low hawthorn hedgerows with occasional mature trees (more frequent along the western boundary) provide some small-scale landscape features, although are not designated as priority habitats.

- Moderate

### Historic landscape character

**C.87** There are no recorded historical assets within the site boundary. To the north-west there is an archaeological site and a cluster of four Grade II listed buildings (Chaffix Farm and associated barn, granary and outbuilding) from which views into the site are partially obscured by curtilage vegetation. An additional Grade II listed building is located 41 metres to the south-west of the site, however intervisibility with the site is limited by mature trees.

- Low-moderate

### Settlement character

**C.88** The site is located on the edge of Felsted, away from the core settlement and extensive Conservation Area. However, development of the site would introduce development to the south of Braintree Road.

- Moderate

## Visual character

**C.89** There are open views into the site from the B1417 Braintree Road which runs along the northern site boundary. There are some views into the site from public right of way to the west and south, although these are partially obscured by boundary vegetation.

- Moderate

## Perceptual and scenic qualities

**C.90** The site has an overall rural character with moderate levels of tranquillity, partially eroded by proximity to settlement and the B1417. It experiences relatively dark skies.

- Moderate

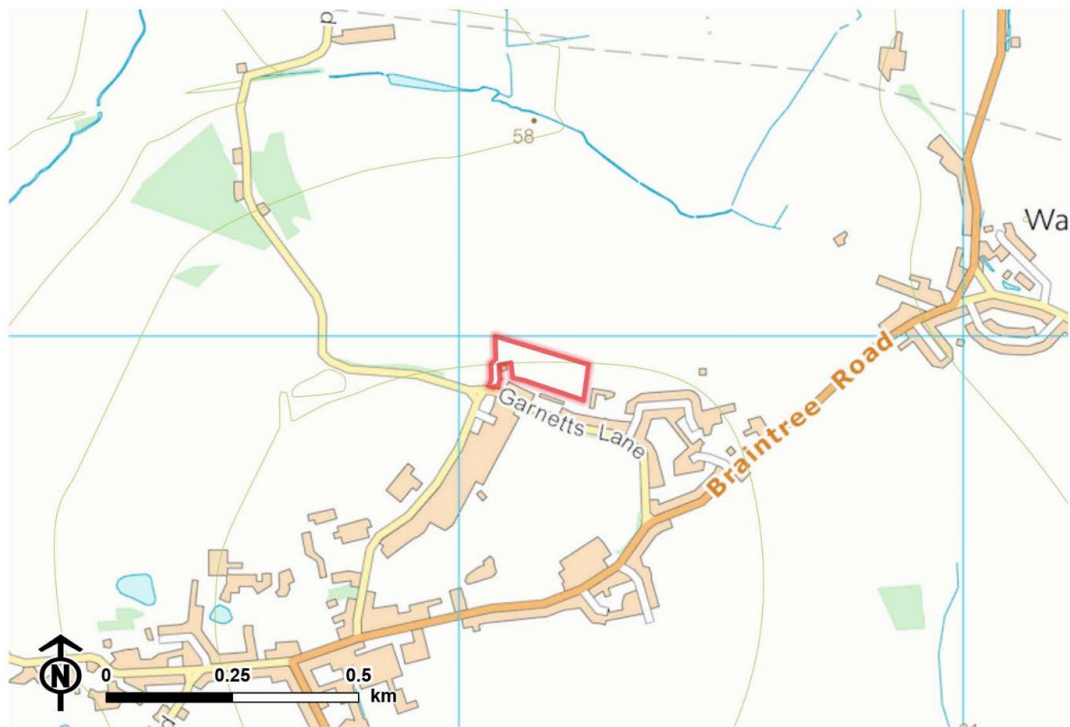
## Overall landscape sensitivity to residential development

The site has moderate sensitivity to development due to the simple landform and limited time-depth. However the site has a relatively open character, makes some contribution to the rural character of Felstead and approaches to the village from the east, and would have a poor relationship with the existing settlement form.




## Felsted (Site ID: Felsted 003 RES)

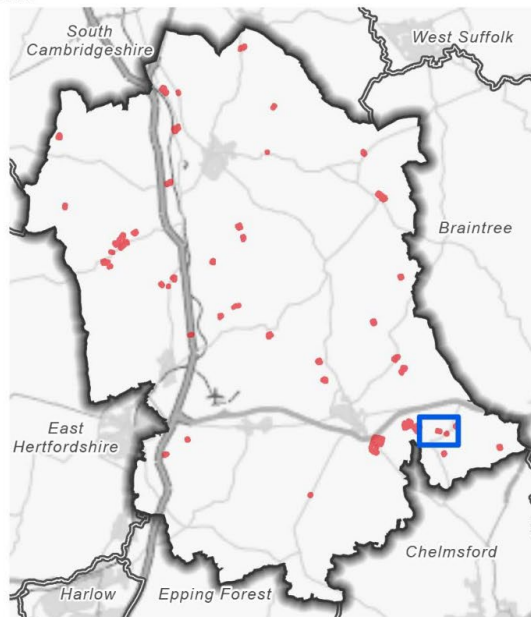
Landscape Character Area: B11 Felsted Farmland Plateau

Figure C.15: Map of Felsted 003 RES



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-  Uttlesford District boundary
-  Other local authorities
- Phase 3 Parcel**
-  Felsted 003 RES



## Landscape character analysis

### Physical and natural character

**C.91** A flat site lying at 70 metres AOD. The site is part of a larger arable field, set back from Garnetts Lane. Curtilage vegetation of residential properties on this road enclose the southern boundary of the site. Hedgerows in good condition enclose the western and eastern edges of the site. The northern edge is unenclosed.

- Low-moderate

### Historic landscape character

**C.92** There are no recorded historical assets within the site boundary. The site is adjacent to the north-easternmost part of Felsted Conservation Area, which contains a number of listed buildings and extend north to encompass the large open green spaces to the north of the village, however, intervisibility is limited by properties on Garnetts Lane.

**C.93** There is a Grade II listed building 30 metres south of the site, with some intervisibility.

- Moderate

### Settlement character

**C.94** Development of the site would be in keeping with existing modern development along Garnetts Lane and would not represent a step change in settlement form in this location. However, it would erode some of the wider rural setting to the northern edge of the village.

- Moderate



## Visual character

**C.95** Views into the site from Stebbing Road and Braintree Road are limited by hedgerow vegetation, and residential properties on Garnetts Lane. From public rights of way to the west, north, and north-east, there are open views into the site.

- Moderate

## Perceptual and scenic qualities

**C.96** The site has a rural character and experiences moderately dark skies. Proximity to the A120 (1.6 kilometres to the north) and B1417 reduces tranquillity. A water tower adjacent to the site is a modern influence on the landscape.

- Low-moderate

## Overall landscape sensitivity to residential development

The site has low-moderate sensitivity to development as a result of the semi-enclosed character of the site and lack of recorded heritage or semi-natural features.

Sensitive features include the rural setting it provides to Felsted Conservation Area (and associated listed buildings), the sense of tranquillity, and the open views into the site from surrounding public rights of way.


## Felsted (Site ID: Felsted 009 RES)

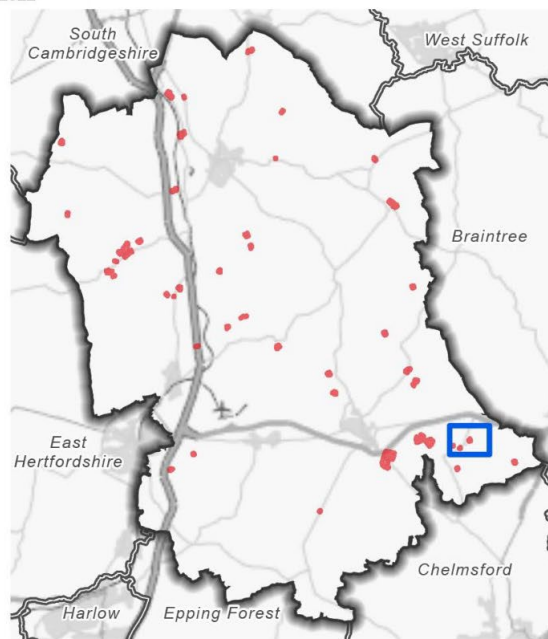
Landscape Character Area: B11 Farmland Plateau

Figure C.16: Map of Felsted 009 RES



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-  Uttlesford District boundary
-  Other local authorities
- Phase 3 Parcel**
-  Felsted 009 RES



## Landscape character analysis

### Physical and natural character

**C.97** A flat field lying at 75 metres AOD, currently under pastoral use. Hedgerow boundaries and two small ponds provide small-scale landscape features (although are not designated as priority habitats).

- Moderate

### Historic landscape character

**C.98** There are no recorded heritage assets within the site boundary. A Grade II listed building (The Watch house) is located 138m to the south-west, although intervisibility with the site is limited by properties and garden vegetation along Watch House Green to the east.

- Low-moderate

### Settlement character

**C.99** Development of the site would have a poor relationship with the nucleated form of Watch House Green which is centred around a small village green. Despite recent residential development on Clifford Smith Drive, development of this site would represent a step change in settlement form and would be perceived as settlement advancement into the countryside. The site forms part of the rural setting to the village

- Moderate-high

## Visual character

**C.100** Dense hedgerow boundaries enclose the site and limit views in from the public right of way which runs along the southern edge of the site. It is not visually prominent in the landscape.

- Low-moderate

## Perceptual and scenic qualities

**C.101** The site has a rural character and experiences dark skies. Proximity to the B1417 reduces tranquillity. Proximity to new development at Clifford Smith Drive and an electricity pylon route are modern influences on the landscape.

- Moderate

## Overall landscape sensitivity to residential development

Overall, the site has a moderate sensitivity to development due to the simple landform, limited time depth, semi-enclosed character and limited semi-natural vegetation that decrease sensitivity. However, the site makes a contribution to the rural character and setting of Watch House Green, and development would have a poor relationship with the existing nucleated settlement form.




## Felsted (Site ID: Felsted 016 RES)

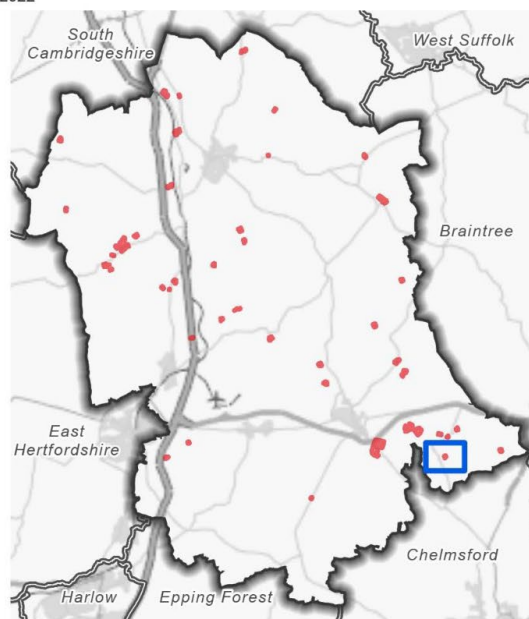
Landscape Character Area: B11 Felsted Farmland Plateau

Figure C.17: Map of Felsted 016 RES



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-  Uttlesford District boundary
-  Other local authorities
- Phase 3 Parcel**
-  Felsted 016 RES



## Landscape character analysis

### Physical and natural character

**C.102** The site is flat, lying at around 70 metres AOD. It is currently under arable use. Hedgerow boundaries are in mixed condition, (absent in some places) with occasional hedgerow trees which, along with roadside verges, provide some small-scale landscape features (although not designated as priority habitat).

- Low-moderate

### Historic landscape character

**C.103** There are no recorded heritage assets within the site, however there is an archaeological site adjacent to the south-eastern edge of the site. The site contributes to the rural setting of the Grade II listed Walnut Tree Cottage, located 113 metres to the east.

- Low-moderate

### Settlement character

**C.104** Development of the site would be a continuation of linear settlement pattern along Cobblers Green but would be perceived as settlement advancement into the countryside.

**C.105** The site contributes to the rural setting of Causeway End, and the rural approach on Cobblers Green and development would increase the sense of coalescence between the two hamlets.

- Moderate-high

## Visual character

**C.106** Mature hedgerows with hedgerow trees along the south and south-western boundary provide some enclosure and screen views from the public right of way to the south. The eastern edge of the site is unenclosed and adjoins the garden of Walnut Tree Cottage, with direct open views into the site from here. Gappy roadside vegetation along Cobblers Green provides some limited screening to views from the north.

- Low-moderate

## Perceptual and scenic qualities

**C.107** The area has a rural character and experiences dark skies and is moderately tranquil.

- Moderate

## Overall landscape sensitivity to residential development

The site is assessed as having low-moderate sensitivity to development due to the simple landform which is not prominent within the wider landscape, and lack of recorded heritage features. Sensitive features include the rural, undeveloped backdrop the site provides to Causeway End.



## Felsted (Site ID: Felsted 019 RES)

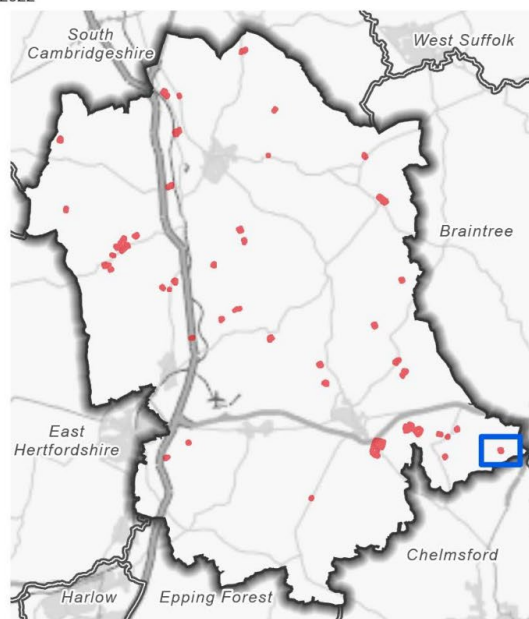
Landscape Character Area: B11 Felsted Farmland Plateau

Figure C.18: Map of Felsted 019 RES



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-  Uttlesford District boundary
-  Other local authorities
- Phase 3 Parcel**
-  Felsted 019 RES





## Landscape character analysis

### Physical and natural character

**C.108** A pastoral field, which is relatively flat, lying at 61 metres AOD. It is enclosed on all sides by low mature hawthorn hedgerows with occasional hedgerow trees. A small area of priority habitat deciduous woodland defines and encloses the northern edge.

- Moderate

### Historic landscape character

**C.109** There are no recorded heritage features within the site boundary. Three Grade II listed buildings lie within 100 metres of the site with some oblique views towards the site, partially screened by intervening vegetation. There is an archaeological site 40 metres to the north.

- Low-moderate

### Settlement character

**C.110** The existing settlement in Willow Green is concentrated along the roads leading into and converging in the centre of the village (Main Road, Evelyn Road, Molehill Green Road). The site currently forms part of the rural setting to the village, and development would result in new built features on the northern edge of Mole Hill Road, which currently contains the settlement edge.

- Moderate-high

## Visual character

**C.111** The site is flat and low-lying and is not prominent in the landscape, and woodland to the north provide some visual screening.

**C.112** Low hedgerows allow open views into the site from the west, south and east, including from properties on Mole Hill Road and off Main Road, with some partial screening provided by occasional hedgerow trees. There are also views towards the site from public rights of way to the south-west and east of the site.

- Moderate-high

## Perceptual and scenic qualities

**C.113** The site has a rural character and experiences high levels of tranquillity and relatively dark skies.

- Moderate

## Overall landscape sensitivity to residential development

Overall the site has a moderate sensitivity to development. It has a simple landform with limited time-depth (although contributes to the rural setting of three Grade-listed buildings nearby). Sensitive features include the open views into the site, and the strongly rural character with high levels of tranquillity.




# Great Easton (Site ID: Great Easton 002 RES)

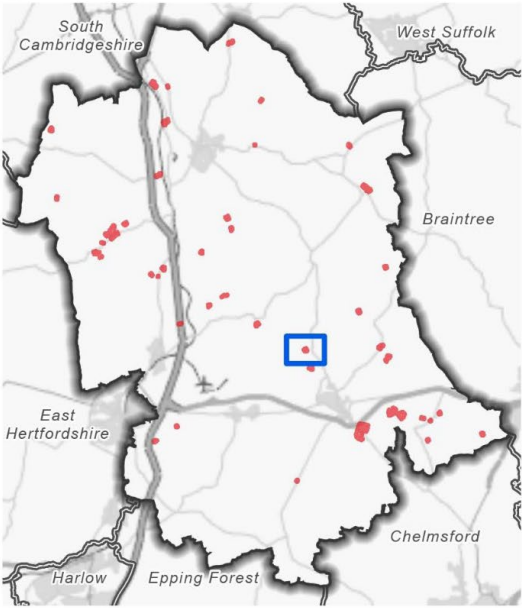
Landscape Character Area: A4 Upper Chelmer River Valley

Figure C.19: Map of Great Easton 002 RES



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-  Uttlesford District boundary
-  Other local authorities
- Phase 3 Parcel**
-  GtEaston 002 RES



## Landscape character analysis

### Physical and natural character

**C.114** A gently sloping field, falling towards the River Chelmer from 80 metres AOD in the east to 70 metres AOD to the west. The land is currently under arable use. Field boundaries are degraded and gappy, or absent, with a post and rail fence sub-dividing the site.

- Low

### Historic landscape character

**C.115** There are no recorded heritage assets within the site boundary, however the site lies adjacent to the southern edge of Great Easton Conservation Area which contains a number of Grade II listed buildings and the Grade II\* listed Church of St John and St Giles, which is clearly visible from the site. The site contributes to the rural character and setting of the Conservation Area.

- Moderate-high

### Settlement character

**C.116** Development of the site would be at odds with the historic linear settlement pattern of Great Easton, although this has already been eroded by recent development at Brocks Mead. Development would be perceived as settlement advancement to the countryside and would represent a step change in settlement form.

- Moderate-high

## Visual character

**C.117** The slightly elevated landform and limited hedgerow/boundary features result in a visually open character. The site is set back from the main high street of Great Easton, where existing development screens views from the north.

**C.118** A public right of way (part of the Saffron Trail long distance footpath) runs through the east of the site with open views across the field.

- Moderate-high

## Perceptual and scenic qualities

**C.119** The site has a strongly rural character and experiences dark skies a result of the surrounding agricultural land use and absence of modern development.

- Moderate

## Overall landscape sensitivity to residential development

Overall, the site has a moderate-high sensitivity to new development. Sensitive features include the visually open character, the impact development would have on the historic linear settlement pattern and its visual relationship with the Conservation Area, and in particular with the Church of St John and St Giles. The simple landform and absence of recorded natural or cultural assets slightly reduce sensitivity.

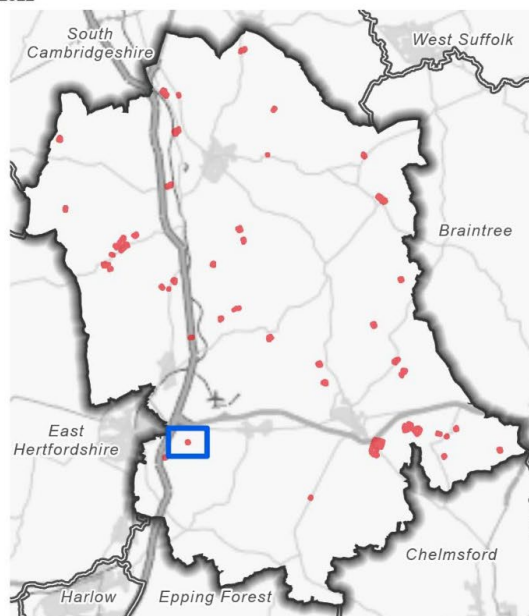
## Great Hallingbury (Site ID: Great Hallingbury 001 RES)

Landscape Character Area: B7 Hatfield Forest Farmland Plateau

Figure C.20: Map of Great Hallingbury 001 RES



- Uttlesford District boundary
- Other local authorities
- Phase 3 Parcel**
- GtHallingbury 001 RES



## Landscape character analysis

### Physical and natural character

**C.120** The site is relatively flat at approximately 90 metres AOD. It is currently developed and in commercial use, with several existing buildings within the site boundary. Mature trees line the site boundaries to the north, east, and west. Intact hedgerows line the southern boundary, and separate the site from existing development to the south.

**C.121** Hatfield Forest, a SSSI with ancient woodland and priority habitat lowland meadows, lies 450 metres to the east.

- Low

### Historic landscape character

**C.122** There are no known heritage or cultural features recorded within site bounds. Listed buildings lie to the south and north-west, with limited intervisibility.

- Low-moderate

### Settlement character

**C.123** The site is located in the hamlet of Bedlar's Green, and development of the site would not affect the loosely dispersed historic settlement character of Great Hallingbury which lies some distance to the west.

- Low

## Visual character

**C.124** The site is visually enclosed, with intact hedgerows and mature trees on all boundaries. A public right of way approaches the site from the west, but has limited intervisibility due to the mature vegetation.

- Low

## Perceptual and scenic qualities

**C.125** The site lies between the M11 and Stansted Airport, and experiences relatively low levels of tranquillity. Although arable land lies to the north, the site is developed and does not retain a rural character.

- Low

## Overall landscape sensitivity to residential development

The site is assessed as having low sensitivity to development. This is a brown field site, and development would not alter the character or form of the existing settlement. Low levels of tranquillity across the site and surroundings, a lack of cultural heritage features, and visually enclosed character contribute to the low sensitivity.






## Great Hallingbury (Site ID: Great Hallingbury 005 RES, 007 RES)

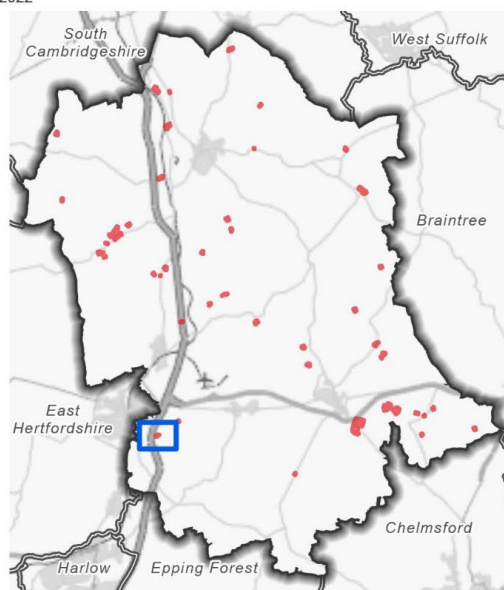
Landscape Character Area: A2 Stort River Valley

Figure C.21: Map of Great Hallingbury 005 RES, 007 RES



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-  Uttlesford District boundary
-  Other local authorities
- Phase 3 Parcel**
-  GtHallingbury 005, 007 RES



## Landscape character analysis

### Physical and natural character

**C.126** Sites 005 and 007 comprise a collection of derelict barns and residences in various states of disuse. Scrub and pasture occupy the south and west of Site 007. Site 005 is relatively flat at around 75 metres AOD, and Site 007 slopes from 70 metres AOD to 75 metres AOD.

**C.127** Mature trees and roadside vegetation line the southern boundaries along Church Road. To the west, there are no feature boundaries separating Site 007 from an adjacent fishery and reservoir pond. The east boundary of Site 005 is formed by a building and mature hedgerows.

- Low-moderate

### Historic landscape character

**C.128** Site 005 lies within the Great Hallingbury Conservation Area, A cluster of Grade II listed buildings at The Hall are directly adjacent to Site 005 to the east, with moderate intervisibility. And there is intervisibility with the spire of St Giles church. Both sites are within an archaeological site, and adjacent to the Great Hallingbury Conservation Area

- Moderate-high

### Settlement character

**C.129** Great Hallingbury has a loosely dispersed historic settlement pattern. The sites are currently developed, and development on the sites would not have significant impact on the existing settlement form.

- Low

## Visual character

**C.130** The sites are semi-enclosed, with limited views in from Church Road and adjacent residences. A public right of way approaches the sites from the south, but has limited intervisibility due to intervening vegetation.

- Low-moderate

## Perceptual and scenic qualities

**C.131** Proximity to the M11 and Bishop's Stortford reduces tranquillity and existing development has eroded the rural character of the sites.

- Low

## Overall landscape sensitivity to residential development

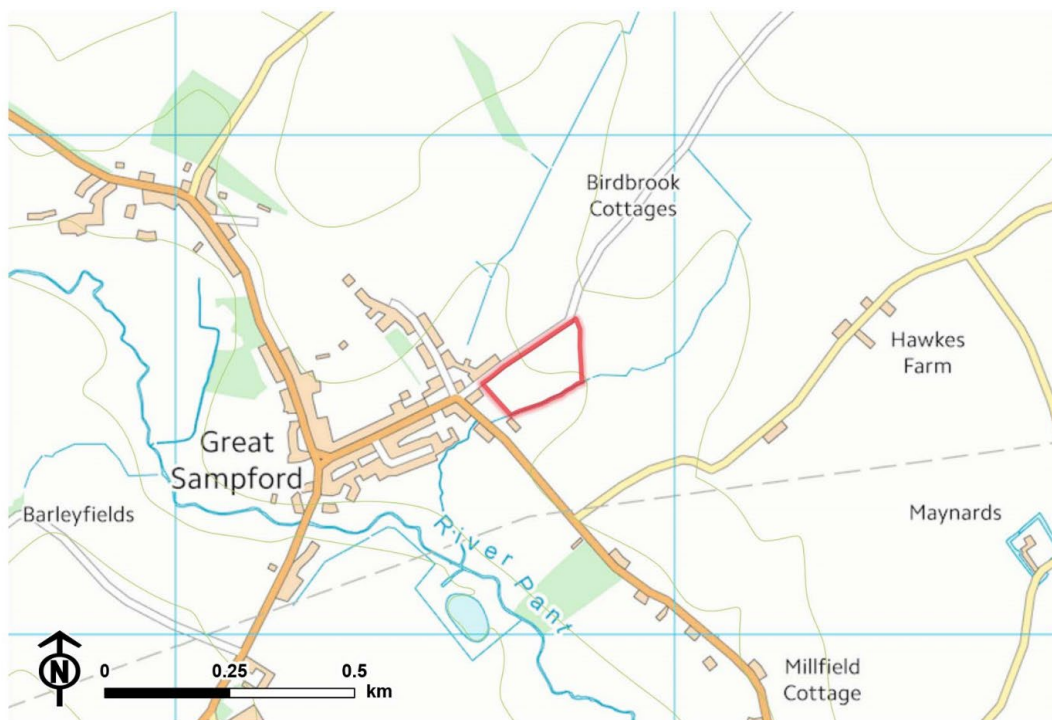
Overall, the sites have low-moderate sensitivity to development. As brown field sites, new development in this location, would have limited impact on the historic settlement form. The sites have a semi-enclosed character, and no semi-natural habitats are recorded.

However, Site 005 is located within the Great Hallingbury Conservation Area, and Site 007 is directly adjacent, and there are views from both sites to the spire of St Giles church. This relationship increases sensitivity.

## Great Sampford (Site ID: Great Sampford 001 RES)

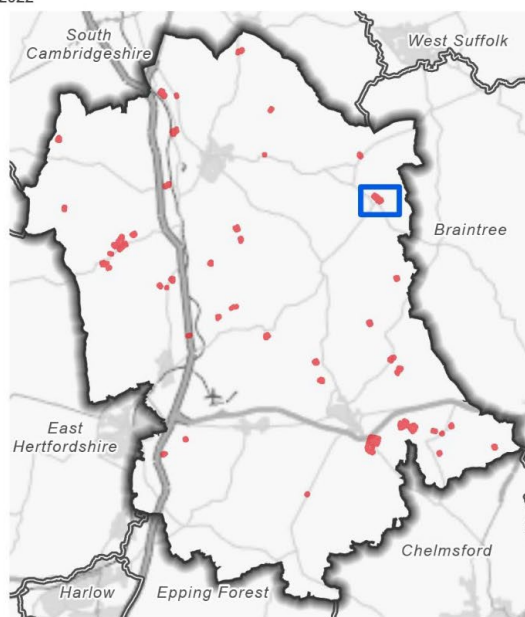
Landscape Character Area: A3 Pant River Valley, B3 Hempstead Farmland Plateau

Figure C.22: Map of Great Sampford 001 RES



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- Uttlesford District boundary
- Other local authorities
- Phase 3 Parcel**
- GtSampford 001 RES



## Landscape character analysis

### Physical and natural character

**C.132** A sloping arable field, rising from 75 metres to 85 metres AOD in the north. Strong hedgerow boundaries mark the western and southern boundaries, with mature hedgerow trees on the eastern boundary. The hedgerow along Parsonage Farm Lane is more fragmented. A small stream runs along the southern boundary.

- Moderate

### Historic landscape character

**C.133** There are no recorded historic assets within the site. Grade II listed Malmesbury Cottage lies adjacent to the site, but there is limited intervisibility due to the hedgerow boundaries and garden vegetation. The Great Sampford Conservation Area is located 100 metres to the west of the site.

- Low-moderate

### Settlement character

**C.134** The historic linear settlement pattern of Great Sampford has expanded east along the B1053 and north along Sparepenny Lane South. The site would be seen as expansion into the countryside.

**C.135** Development of the site would extend Great Sampford above the River Pant valley into the plateau landscape.

- Moderate-high

## Visual character

**C.136** There are some open views into the site from Parsonage Farm Lane due to the fragmented hedgerows. Views into the site are also possible from a public footpath running adjacent to the southern boundary. From the site there are open views south, with the rooftops of Great Sampford visible, as well as open views to the east across the undulating plateau landscape.

- Moderate

## Perceptual and scenic qualities

**C.137** A rural, tranquil landscape with a good experience of dark skies. The presence of electricity pylons and overhead lines introduce a modern influence to the site.

- Moderate-high

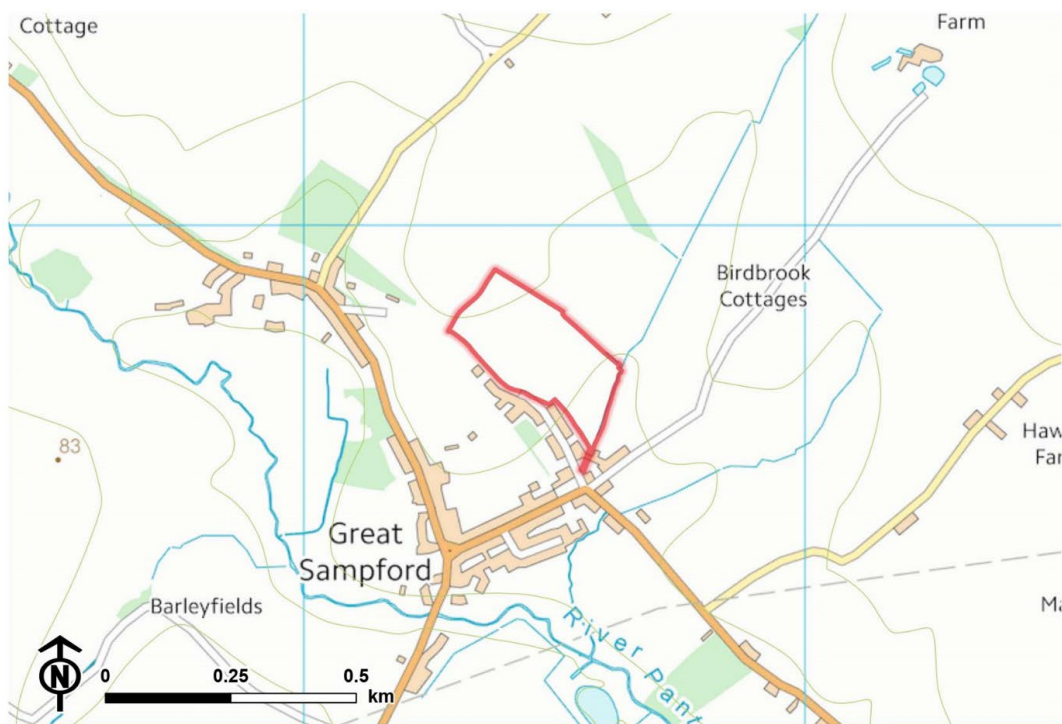
## Overall landscape sensitivity to residential development

The rising topography, which constitutes a change in landscape character from Great Sampford, the limited relationship with the village, open views into the site and the rural character increase sensitivity. The limited semi-natural habitats and heritage assets reduce sensitivity. The site is considered to have moderate-high sensitivity to development.




## Great Sampford (Site ID: Great Sampford 003 RES)

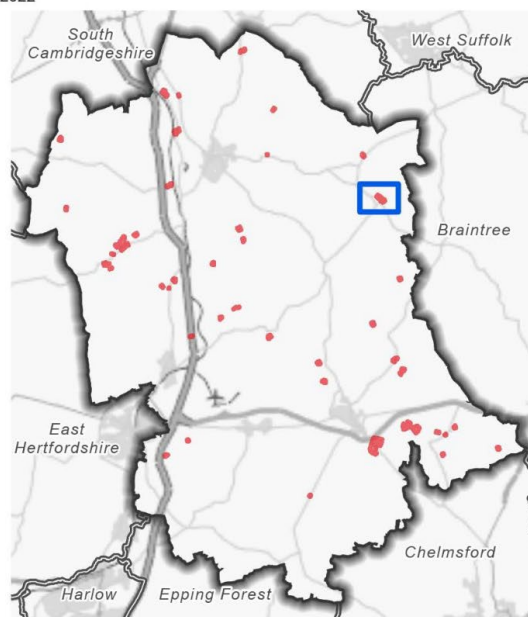
Landscape Character Area: A3 Pant River Valley, B2 Hempstead Farmland Plateau

Figure C.23: Map of Great Sampford 003 RES



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-  Uttlesford District boundary
-  Other local authorities
- Phase 3 Parcel**
-  GtSampford 003 RES



## Landscape character analysis

### Physical and natural character

**C.138** A large arable field with a rising landform from 75 metres in the south-east to 90 metres AOD in the west. The site has strong hedgerow boundaries, with some fragmentation in the north. There are no recorded semi-natural habitats.

- Moderate

### Historic landscape character

**C.139** There are no recorded heritage assets or historic field patterns. Grade II listed Gill Mill Cottages are adjacent to the site, but there is limited intervisibility due to the strong hedgerow boundary along Sparepenny Lane South.

- Low-moderate

### Settlement character

**C.140** The historic linear settlement pattern of Great Sampford has expanded east along the B1053 and north along Sparepenny Lane South. The site would be at odds with the largely linear character of the village, and would be perceived as settlement advancement into the countryside. Development of the site would extend Great Sampford above the River Pant valley into the plateau landscape.

- Moderate-high



## Visual character

**C.141** Public rights of way along the eastern, western and southern boundaries provide views into the site, although these are partially limited by the enclosing hedgerow boundaries. There are some views across the site to the settlement edge on Sparepenny Lane South from Parsonage Farm Lane, as the lane rises up the plateau.

- Moderate-high

## Perceptual and scenic qualities

**C.142** A rural, tranquil landscape with a good experience of dark skies, and few modern human influences.

- Moderate-high

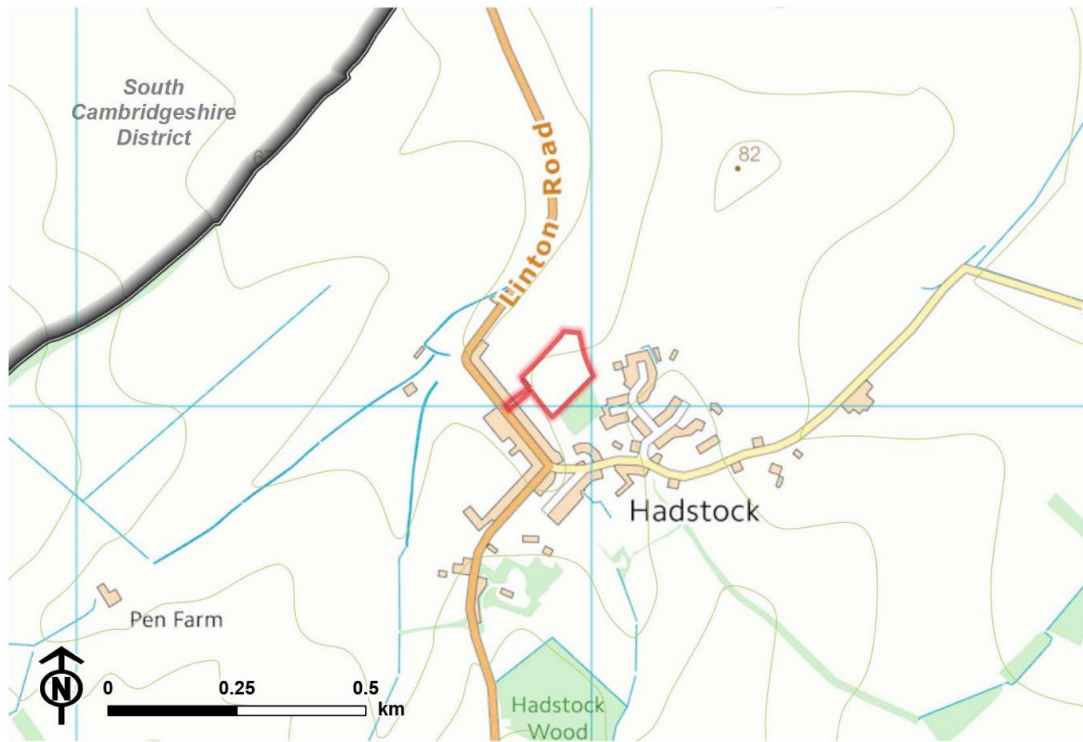
## Overall landscape sensitivity to residential development

The site is considered to have moderate-high sensitivity to development due to the rising topography, limited relationship with Great Sampford, views from public rights of way and lanes, and rural character. The absence of any recorded semi-natural habitats or heritage assets reduces sensitivity.




## Hadstock (Site ID: Hadstock 001 RES)

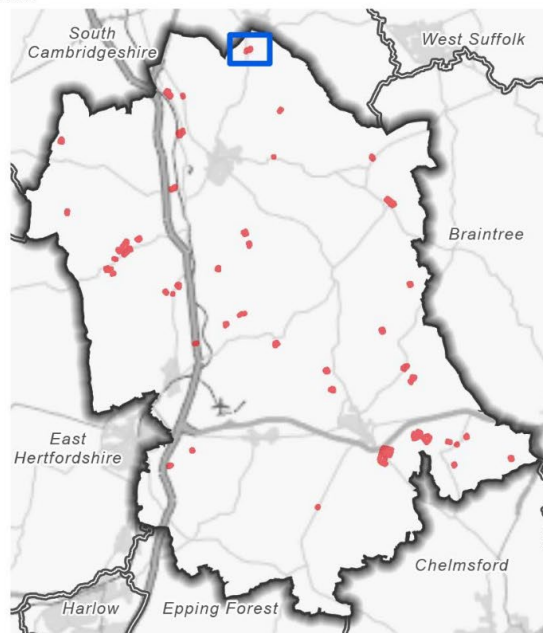
Landscape Character Area: B1 Ashton Farmland Plateau

Figure C.24: Map of Hadstock 001 RES



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-  Uttlesford District boundary
-  Other local authorities
- Phase 3 Parcel**
-  Hadstock 001 RES



## Landscape character analysis

### Physical and natural character

**C.143** A moderately sloping field, between 70 and 75 metres AOD. It is currently used as pasture. Hedgerows in good condition enclose the site, but no areas of priority habitat have been designated within or adjacent to the site.

- Moderate

### Historic landscape character

**C.144** There are no recorded historical or cultural assets within the site boundary. The south of the site lies within the Hadstock Village Conservation Area, which increases sensitivity to development. Hadstock contains a number of Grade II listed buildings, however, visual connection to the site is limited by hedgerows and garden vegetation.

- Moderate-high

### Settlement character

**C.145** The original settlement pattern of Hadstock has been partially altered by infill development on Moules Lane and Bilberry End but is otherwise little changed. The site is set slightly back from Linton Road. Development on the site would alter the historic linear settlement pattern along Linton Road, although would not represent a step-change in the overall settlement form.

- Moderate

## Visual character

**C.146** Views into and out of the site are limited by mature trees and hedgerow along the B1502, internal field boundaries and surrounding garden vegetation. Existing development also limits views into the site, resulting in an enclosed character. There is no public access to the site, or views from public right of way into the site.

- Low

## Perceptual and scenic qualities

**C.147** The site has moderately dark skies, although its location within Hadstock lessens this quality. Proximity to the B1502 and existing development results in moderate levels of tranquillity. The site lies within a rural village and therefore has some aspects of rurality.

- Moderate

## Overall landscape sensitivity to residential development

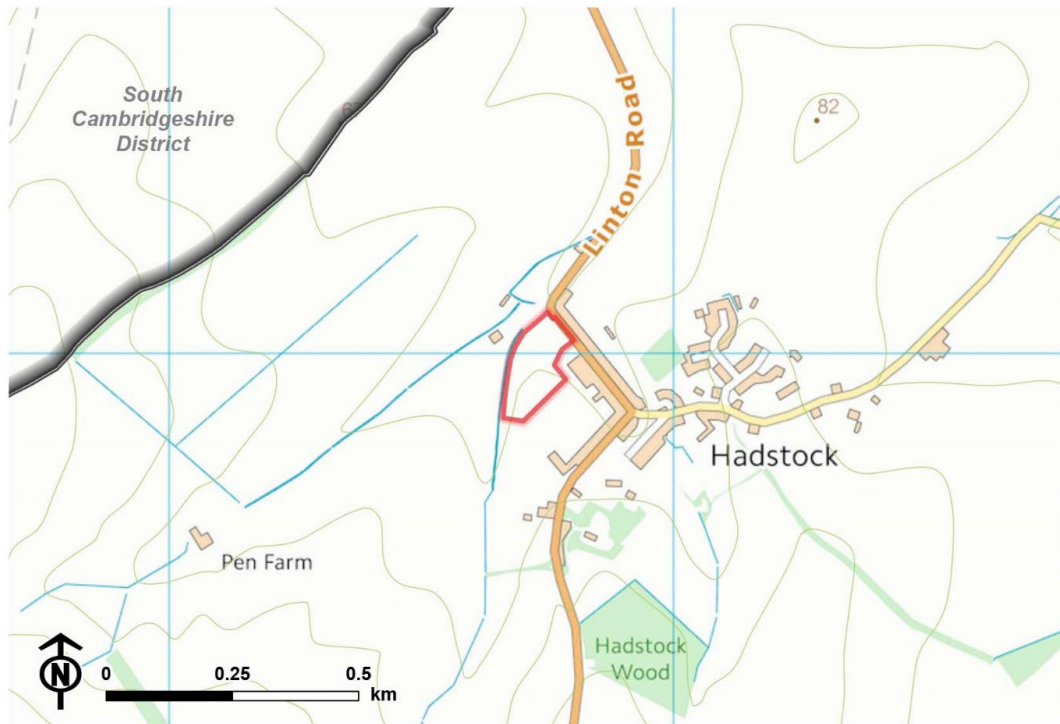
**C.148** The site is assessed as having moderate landscape sensitivity, due to the enclosed nature of the site, lack of recorded heritage features, and proximity to existing development. Sensitive features include the site's role in the historic settlement pattern, its location within the Conservation Area, and overall rural and tranquil character of Hadstock village.

- Moderate




## Hadstock (Site ID: Hadstock 002 RES)

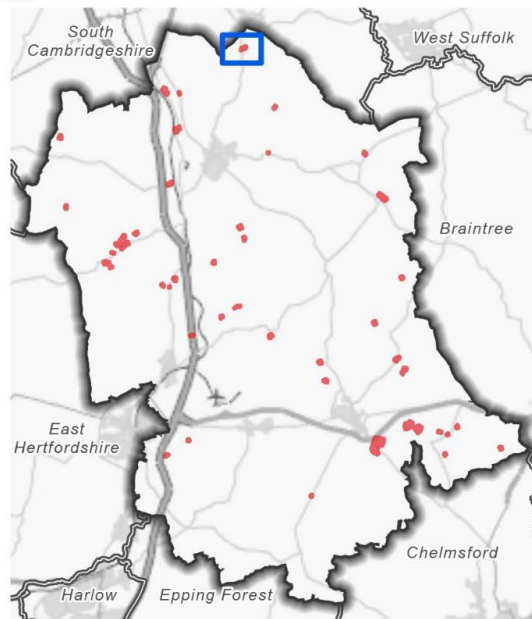
Landscape Character Area: B1 Ashton Farmland Plateau

Figure C.25: Map of Hadstock 002 RES



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-  Uttlesford District boundary
-  Other local authorities
- Phase 3 Parcel**
-  Hadstock 002 RES



## Landscape character analysis

### Physical and natural character

**C.149** A slightly sloping field from 65 to 70 metres AOD. The site is currently in use for horse grazing. Mature trees and hedgerows enclose the site to the north-east, north-west and south, whilst a small stream also follows the western boundary. The hedgerow has been removed along the eastern boundary, replaced with pony tape. No areas of priority habitat have been identified within or adjacent to the site.

- Low-moderate

### Historic landscape character

**C.150** There are no recorded historical or cultural assets within the site boundaries. The site is adjacent to the Hadstock Village Conservation Area, and the Grade II listed Yew Farmhouse is in close proximity to the site.

- Moderate

### Settlement character

**C.151** The original settlement pattern of Hadstock arranged around the church, Hadstock Manor and the village green has been partially altered by infill development on Moules Lane and Bilberry End but is otherwise little changed. Development on the site would alter the linear settlement pattern along Linton Road. The site makes a positive contribution to the rural setting of Hadstock.

- Moderate-high

## Visual character

**C.152** A public right of way follows the western boundary of the site, with intermittent views into the site. There are no hedgerows or internal field boundaries along the eastern edge, but views across the site from the public right of way are screened by existing vegetation. The site is not prominent within the wider landscape, and views from Linton Road are limited by the mature hedgerows and the slightly rising landform.

- Moderate

## Perceptual and scenic qualities

**C.153** The site has an open and rural character. The area is characterised by dark skies, and is surrounded by undeveloped countryside to the south and west. Proximity to the B1502 and Hadstock results in lower levels of tranquillity.

- Moderate

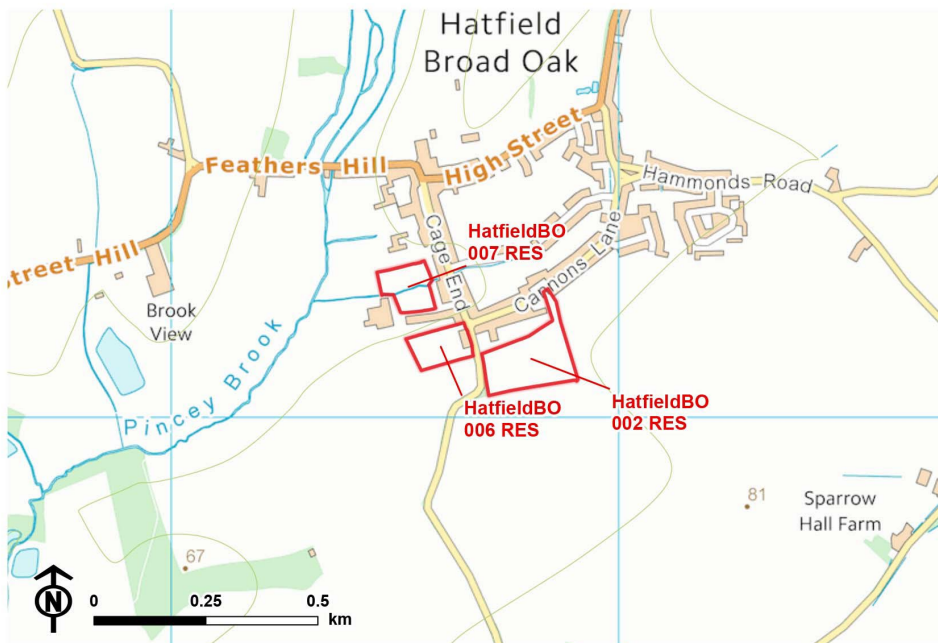
## Overall landscape sensitivity to residential development

The site has moderate landscape sensitivity, due to its setting within undeveloped countryside, and proximity to Hadstock Conservation Area with its historic settlement pattern. Sensitive features include the visually open character of the site and views from the adjacent public right of way.




# Hatfield Broad Oak (Site ID: Hatfield Broad Oak 002 RES, 006 RES, 007 RES)

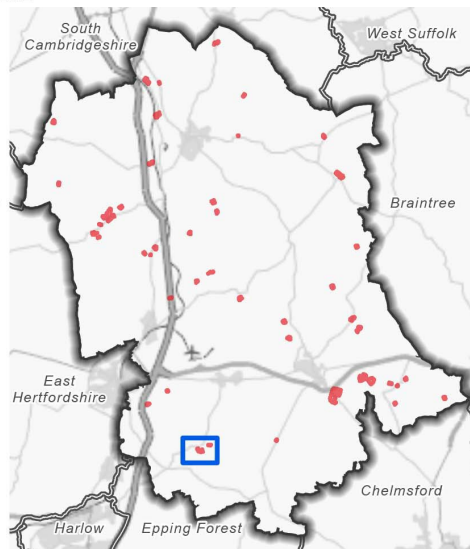
Landscape Character Area: B9 Roding Farmland Plateau

Figure C.26: Map of Hatfield Broad Oak 002 RES, 006 RES, 007 RES



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-  Uttlesford District boundary
-  Other local authorities
- Phase 3 Parcel**
-  HatfieldBO 002, 006, 007 RES





## Landscape character analysis

### Physical and natural character

**C.154** A generally flat landscape, between 70 metres and 75 metres AOD. Site 002 is in arable use, while sites 006 and 007 are used for pasture, including horse grazing.

**C.155** Hedgerows line the site boundaries along Cage End, and garden vegetation run along the boundary with existing development. No areas of priority habitat have been recorded within or adjacent to the sites. However, the Mus Brook runs through site 007 and there is associated riparian vegetation along its course, which increases its sensitivity.

- Low-moderate

### Historic landscape character

**C.156** There are no recorded historical or cultural assets within the site boundary. The historic core of Hatfield Broad Oak lies to the north of the sites. Hatfield Broad Oak Conservation Area lies within 25 metres of site 007, however there is limited intervisibility due to existing modern development and garden vegetation.

- Low

### Settlement character

**C.157** The original settlement pattern of Hatfield Broad Oak, based around the crossroads of Feathers Hill, High Street and Cage End, has been altered by significant infill between Cage End and Hammonds Road. Development on sites 006 and 007 could also be seen as infill development, and would relate well to development on New Bury Meadow.

## Appendix C Landscape sensitivity proformas

**C.158** Development on site 002 would represent more of an advancement into the countryside, although not a step-change in settlement form. The mature hedgerows and vegetation along Cage End on the boundary of site 002 contribute to the rural setting of Hatfield Broad Oak, which increases sensitivity.

**C.159** None of the sites contribute to the separation of settlements.

- Low-moderate

### Visual character

**C.160** The sites have some open and some enclosed areas. Views from Cage End into and out of the sites are generally limited by mature vegetation, internal field boundaries, surrounding garden vegetation, and in site 007 vegetation along the Mus Brook. However, a footpath runs along the south of site 007, and the Three Forests Way promoted route runs along the east of site 002, with clear views into these sites. A footpath runs to the west of site 006, although views into the site are limited by hedgerows.

- Moderate

### Perceptual and scenic qualities

**C.161** Hatfield Broad Oak is a rural village, and there are minimal human influences and activity. Proximity to Hatfield Broad Oak reduces tranquillity and dark skies to some extent.

- Moderate-high

## Overall landscape sensitivity to residential development

Sites 006 and 007 are assessed as having low-moderate landscape sensitivity, due to the semi-enclosed nature of the sites, lack of recorded heritage features, and proximity to existing development. Sensitive features include the Mus Brook in site 006, mature vegetation along the site boundaries and views into the sites from local public rights of way.

Site 002 is assessed as having moderate-high landscape sensitivity, as it contributes to the rural setting of Hatfield Broad Oak and has clear views into the site from the promoted Three Forests Way.




# Hatfield Broad Oak (Site ID: Hatfield Broad Oak 008 RES)

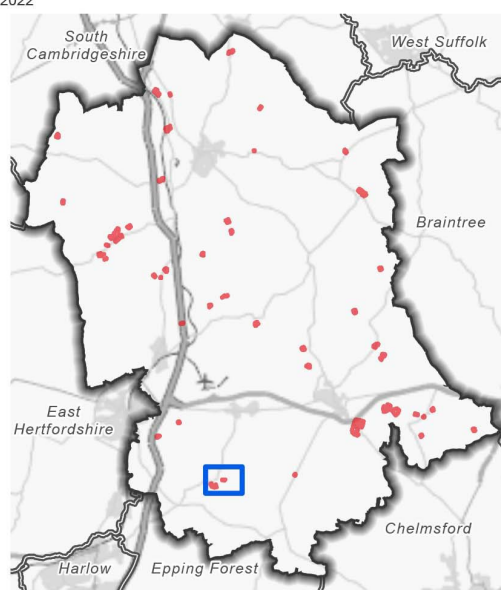
Landscape Character Area: B(Roding Farmland Plateau)

Figure C.27: Map of Hatfield Broad Oak 008 RES



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-  Uttlesford District boundary
-  Other local authorities
- Phase 3 Parcel**
-  HatfieldBO 008 RES



## Landscape character analysis

### Physical and natural character

**C.162** The pasture field is generally flat, around 80 metres AOD. There are strong hedgerow boundaries to the north, south and west, and a small pond in the east. However, no areas of priority habitat have been recorded within or adjacent to the site.

- Low-moderate

### Historic landscape character

**C.163** There are no recorded historical or cultural assets within the site boundary. An archaeological site is adjacent to the eastern boundary.

- Low

### Settlement character

**C.164** The original settlement pattern of Hatfield Broad Oak, based around the crossroads of Feathers Hill, High Street and Cage End has been altered by significant infill between Cage End and Hammonds Road. Development on this site would continue existing linear development on Hammonds Road. Development would increase the size of Hatfield Broad Oak; however it would not represent a step-change in settlement form. The site forms part of the rural setting to Hatfield Broad Oak, although this would not be lost if the site were developed as the land to the south of Hammonds Road remains open countryside. The site does not contribute to the separation of settlements.

- Low-moderate

## Visual character

**C.165** Views into and out of the site are semi-enclosed by mature hedgerows along Hammonds Road, and there are no public rights of way through the site. Oblique views into the site are possible from Crabbs Green to the east and from a footpath to the north of the site.

- Moderate

## Perceptual and scenic qualities

**C.166** Hatfield Broad Oak is a rural village, and there are minimal human influences and activity. Proximity to Hatfield Broad Oak reduces tranquillity and dark skies to some extent.

- Moderate-high

## Overall landscape sensitivity to residential development

The site is assessed as having moderate landscape sensitivity, due to the lack of recorded heritage features, limited semi-natural habitats, and proximity to existing development. Sensitive features include the rural character of the site, rural setting it provides to Hatfield Broad Oak and views into the site from nearby local roads and public rights of way.




## Hempstead (Site ID: Hempstead 001 RES)

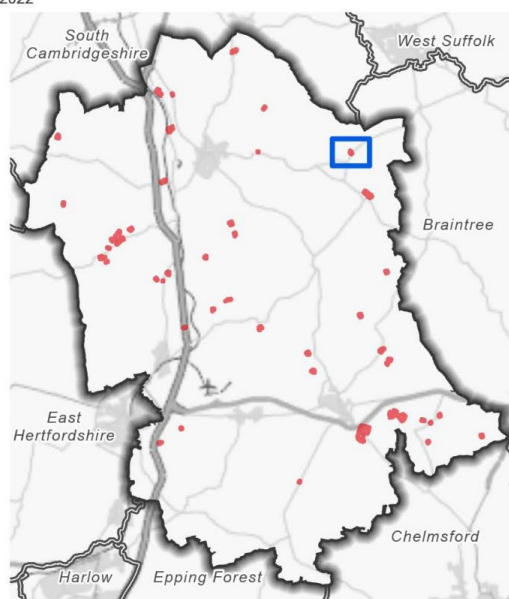
Landscape Character Area: B2 Hempstead Farmland Plateau

Figure C.28: Map of Hempstead 001 RES



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-  Uttlesford District boundary
-  Other local authorities
- Phase 3 Parcel**
-  Hempstead 001 RES



## Landscape character analysis

### Physical and natural character

**C.167** A flat grassland field lying at 100 metres AOD. It is currently ungrazed. The site is enclosed on all four edges by mature trees which provide small-scale landscape features. A small area of good quality semi-improved grassland priority habitat lies adjacent to the north-west of the site.

- Moderate

### Historic landscape character

**C.168** There are no recorded cultural or heritage features within the site boundary. There is a Grade II listed building (Fanes Cottage) adjacent to the south-east of the site, however intervisibility is limited by garden vegetation and mature trees. Hempstead Conservation Area lies 150 metres south-west of the site.

- Low-moderate

### Settlement character

**C.169** The site contributes to the rural character of the settlement.

**C.170** Hempstead has a linear settlement pattern, and development of the site would not represent a step-change in settlement form. The existing field boundaries would help to integrate new development into the landscape.

- Low-moderate



## Visual character

**C.171** The site is not visually prominent due to the presence of mature trees along its boundaries, and its location set back from High Street/B1054. Existing properties on High Street which back onto the site experience some glimpsed views into the site, although these are mainly screened by vegetation.

**C.172** There are open views across the site from a public right of way that runs along the north-western and western edges of the site.

- Moderate

## Perceptual and scenic qualities

**C.173** The site has a rural character as a result of the surrounding agricultural land use and limited modern development in Hempstead. It is characterised by dark night skies and experiences high levels of tranquillity.

- Moderate

## Overall landscape sensitivity to residential development

The site is assessed as having low-moderate sensitivity to development.

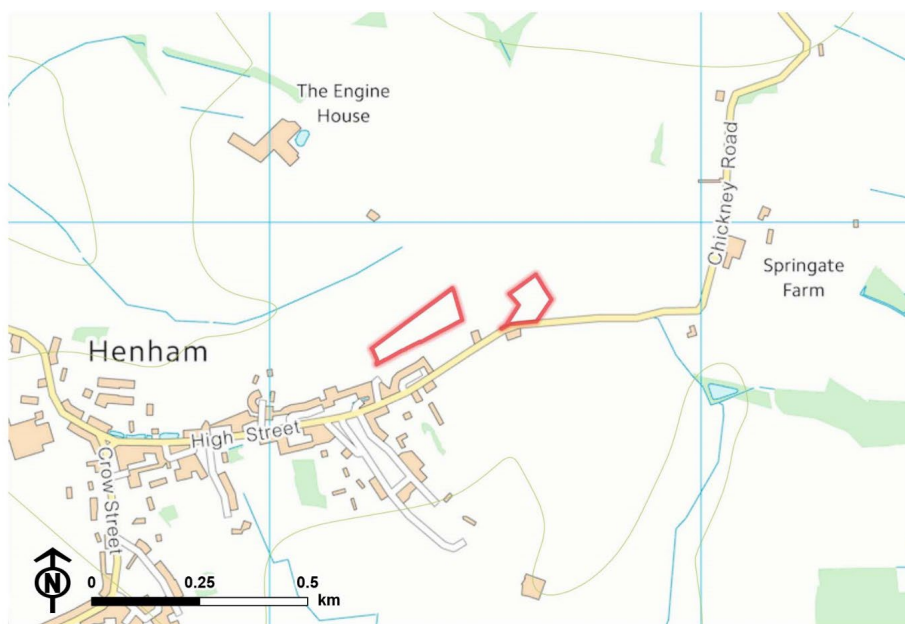
More sensitive features include the undeveloped character of the site, and the rural setting it provides to existing settlement in Hempstead.

Development of the site would not be at odds with the historical linear settlement character of Hempstead and there is limited visibility of the site within the wider landscape.




## Henham (Site ID: Henham 003 RES, 005 RES)

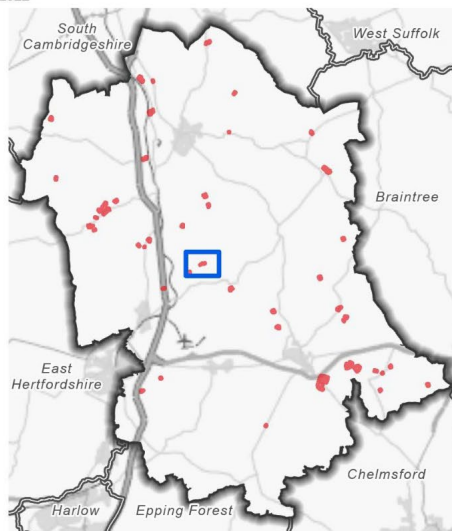
Landscape Character Area: B5 Broxted Farmland Plateau, B4 Thaxted Farmland Plateau

Figure C.29: Map of Henham 003 RES, 005 RES



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-  Uttlesford District boundary
-  Other local authorities
- Phase 3 Parcel**
-  Henham 003. 005 RES



## Landscape character analysis

### Physical and natural character

**C.174** Site 005 is a small arable field on the edge of new development at Maitland Close off Chickney Road, while site 003 is part of a larger arable field to the north of the development. Both sites are relatively flat, approximately 115 metres AOD. Gappy hedgerows and trees mark the north-east, north-west and southern boundaries of site 005. The southern edge of Site 003 is marked by gappy hedgerows, and garden vegetation and fencing from existing development, and intact hedgerows mark the eastern boundary.

- Moderate

### Historic landscape character

**C.175** Henham Conservation Area lies to the west of the sites, 50 metres from Site 003 and 300 metres from Site 005. A number of Grade II listed buildings lie 150 metres to the south-west of Site 003, but with limited intervisibility.

- Low-moderate

### Settlement character

**C.176** Henham has a loosely linear historic settlement form with treed wide green-like verges, with development concentrated along Church Street, Crow Street and the High Street. More recent development has extended south and to the east along Chickney Road and has slightly diluted the settlement pattern. Development on both sites extend development north and east but would not constitute a step-change in settlement form.

## Appendix C Landscape sensitivity proformas

**C.177** Both sites provide a rural approach to Henham from the east. Site 005 would provide opportunities to soften and integrate the settlement edge at Maitland Close and Blossom Place to the south of Chickney Road.

- Moderate

### Visual character

**C.178** Site 003 has a semi-enclosed character, with intermittent views from Chickney Road, screened by existing development and mature vegetation.

**C.179** Site 005 is more open, as hedgerows have largely been lost along Chickney Road. Relatively flat landforms provide little visual prominence within the wider landscape.

**C.180** Footpaths pass along the eastern edges of both sites, allowing open views into the sites.

- Moderate

### Perceptual and scenic qualities

**C.181** The sites have a rural character as a result of agricultural land use and experience of dark skies. Moderate auditory impacts from Stansted Airport (4.5 kilometres south) decrease tranquillity.

- Moderate

## Overall landscape sensitivity to residential development

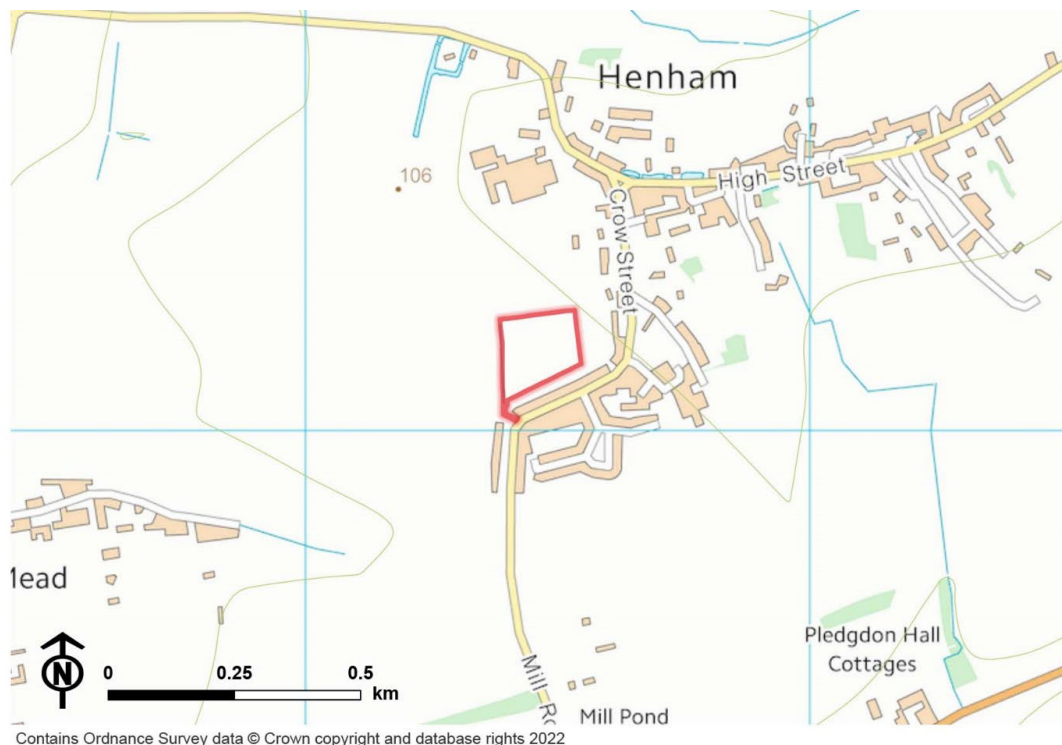
Overall, the sites are assessed as having low-moderate sensitivity to development. Development on the sites would not be at odds with the existing settlement pattern, no cultural heritage features are within the sites, vegetation and existing development screen visibility from Chickney Road, and both occupy positions of limited prominence within the wider landscape.




Sensitive features include the views in from nearby footpaths and the rural approach the sites provide to the village.

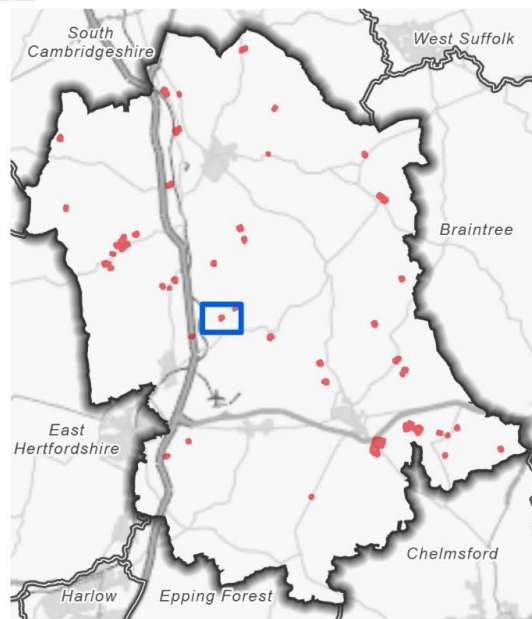
## Henham (Site ID: Henham 008 RES)

Landscape Character Area: B5 Broxted Farmland Plateau

Figure C.30: Map of Henham 008 RES



-  Uttlesford District boundary
-  Other local authorities
- Phase 3 Parcel**
-  Henham 008 RES



## Landscape character analysis

### Physical and natural character

**C.182** The site comprises a small arable field, surrounded by larger arable fields to the west and north. Sparse, low hedgerows separate the site from open countryside to the west, and mature trees and intact hedgerows line the north edge. Existing development to the east and south is screened by fencing, gappy hedgerows and intermittent trees.

- Low-moderate

### Historic landscape character

**C.183** No cultural or heritage features are recorded within the site boundaries. The site abuts the Henham Conservation Area to the north, increasing sensitivity to development. A cluster of Grade II listed buildings lie to the east, with limited intervisibility. There are some views to the church tower of St Mary the Virgin, Henham the north.

- Moderate-low

### Settlement character

**C.184** Henham has a loosely linear historic settlement form with treed wide green-like verges, with development concentrated along Church Street, Crow Street and the High Street. More recent development has extended south with infill development on Vernon's Close and School Lane. The site is located behind a row of residential properties along Mill Road.

**C.185** The site contributes to the rural setting of Henham. Development would alter the historical settlement form by creating additional infill development, impinging on the historic environment.

- Moderate-high

## Visual character

**C.186** The site has a partially enclosed character, with existing development and mature vegetation screening the site from the south, north and east. Views from Mill Road and Crow Street are limited.

**C.187** Field boundaries have been largely lost on the western boundary and allow open views into the site from the public right of way which runs along the western boundary. There are views west from the site to wooded horizons. Views into the site are also possible from Old Mead Lane to the south-west.

- Low-moderate

## Perceptual and scenic qualities

**C.188** The site has a rural character, although noise from Stansted Airport reducing the sense of tranquillity

- Moderate

## Overall landscape sensitivity to residential development

Overall, the site has moderate sensitivity to residential development. Development on the site would be at odds with the loose and open settlement form of Henham, and would introduce additional infill along Mill Road, encroaching on the rural setting of Henham.



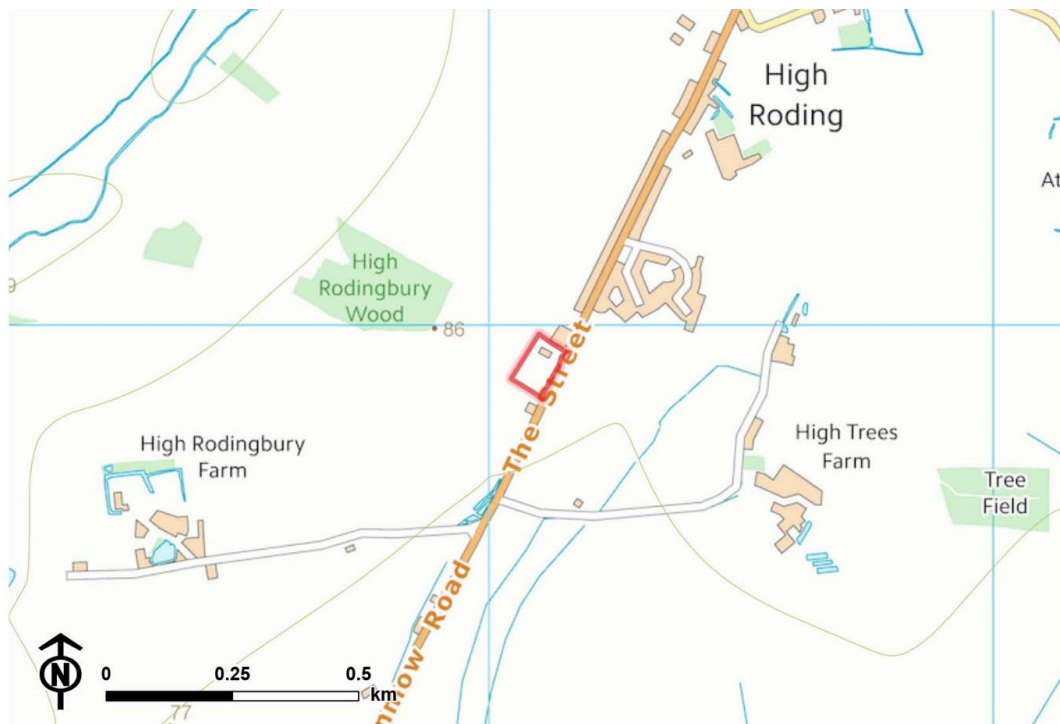
## **Appendix C** Landscape sensitivity proformas

However the semi-enclosed visual character, lack of heritage features, and simple landform of the site reduce sensitivity overall.




## High Roding (Site ID: High Roding 001 RES)

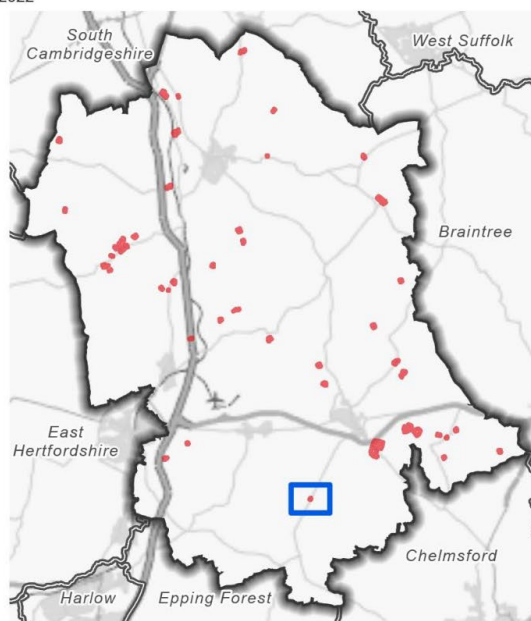
Landscape Character Area: B9 Roding Farmland Plateau

Figure C.31: Map of High Roding 001 RES



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-  Uttlesford District boundary
-  Other local authorities
- Phase 3 Parcel**
-  HighRdg 001 RES



## Landscape character analysis

### Physical and natural character

**C.189** A flat open site, part of a larger arable field lying at 85 metres AOD with no valued landscape features. A small area of deciduous woodland priority habitat (High Rodingbury Wood) is located 190m north-west of the site.

- Low-moderate

### Historic landscape character

**C.190** The site is adjacent to the southern edge of High Roding Conservation Area, which contains a number of listed buildings. There are listed buildings either side of the site, and a Grade II listed Farmhouse located 820 metres to the south-west, all with some intervisibility towards the site.

- Moderate

### Settlement character

**C.191** Although the site contributes to the rural setting of High Roding, development of the site would be in keeping with the traditional linear settlement form of High Roding.

- Moderate

### Visual character

**C.192** There are open views across the site as a result of the flat landform and limited vegetation cover, including from the public rights of way which run to the north-west and south-west, and from The Street/B184.

- Moderate

## Perceptual and scenic qualities

**C.193** The site has a rural character and with a strong experience of dark skies although tranquillity is disrupted locally by its proximity to the B184.

- Moderate-high

## Overall landscape sensitivity to residential development

Overall the site has a moderate sensitivity to development due to the simple landform with limited landscape features which reduce sensitivity. Features of higher sensitivity include open views into the site, proximity to the Conservation Area and listed buildings and the rural character.




# Langley (Site ID: Langley 003 RES)

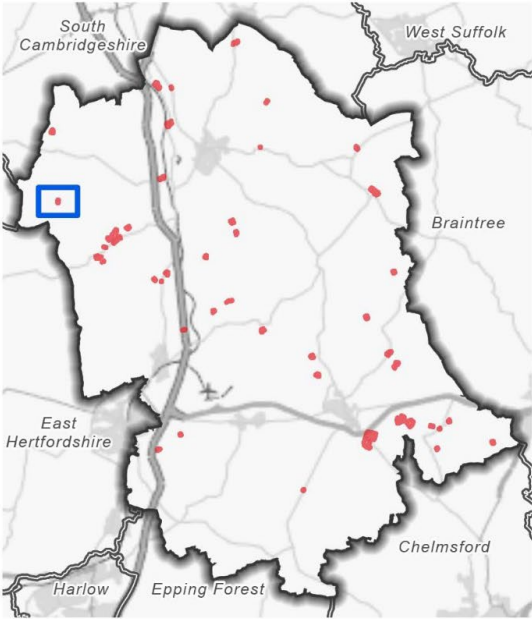
Landscape Character Area: C3 Langley Chalk Upland

Figure C.32: C3 Langley 003 RES



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-  Uttlesford District boundary
-  Other local authorities
- Phase 3 Parcel**
-  Langley 003 RES



## Landscape character analysis

### Physical and natural character

**C.194** The site gently undulates between approximately 130 metres AOD and 135 metres AOD. The land comprises a pasture field with open boundaries to large arable fields to the east. Dense vegetation and a grassy verge line the west edge (not priority habitat), between the site and Bull Lane, and mature trees and garden vegetation line the northern and southern boundaries.

- Low-moderate

### Historic landscape character

**C.195** No heritage assets are recorded within site boundaries. A cluster of listed buildings with thatched roofs lie 50 metres to the west, across Bull Lane. Mature trees and roadside vegetation screen the site, providing limited intervisibility.

- Low-moderate

### Settlement character

**C.196** Langley retains a strongly linear settlement form, arranged along Bull Lane. Development on the site is slightly set back from the main road, however the shape and scale of the proposed site would not be at odds with existing settlement form.

**C.197** However, the site contributes to the rural setting and dispersed settlement form of Langley, and there are no boundary feature containing the site from wider open countryside to the east.

- Moderate

## Visual character

**C.198** Mature vegetation providing partial screening to Bull Lane and existing residences to the north and south.

**C.199** The site is open to the east, with clear views into the site from a footpath passing along the eastern edge and long views to the east across the undulating landscape. There are views from the Harcamlow Way to the east into the site.

- Moderate-high

## Perceptual and scenic qualities

**C.200** The site is rural and retains a strongly tranquil character, with an experience of dark skies.

- Moderate-high

## Overall landscape sensitivity to residential development

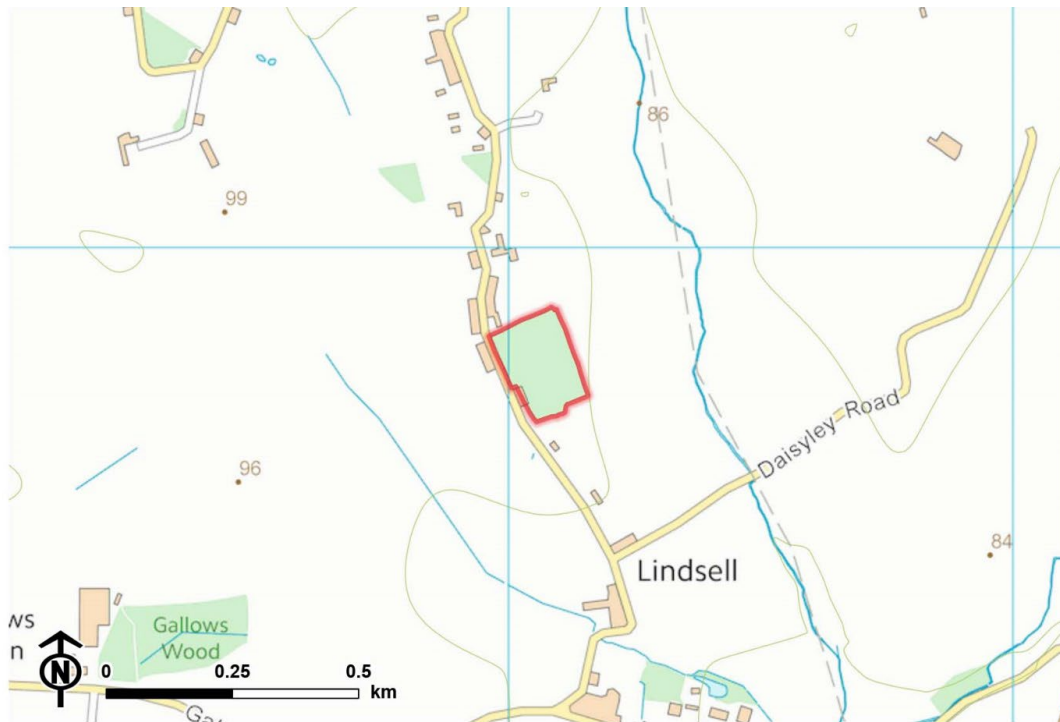
Overall, the site is assessed as having moderate sensitivity to development. It has little time-depth, and would not significantly impact the historic settlement pattern.

However, the site is visually open particularly to the east, retains high levels of tranquillity, and contributes to the rural, undeveloped character of Langley.




## Lindsell (Site ID: Lindsell 001 RES)

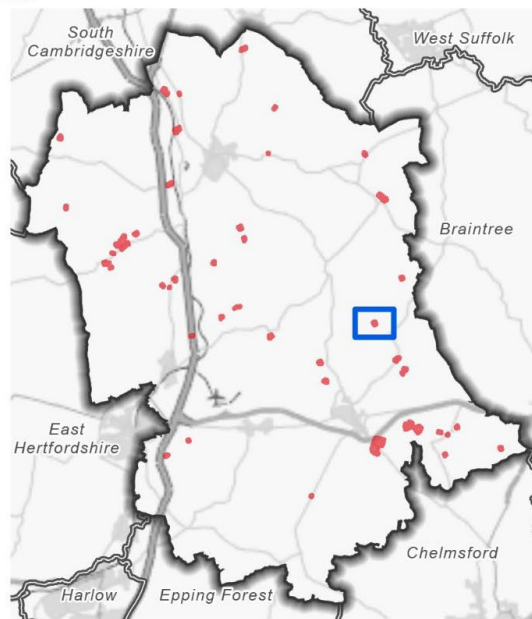
Landscape Character Area: B6 Lindsell Farmland Plateau

Figure C.33: Map of Lindsell 001 RES



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-  Uttlesford District boundary
-  Other local authorities
- Phase 3 Parcel**
-  Lindsell 001 RES





## Landscape character analysis

### Physical and natural character

**C.201** The site comprises a gently sloping block of woodland, between 90 metres AOD and 95 metres AOD, sloping to the east towards Daisley Brook. Dense, mature trees cover the entirety of the site, and are designated priority habitat deciduous woodland. A small watercourse is associated with the sloping landform, 250 metres to the east.

- High

### Historic landscape character

**C.202** There are no recorded heritage or cultural features within the site boundaries. A Grade II listed building, Old Crown House, is adjacent to the site with limited intervisibility, due to the dense vegetation of the site.

- Low-moderate

### Settlement character

**C.203** Lindsell lies to the south of the site, centred around the Church of St Mary the Virgin. Low-density dispersed ribbon development has extended north. The site provides separation between the different blocks of development along the road, and if developed would coalesce these properties.

- Moderate

## Visual character

**C.204** The landform slopes down away from the site to open countryside in the east, placing the site in a visually prominent position within the wider landscape. A public right of way running to the south of the site and another to the west have clear views to the site.

- High

## Perceptual and scenic qualities

**C.205** The site has a wooded character and provides a rural setting to the surrounding low-density settlement. The site is tranquil and characterised by dark-night skies.

- Moderate-high

## Overall landscape sensitivity to residential development

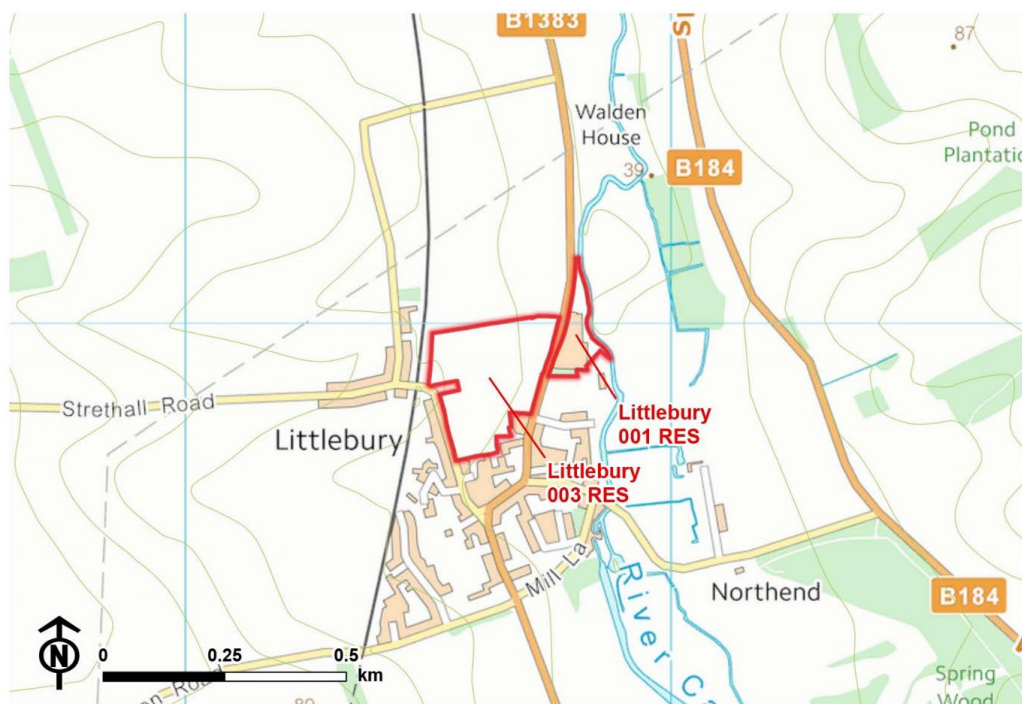
Overall, the site is assessed as high sensitivity to development. The site is designated priority habitat and comprises one of the few blocks of woodland in the open arable landscape, providing diversity and important habitat within a primarily agricultural landscape. Development on the site would impact the historically dispersed settlement form, increasing perception of ribbon development within Lindsell. Within the wider landscape, the site is visually prominent, with clear views of the site from a public right of way to the east.




Features of lower sensitivity include the absence of heritage features within the site.

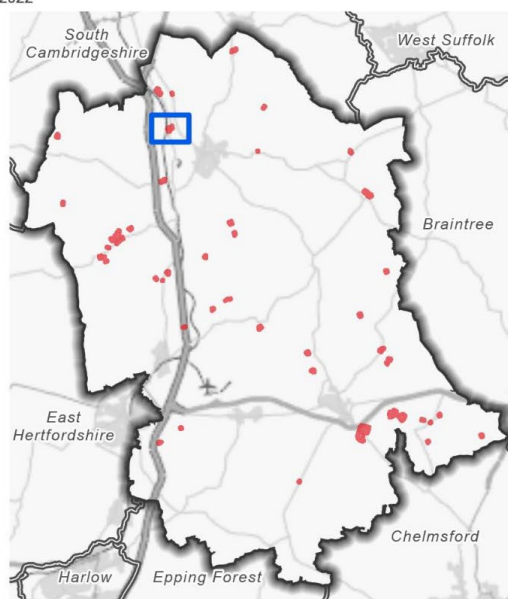
## Littlebury (Site ID: Littlebury 001 RES, 003 RES)

Landscape Character Area: A1 Cam River Valley

Figure C.34: Map of Littlebury 001 RES, 003 RES



-  Uttlesford District boundary
-  Other local authorities
- Phase 3 Parcel**
-  Littlebury 001, 003 RES



## Landscape character analysis

### Physical and natural character

**C.206** The sites straddle Cambridge Road (B1383) north of the village of Littlebury and slope to the east towards the River Cam, from 60 metres in the west to 45 metres AOD in the east.

**C.207** Site 001 is previously developed, with large warehouses and barns on the site, although mature trees and riparian vegetation on the eastern boundary where it meets the River Cam, and priority habitat floodplain grazing marsh to the north increases the sensitivity of these areas.

- Low-moderate

**C.208** Site 003 comprises sections of arable fields and a pasture field, with mature hedgerows on the southern and eastern boundaries, and internally.

- Moderate

### Historic landscape character

**C.209** There are no recorded cultural or heritage assets within the site boundaries. The Conservation Area of Littlebury lies to the south, although it is separated from the sites by existing modern development. A cluster of Grade II buildings are located to the south, with limited intervisibility. The site lies within 500 metres of Audley End Registered Park and Garden.

- Low-moderate

### Settlement character

**C.210** The village of Littlebury retains a historic nuclear settlement form.

## Appendix C Landscape sensitivity proformas

**C.211** Site 001 is already developed with existing farm buildings in commercial use, and further development would not significantly impact the settlement form or character.

- Low

**C.212** Site 003 is in arable and pasture use, contributing to the rural setting of Littlebury. Development on the site would constitute considerable expansion of the village. Although development of the site would not cross any major boundary features, it would reduce the rural approach to Littlebury from the north.

- Moderate-high

### Visual character

**C.213** Site 003 has a sloping landform with moderate visual prominence within the landscape. Thick, gappy hedgerows surround the site allowing intermittent views in from Cambridge/Strethall Road and surrounding residual properties. Where views are possible, there are long views across the site from Strethall Road over the Cam valley to the east.

- Moderate-high

**C.214** Site 001 is flatter, with riparian vegetation partially limiting views from the east. There are some views into the sites from Moreton Place to the north and Springwell Road to the east, across the Cam valley.

- Moderate

### Perceptual and scenic qualities

**C.215** The sites possess a rural character, although proximity to Littlebury and the M11 to the west impacts tranquillity in the area. Despite this, the sites

experience moderately dark skies, with minimal effects of light pollution. Electricity pylons are modern influences in the landscape.

- Low-moderate

### Overall landscape sensitivity to residential development

Site 001 is a brownfield site and has low-moderate sensitivity to development. However, sensitivity along the river floodplain is high and riparian habitats should be conserved.

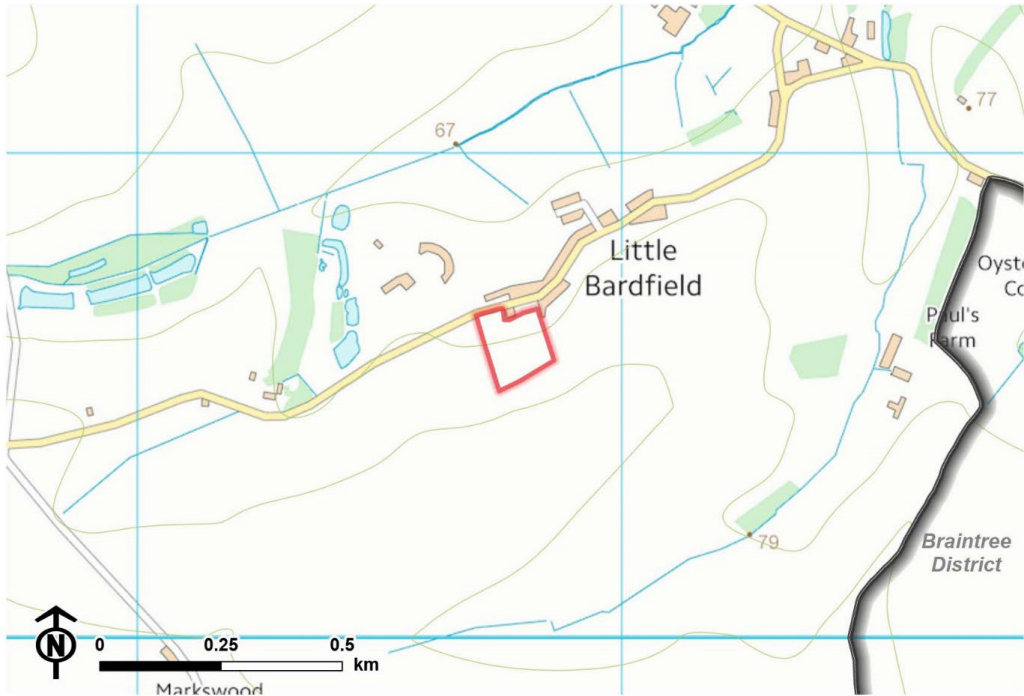
Site 003 is large, and development on its rural, undeveloped land would significantly impact the current settlement form of Littlebury, and would extend the village to the north. It has moderate-high sensitivity.

If both sites are developed in conjunction, cumulative impacts need to be considered.

# Little Bardfield (Site ID: Little Bardfield 002 RES)

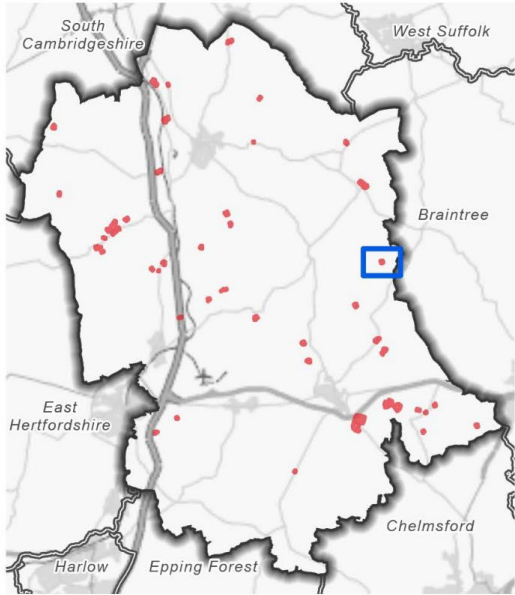
Landscape Character Area: B6 Lindsell Farmland Plateau

Figure C.35: Map of Little Bardfield 002 RES



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-  Uttlesford District boundary
-  Other local authorities
- Phase 3 Parcel**
-  LtBardfield 002 RES



## Landscape character analysis

### Physical and natural character

**C.216** A small, gently sloping landform rising from 80 to 85 metres AOD to the south. The site forms part of a larger arable field. Gappy roadside vegetation along the northern edge provides some small-scale landscape features, and field boundaries have been lost to the south, east and west.

- Low-moderate

### Historic landscape character

**C.217** There are no recorded heritage or cultural assets within the site. The Grade II listed Three Cottages lie adjacent to the north-east boundary, and a cluster of historic buildings centred around the Grade I listed Church of St Katherine lie to the north-west. Development of the site would impact the rural setting to the historic church.

- Moderate-high

### Settlement character

**C.218** Development in this site would have a poor relationship with the existing loose linear and low-density settlement pattern of Little Bardfield.

**C.219** The site contributes to the rural setting of the village and development may be perceived as encroachment into open countryside, as there are no enclosing boundary features to the south.

- Moderate-high



## Visual character

**C.220** The rising landform and limited hedgerows result in a visually open character. There are open views from the west along Bardfield Road into the site, although existing development screen views immediately to the east and north. The rising topography limits views from the south.

**C.221** A public right of way runs along the western boundary, and there are open views into the site from this footpath.

- Moderate

## Perceptual and scenic qualities

**C.222** The site is undeveloped and has a rural character as a result of its agricultural land use. The site is characterised by dark night skies and relatively high levels of tranquillity, reduced slightly by proximity to Bardfield Road.

- Moderate

## Overall landscape sensitivity to residential development

Overall, the site has a moderate-high sensitivity to development.

The site provides a rural setting to the village and to the church, has an open visual character and development would be at odds with the existing low-density linear settlement pattern.




## Little Chesterfield (Site ID: 002 RES)

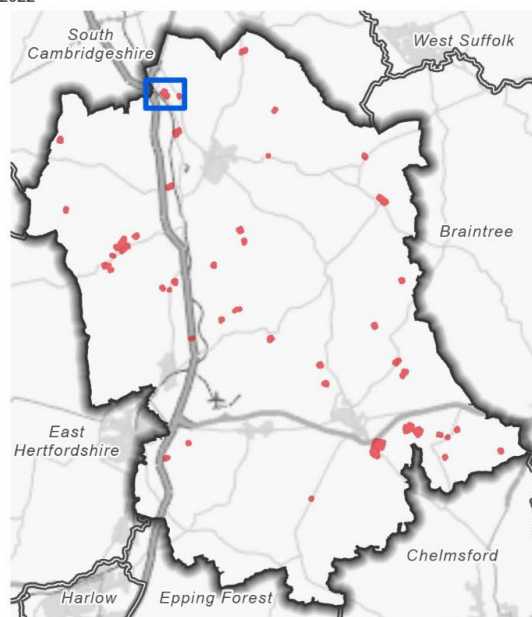
Landscape Character Area: A1 Cam River Valley

Figure C.36: Map of Little Chesterford 001 RES



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-  Uttlesford District boundary
-  Other local authorities
- Phase 3 Parcel**
-  LtChesterford 001 RES



## Landscape character analysis

### Physical and natural character

**C.223** The site slopes gently towards the River Cam to the east, and lies around 40 metres AOD. The majority of the site is currently in arable use, with grazing and riparian vegetation on the north-east edge along the River Cam. Low hedgerows enclose the site to the south-west, north-west, and south-east.

- Moderate

### Historic landscape character

**C.224** There are no recorded heritage or cultural assets within the site boundaries, however the site is located within an archaeological site. A Grade II listed building, the main building to Great Chesterford Railway Station, is located 250 metres to the east, although there is limited intervisibility.

- Low-moderate

### Settlement character

**C.225** Great Chesterford has a historic nucleated settlement pattern, located to the east of the River Cam, although this has been altered by development around the railway station to the west of the river. New development at Chesterford Meadows to the west of London Road has introduced further linear development outside of the historic core of Great Chesterford. Development of the site would increase development away from the historic Centre, further altering the settlement character through increased ribbon development along London Road. Development on the site would also result in a reduced gap between Great Chesterford and Little Chesterford.

## Appendix C Landscape sensitivity proformas

**C.226** The site contributes to the rural, open riverside backdrop to the village, and development of the site may impact this character.

- Moderate-high

### Visual character

**C.227** The relatively flat site and low hedgerows result in a very open character, with clear views into the site from London Road and residences to the west. Views from the north are screened by development and riparian vegetation along the River Cam.

**C.228** There are long views from the site to the east up the Cam valley slopes, with views across the site to the church tower of Great Chesterford (Grade I). Views from footpaths to the east are possible. Views to the south terminate in a wooded horizon.

- Moderate-high

### Perceptual and scenic qualities

**C.229** The site is influenced by close proximity to Great Chesterford, including new development at Chesterford Meadows, the railway line and M11, which impacts on the experience of dark skies and tranquillity as a result of proximity. However, the site retains an undeveloped, rural character, with agricultural land use and intact hedgerows.

- Moderate

## Overall landscape sensitivity to residential development

Overall this site is assessed as having moderate-high sensitivity to development.

The site has a rural, open character, and its open riverside location and associated riparian habitats, contributes to the rural setting of Great Chesterford. The site also contributes to the gap between Great and Little Chesterford. Development of the site would further alter the historic nucleated settlement pattern of Great Chesterford.

Sensitivity is lowered by the lack of heritage assets within the site, and its proximity to new development at Chesterford Meadows and the M11 which impacts its perceptual qualities.




## Little Chesterford (Site ID: Little Chesterford 002 RES)

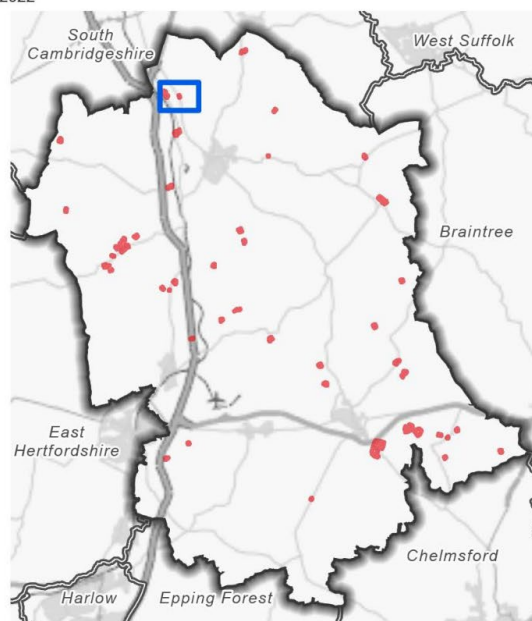
Landscape Character Area: A1 Cam River Valley

Figure C.37: Map of Little Chesterford 002 RES



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-  Uttlesford District boundary
-  Other local authorities
- Phase 3 Parcel**
-  LtChesterford 002 RES



## Landscape character analysis

### Physical and natural character

**C.230** The site is small and relatively flat, around 45 metres AOD. Scrub and deciduous woodland cover the site, identified as priority habitat deciduous woodland. Mature hedgerows to the north and west, and along Walden Road to the east enclose the site from the surrounding countryside. Mature trees and hedgerow to the south separate site from existing development.

- Moderate

### Historic landscape character

**C.231** There are no recorded heritage or cultural assets within the site boundaries. An archaeological site abuts the site to the north.

- Low

### Settlement character

**C.232** Little Chesterford has a historical linear settlement pattern, and is surrounded by rural farmland. Development on the site would be a continuation of the linear settlement pattern along Walden Road. The site does not make a significant contribution to the sense of separation between Great Chesterford and Little Chesterford.

- Low-moderate

## Visual character

**C.233** The site is flat and visually enclosed, bound by mature vegetation in all directions. A public right of way passes approximately 300 metres to the west, but boundary vegetation limits views into the site. There are glimpsed views from the edge of the site across the Cam valley to the west.

- Low-moderate

## Perceptual and scenic qualities

**C.234** The site has an experience of dark skies in the north, with lower levels in the south closer to Little Chesterford. Proximity to Walden Road and existing development reduce tranquillity.

- Low-moderate

## Overall landscape sensitivity to residential development

The site is assessed as having low-moderate sensitivity to development.

Sensitive features include the priority habitat deciduous woodland within the site.

Development of the site would not be at odds with the historic linear settlement character of Little Chesterford and there is limited visibility of the site within the wider landscape. Limited time-depth and perceptual qualities, also reduce sensitivity.






# Little Dunmow (Site ID: Little Dunmow 003 RES)

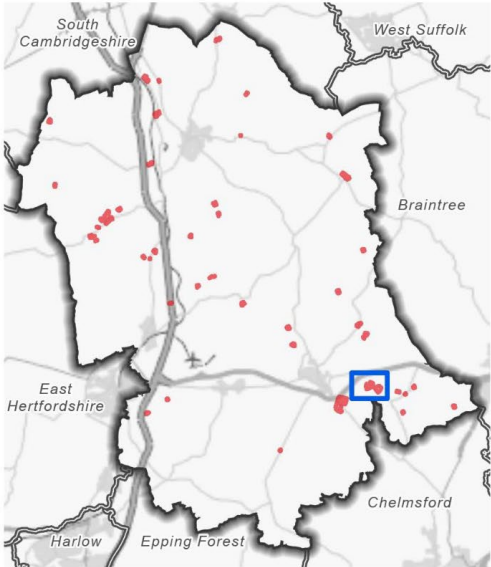
Landscape Character Area: A4 Upper Chelmer River Valley

Figure C.38: Map of Little Dunmow 003 RES



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-  Uttlesford District boundary
-  Other local authorities
- Phase 3 Parcel**
-  LtDunmow 003 RES



## Landscape character analysis

### Physical and natural character

**C.235** The site comprises a large arable field, and gently undulates between 65 metres AOD and 70 metres AOD.

**C.236** A copse of priority habitat deciduous woodland lies within site boundaries close to the southern edge. Tall, intact hedges and trees line the southern boundary, part of the Flich Way LNR.

**C.237** The northern edge of the site is bordered by a mix of scrub vegetation, and small residential developments, enclosed by fencing. The eastern edge of the site is bound by Station Road.

- Moderate-high

### Historic landscape character

**C.238** There are no recorded heritage or cultural assets within the site boundaries, although an archaeological site is adjacent to the southern edge. A cluster of Grade II listed cottages lie to the north-west, with limited intervisibility.

- Low-moderate

### Settlement character

**C.239** Little Dunmow has a historic dispersed settlement form, characterised by isolated farmsteads and settlements interspersed with open countryside. Development of the site would have no relationship with Little Dunmow, and would be perceived as a new settlement, in a similar manner to Flich Green to the south. The site provides a rural setting to Little Dunmow, and development

of the site would risk coalescence, or perceived coalescence of Little Dunmow and Flitch Green.

**C.240** Development on the site would, however, provide an opportunity to integrate the recent development at Cromwell Place into the wider landscape.

- High

### Visual character

**C.241** The site has a semi-open character, with clear views into and across the site from Station Road, and from neighbouring properties. A public right of way runs along the western boundary and through the site, connecting to the Flitch Way, which runs along the southern boundary. Mature vegetation provides partial screening to the south and north. The site does not occupy a visually prominent position within the landscape.

- Moderate

### Perceptual and scenic qualities

**C.242** Despite proximity to Flitch Green, the site retains a rural character due to its semi-open nature and agricultural land use. Traffic noise from Station Road and the A120 reduce levels of tranquillity.

- Moderate

## Overall landscape sensitivity to residential development

The site has moderate-high sensitivity to development. Little Dunmow has a historic dispersed settlement form, and the site occupies an important gap between settlements. Development would significantly increase the size of

## Appendix C Landscape sensitivity proformas

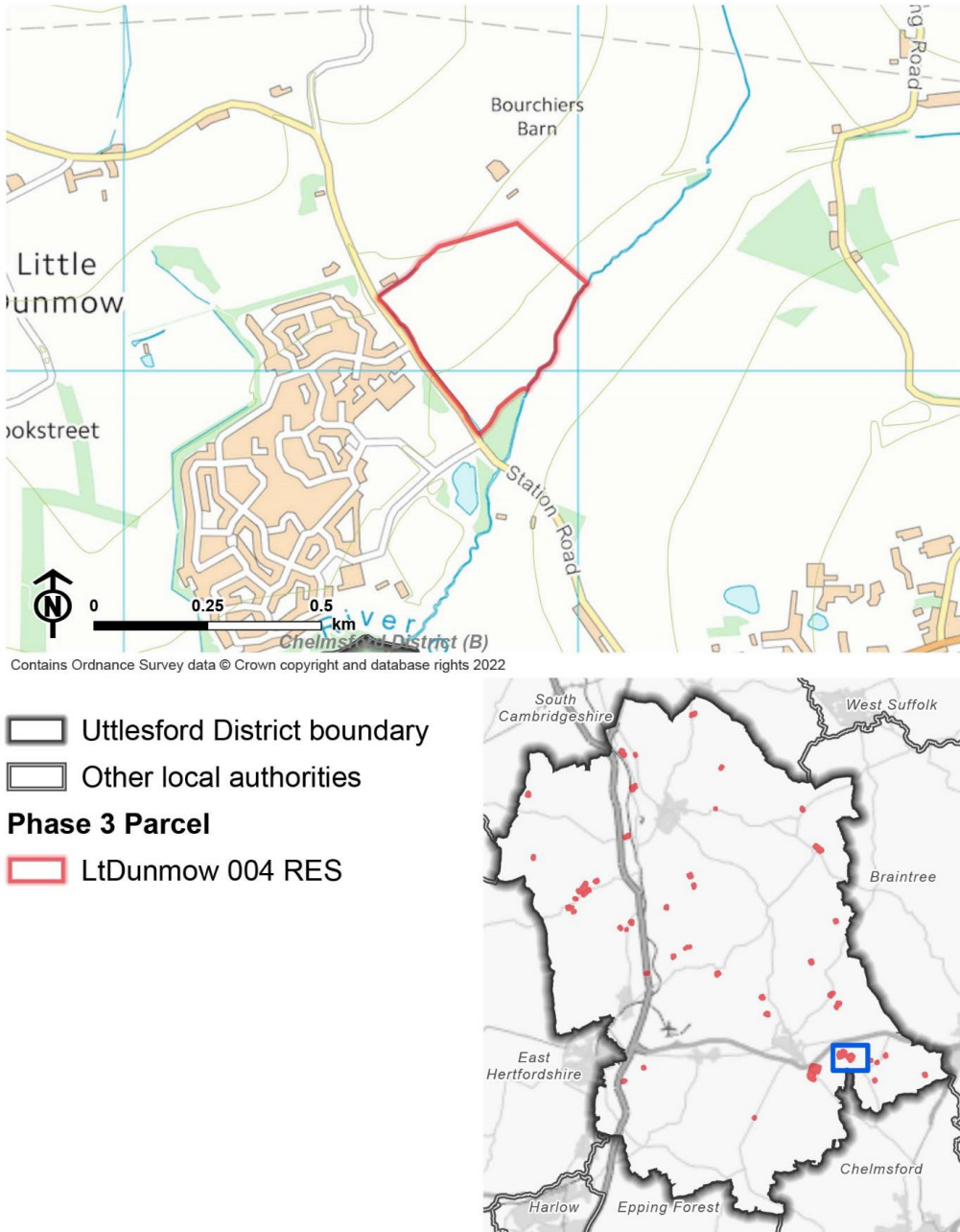
the Little Dunmow, and would detract from the rural qualities the site contributes as a backdrop to the settlement.

Features of lower sensitivity include the lack of heritage features within site boundaries, and limited visual prominence within the wider landscape.

# Little Dunmow (Site ID: Little Dunmow 004 RES)

Landscape Character Area: A4 Upper Chelmer River Valley

Figure C.39: Map of Little Dunmow 004 RES



## Landscape character analysis

### Physical and natural character

**C.243** The site comprises an arable field, rising from Stebbing Brook to the south, from 45 metres AOD in the south-east to 60 metres AOD in the north.

**C.244** Dense roadside vegetation lines the western boundary along Station Road, and priority habitat deciduous woodland runs along the northern boundary within the Flitch Way LNR and provides a dense boundary to the south-east.

- Moderate

### Historic landscape character

**C.245** No heritage or cultural features are recorded within site boundaries, although it is designated an archaeological site. A Grade II listed building, Bouchiers, lies to the north with limited intervisibility, due to the woodland along the Flitch Way.

- Low-moderate

### Settlement character

**C.246** The historic dispersed settlement form of Little Dunmow is characterised by isolated settlements spread throughout open countryside. Development of this site would have no relationship with Little Dunmow.

**C.247** The site is adjacent to Flitch Green (west of Station Road). Development of the site would be perceived as a significant extension of this settlement. Development east of Station Road is under construction at Charles Moore Place and Kingswood Chase north of Flitch Way. Development of this site

would be perceived as settlement advancement into the countryside, but would not represent a step-change in settlement form.

- Moderate

### Visual character

**C.248** The site is semi-enclosed, with generally intact hedgerows and mature trees on all boundaries. Intermittent gaps allow views in from Station Road, the Saffron Trail, Flich Way and local public rights of way which run along the eastern, northern and southern boundaries.

- Moderate

### Perceptual and scenic qualities

**C.249** The site has tranquil, rural characteristics and contributes to the rural backdrop of Flich Green. The site is characterised by dark night skies. Moderate disturbances from Station Road and the A102 affect overall tranquillity.

- Moderate

## Overall landscape sensitivity to residential development

The site has moderate sensitivity to development. The site lacks cultural heritage features, and is semi-enclosed with limited views in from its surroundings.




Sensitive features include the rural character of the site, proximity to Flich Green increasing the coalescence of settlements and its proximity to multiple public rights of way with intermittent views into the site.

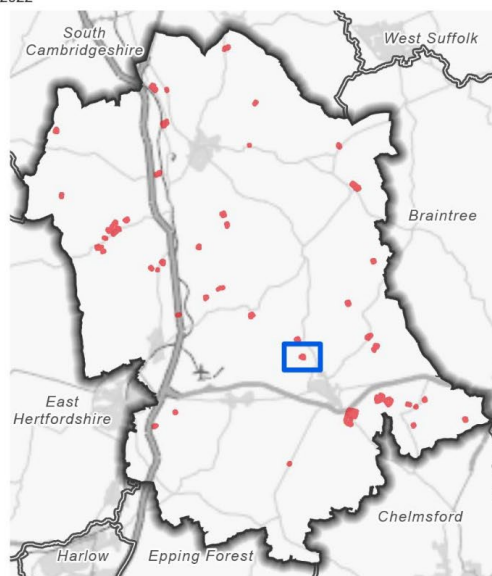
# Little Easton (Site ID: Little Easton 007 RES)

Landscape Character Area: A4 Upper Chelmer River Valley

Figure C.40: Map of Little Easton 007 RES



-  Uttlesford District boundary
-  Other local authorities
- Phase 3 Parcel**
-  LtEaston 007 RES





## Landscape character analysis

### Physical and natural character

**C.250** The site comprises a pasture field, which gently slopes down toward the River Chelmer in the east, from 65 metres AOD and 55 metres AOD.

**C.251** Mature trees and hedgerows line the west and south boundaries, while small-scale garden vegetation lines the northern boundary. To the east, dense vegetation and a small area of deciduous woodland (not priority habitat) separate the site from further arable fields. The River Chelmer floodplain partially overlaps with the site boundary in the east, and an area of priority habitat traditional orchard lies to the south-west.

- Moderate

### Historic landscape character

**C.252** Within site boundaries there are no recorded historic or cultural assets. Three Grade II listed cottages on Duck Street lie less than 100 metres to the west, with mature vegetation providing significant screening, limiting intervisibility.

- Low-moderate

### Settlement character

**C.253** Development on the site would not be in keeping with the historic linear settlement pattern of Little Easton and the proposed scale is out of proportion with surrounding settlement.

**C.254** The site provides a rural setting on the approach to Little Easton along Duck Street.

- Moderate-high

## Visual character

**C.255** The site is low-lying and semi-enclosed, although it sits on the valley slopes of the River Chelmer. There are clear views into the site from the footpath on the eastern edge, and intermittent views from Duck Street across the site to the settlement edge of Little Easton.

- Moderate

## Perceptual and scenic qualities

**C.256** The site has a rural character although dark skies are diminished by proximity to Great Dunmow.

- Moderate

## Overall landscape sensitivity to residential development

Overall, the site is assessed as having moderate sensitivity to development. It has a semi-enclosed character, and does not contain any heritage assets.

Sensitivities include the rural character, proximity to the River Chelmer and priority habitats, and contribution to the rural setting of the village.

Development would impact the settlement form of the village, and greatly increase the size of the settlement.




## Quendon (Site ID: Quendon 002 RES)

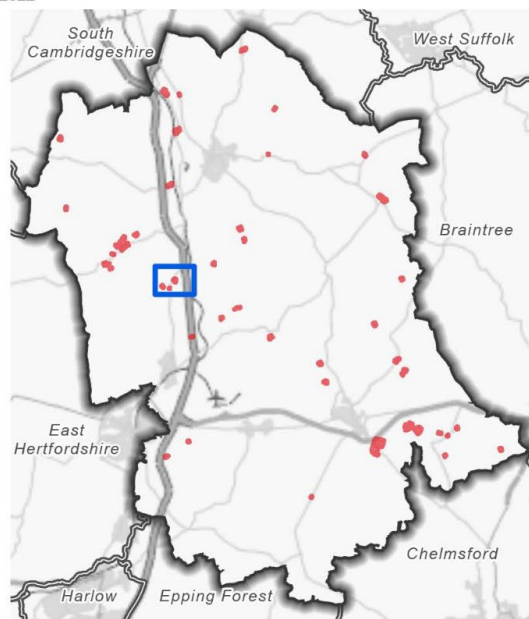
Landscape Character Area: B3 Debden Farmland Plateau

Figure C.41: Map of Quendon 002 RES



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-  Uttlesford District boundary
-  Other local authorities
- Phase 3 Parcel**
-  QuendonR 002 RES



## Landscape character analysis

### Physical and natural character

**C.257** The site slopes from 90 metres in the west to 95 metres AOD in the east. It is currently used as pasture for horse grazing.

**C.258** Hedgerow boundaries and road-side vegetation provide some small-scale landscape features (although not designated as priority habitat).

- Moderate

### Historic landscape character

**C.259** There are no recorded heritage assets in the site or evidence of older field patterns. The west of the site lies within the Quendon and Rickling Green Conservation Area and lies adjacent to the listed buildings that line both sides of Cambridge Road.

- Moderate-high

### Settlement character

**C.260** The site provides part of the rural backdrop to the village and the adjacent Grade II\* church of St Simon and St Jude and the Conservation Area Appraisal also notes the importance of trees within the site to the setting the village. Development of the site would have a poor relationship with the historic linear form of the village.

- High

## Visual character

**C.261** Potential development would be visible from the public rights of way crossing the site, extending east from Quendon to Quendon Wood.

**C.262** Mature trees and hedgerow, both along the B1383 and internal field boundaries, result in an enclosed character to the site and development of the site would make little intrusion in the wider landscape, where views would be screened by roadside vegetation and development within Quendon from the north and Quendon Wood from the south.

- Moderate

## Perceptual and scenic qualities

**C.263** The site has a rural character as a result of agricultural land use and surrounding farmland, although proximity to the B1383 reduces tranquillity.

- Moderate

## Overall landscape sensitivity to residential development

Overall, the site has a moderate-high sensitivity to development.

The site has a simple landform and a semi-enclosed visual character, which decrease sensitivity. However, the site provides part of the scenic rural backdrop to the village, and development would have a poor relationship with the historic settlement form.

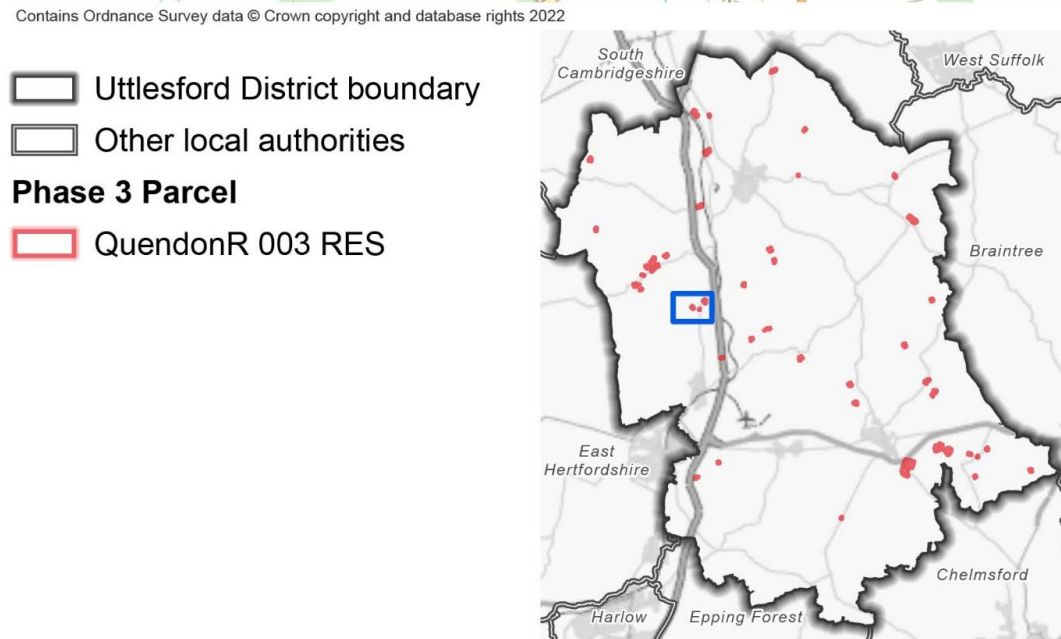
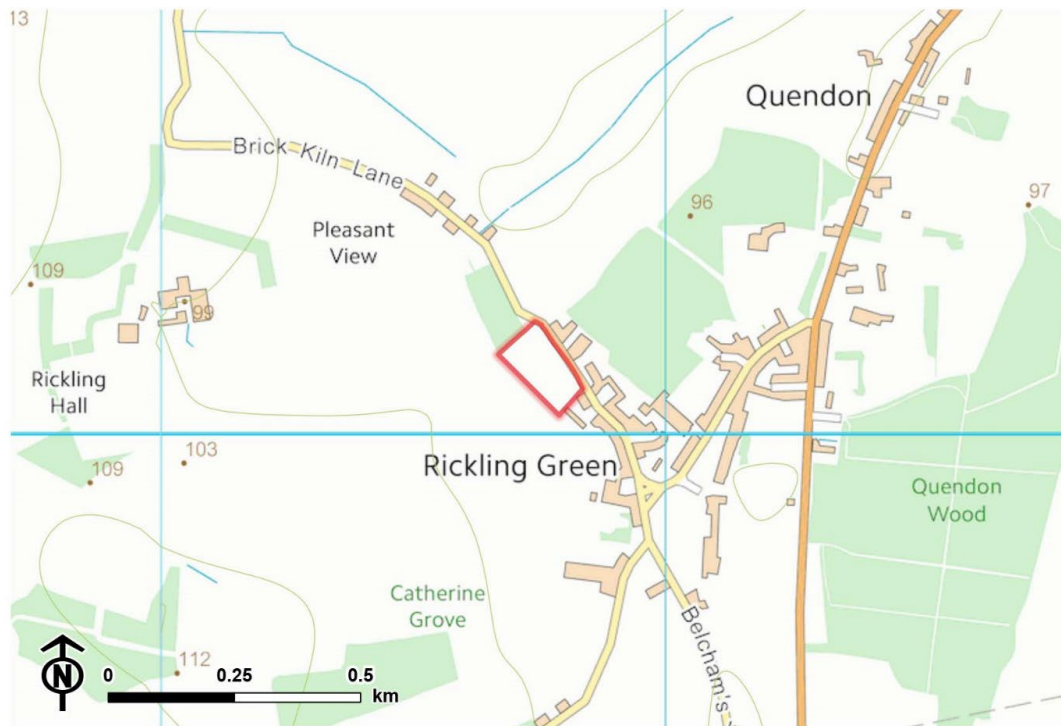
## Appendix C Landscape sensitivity proformas

The west of the site may be more sensitive to development due to its importance as part of the setting to the Church of St Simon and St Jude and the historic settlement edge.

## Quendon (Site ID: Quendon R003 RES)

Landscape Character Area: B3 Debden Farmland Plateau

Figure C.42: Map of Quendon R003 RES



## Landscape character analysis

### Physical and natural character

**C.264** The site comprises a small part of a larger arable field. It has a gently sloping landform, at approximately 95 metres AOD. A block of priority habitat deciduous woodland bounds the site to the north. A mature hedgerow with hedgerow trees along Brick Kiln Lane marks the eastern boundary. The southern boundary is defined by post and wire fencing and garden vegetation of existing residences. The west edge lacks internal field boundaries and is open to further arable fields.

- Moderate

### Historic landscape character

**C.265** There are no recorded cultural or heritage features within the site boundaries. The Quendon and Rickling Green Conservation Area lies approximately 100 metres to the south-east, although there is limited intervisibility.

- Low-moderate

### Settlement character

**C.266** Quendon has a historic linear settlement form, with partial alterations due to modern infill along Brick Kiln Lane and Rickling Green Road. Development of the site would not be at odds with the existing development on Brick Kiln Lane, although it contributes to the rural setting of the village.

- Low-moderate



## Visual character

**C.267** The site has a semi-open character, with views into and across the site from Brick Kiln Lane limited by intermittent hedgerows in the west of the site. Existing houses to the south and a public right of way 60 metres to the west have clear views into the site.

- Moderate

## Perceptual and scenic qualities

**C.268** The site has a rural and undeveloped character as a result of agricultural use and low-density settlement, and experiences dark skies. Views from the site of electricity pylons to the south and south-west area detracting feature.

- Moderate

## Overall landscape sensitivity to residential development

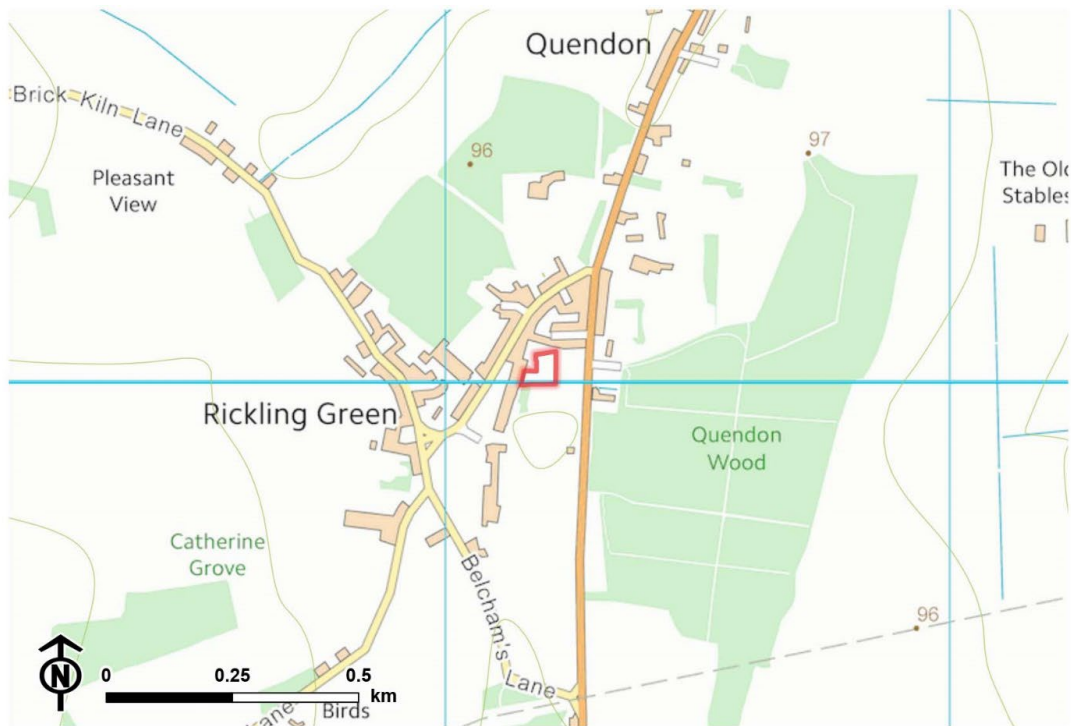
Overall, the site has moderate sensitivity to development. The site has a simple landform, no recorded cultural heritage features, and would not be at odds with the current development pattern along Brick Kiln Lane.

Sensitive features include the proximity to priority habitat deciduous woodland to the north, the semi-open visual character, with views from the public right of way, and contribution to the rural character of Quendon.




## Quendon (Site ID: Quendon R006 RES)

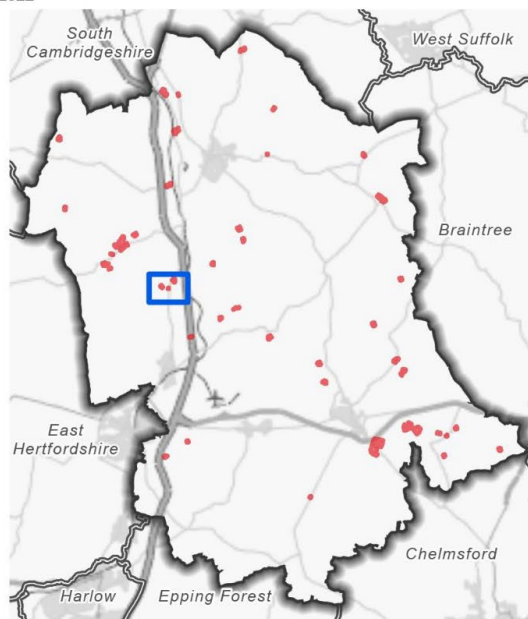
Landscape Character Area: B3 Debden Farmland Plateau

Figure C.43: Map of Quendon R006 RES



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-  Uttlesford District boundary
-  Other local authorities
- Phase 3 Parcel**
-  QuendonR 006 RES



## Landscape character analysis

### Physical and natural character

**C.269** The site is flat at approximately 90 metres AOD, and has been previously developed, with some remnant structures and mature trees remaining within the site boundaries. Mature trees and fencing line the north and south-west edges.

- Low

### Historic landscape character

**C.270** The site is adjacent to the Quendon and Rickling Green Conservation Area. Two Grade II listed buildings, Thatch and Tudor Cottage, lie 50 metres to the south with limited intervisibility.

- Moderate

### Settlement character

**C.271** Quendon has a historic linear settlement pattern, altered by modern infill development along Hallfield, Snowdrop Drive and Bluebell Drive, and recent development off the B1383 Cambridge Road to the east of the site.

Development of the site would contribute additional infill but would not be at odds with the current development pattern in this area of Quendon.

- Low-moderate

### Visual character

**C.272** The site is enclosed by existing houses, including recent development to the east, and mature trees. Visibility from Rickling Green/Cambridge Road is

limited, and while there is a public right of way along the northern boundary, views are largely screened by fencing and vegetation.

- Low-moderate

### Perceptual and scenic qualities

**C.273** The site's location proximity to London Road has moderate impacts on tranquillity and dark skies. The site is significantly influenced by the surrounding development at Quendon.

- Low

## Overall landscape sensitivity to residential development

Overall, the site has low sensitivity to development. The site is surrounded by existing residential development, and would not have significant impact on the existing development pattern. Simple landform, lack of cultural heritage features, and the enclosed nature of the site contribute to a lower sensitivity to development.

Sensitive features include the proximity to the Quendon and Rickling Green Conservation Area.




## Sewards End (Site ID: Sewards End 001 RES)

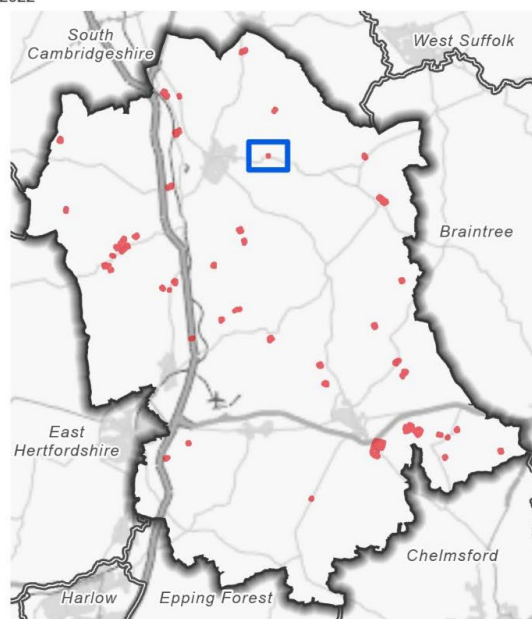
Landscape Character Area: B3 Hempstead Farmland Plateau

Figure C.44: Map of Sewards End 001 RES



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-  Uttlesford District boundary
-  Other local authorities
- Phase 3 Parcel**
-  SewardsEnd 001 RES



## Landscape character analysis

### Physical and natural character

**C.274** The site comprises a small part of a large field of scrub and woodland, at the eastern edge of Swards End village. The landform is flat at 115 metres AOD. The western boundary is lined with intact hedgerows and garden vegetation from the settlement edge. Mature trees and vegetation line the north boundary. There are no internal field boundaries separating the site from open fields to the east.

- Moderate

### Historic landscape character

**C.275** There are no recorded cultural or heritage features within the site boundary.

- Low

### Settlement character

**C.276** Swards End has a historic linear settlement pattern, and although infill development has occurred along Cole End Lane/Radwinter Road, this form has been retained. The site location and scale would not be at odds with the existing settlement form, and may offer opportunities for development to enhance the settlement edge and integration with the wider countryside.

- Low

## Visual character

**C.277** The site is flat and not visually prominent within the landscape, with mature trees to the north providing enclosure. There are open views from Radwinter Road into the site, and where the hedgerow ends on Radwinter Road there may be views from the public right of way to the south.

- Low-moderate

## Perceptual and scenic qualities

**C.278** Proximity to Swards End moderately impacts tranquil character, however the site retains a strongly rural character, surrounded by arable fields and undeveloped countryside to the east and south.

- Moderate

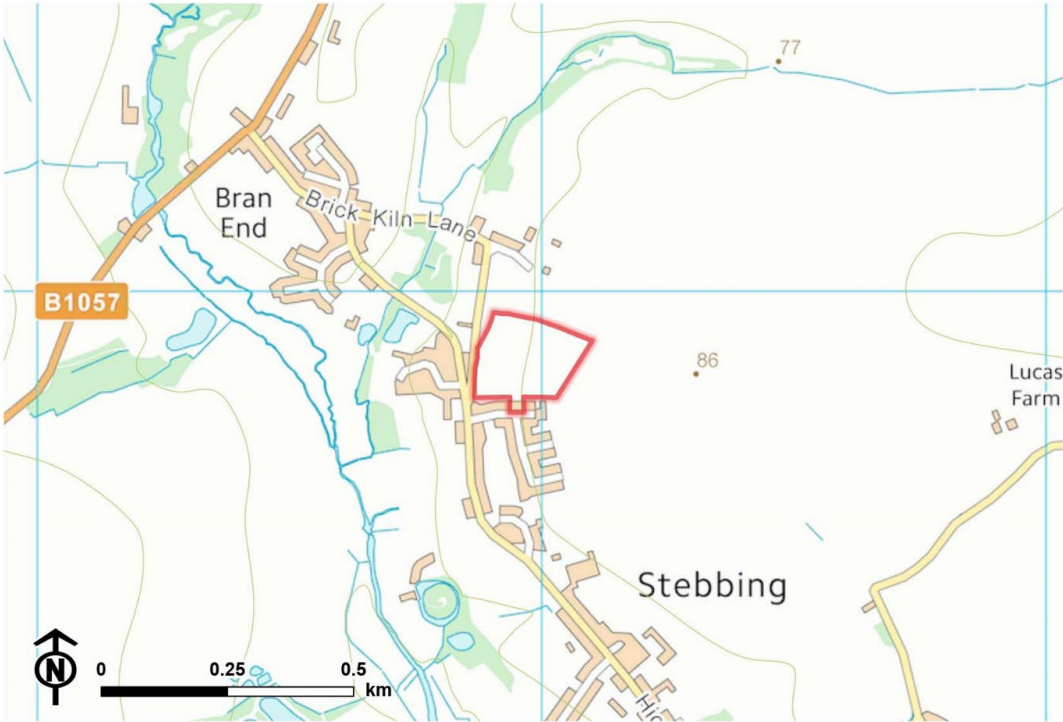
## Overall landscape sensitivity to residential development

Overall, the site has low sensitivity to residential development. Sensitive features include the open character of views from Radwinter Road, and the rural character the site contributes to the setting of Swards End. However, the development would not be at odds with existing settlement form, there are no recorded cultural or natural heritage assets, and the site is not prominent within the wider landscape.




# Stebbing (Site ID: Stebbing 001 RES)

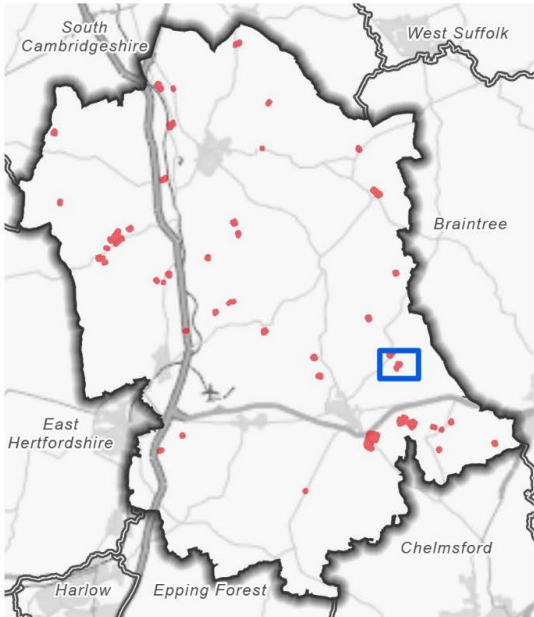
Landscape Character Area: A4 Upper Chelmer River Valley, B13 Rayne Farmland Plateau

Figure C.45: Map of Stebbing 001 RES



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-  Uttlesford District boundary
-  Other local authorities
- Phase 3 Parcel**
-  Stebbing 001 RES





## Landscape character analysis

### Physical and natural character

**C.279** The site comprises a small part of a larger arable field, and is bound by mature trees and intact hedgerows to the south, north and west. Internal field boundaries to the east have been lost, and the site is open to further arable fields. The landform gently rises to the east, from 75 metres AOD to approximately 80 metres AOD.

- Moderate

### Historic landscape character

**C.280** There are no recorded heritage or cultural assets within the site boundaries. A Grade II listed building, Bent Marshalls House, is located 30 metres to the west of the site, with limited intervisibility.

- Low-moderate

### Settlement character

**C.281** Stebbing has a historic dispersed settlement pattern. This has been partially modified over the years by infill development, coalescing settlements into a loosely linear form with nucleated spurs along High Street and The Downs. The site contributes to the rural setting of Stebbing, although it is located more than 500 metres from the historic core of the village within the Conservation Area.

**C.282** The site is large, and set back from The Downs, north of houses on Pound Gate. Development of the site would not be out of keeping with the existing modern housing estate to the south, which has recently expanded to the east.

- Low-moderate

### Visual character

**C.283** The site is semi-enclosed, with dense roadside vegetation and mature trees bordering the site on all sides except the east, limiting views into the site from Brick Kiln Lane and Pound Gate. A footpath along Clay Lane to the north has intermittent views into the site due to fragmented hedgerows.

- Low-moderate

### Perceptual and scenic qualities

**C.284** The site has a rural character as a result of agricultural land use, surrounding farmland, and low-density settlement. The site experiences relatively tranquillity and dark skies.

- Moderate

## Overall landscape sensitivity to residential development

Overall the site has a low-moderate sensitivity, due to its simple landform, minimal visual prominence within the wider landscape, and lack of natural and cultural heritage features. Development would not represent a step change in existing settlement form.




## Stebbing (Site ID: Stebbing 007 RES)

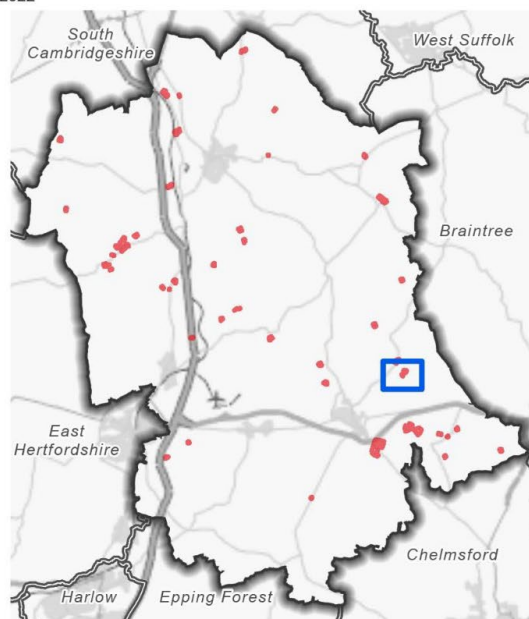
Landscape Character Area: A4 Upper Chelmer River Valley

Figure C.46: Map of Stebbing 007 RES



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-  Uttlesford District boundary
-  Other local authorities
- Phase 3 Parcel**
-  Stebbing 007 RES



## Landscape character analysis

### Physical and natural character

**C.285** The site comprises gently undulating pasture, located at approximately 70 metres AOD. The northern boundary is lined with mature trees and existing residences, and a low hedgerow runs along The Downs to the east. The western and southern boundaries are open to further pasture, lacking internal field boundaries.

- Low-moderate

### Historic landscape character

**C.286** There are no heritage or cultural assets recorded within the site boundaries, although it is located within an archaeological site. Stebbing Conservation Area and a Grade II\* listed building, Stebbing Park, lie approximately 100 metres to the south. A Scheduled monument, The Mount, lies 150 metres to the south in an elevated position and partial views from this elevated site into the site are possible.

- Moderate-high

### Settlement character

**C.287** Stebbing has a historic dispersed settlement pattern. Modern developments have extended this loosely linear form along The Downs. Development on the site would extend development on either side of The Downs and could impact the rural backdrop provided to the village and Stebbing Park.

- Moderate

## Visual character

**C.288** The site is semi-open, with mature vegetation to the north and south. There are open views from The Downs across the site to undulating fields and woodlands. A public right of way runs along the south-west boundary and to the south and west of the site, allowing views in, although some screening is provided by hedgerows and trees.

- Moderate

## Perceptual and scenic qualities

**C.289** The site retains a rural and tranquil character, enhanced by the undulating landform and surrounding pasture and arable land. Long views across the site to undeveloped countryside and proximity to priority habitat woodland contribute to the existing rural setting.

- Moderate

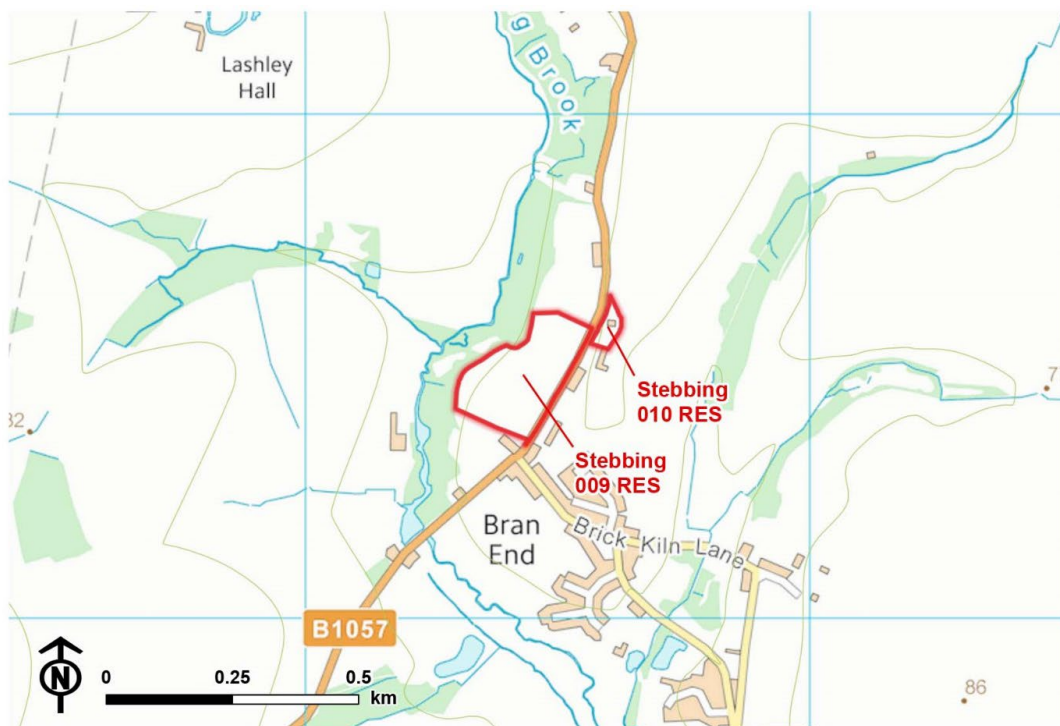
## Overall landscape sensitivity to residential development

The site has moderate-high sensitivity to development. Although there are no recorded priority habitats or heritage features within the site, it makes a strong contribution to the rural character of Stebbing, and development would have a poor relationship with the historic character of the settlement. Intermittent views from The Downs and nearby historic features increase sensitivity.

## Stebbing (Site ID: Stebbing 009 RES)

Landscape Character Area: A4 Upper Chelmer River Valley

Figure C.47: Map of Stebbing 009 RES



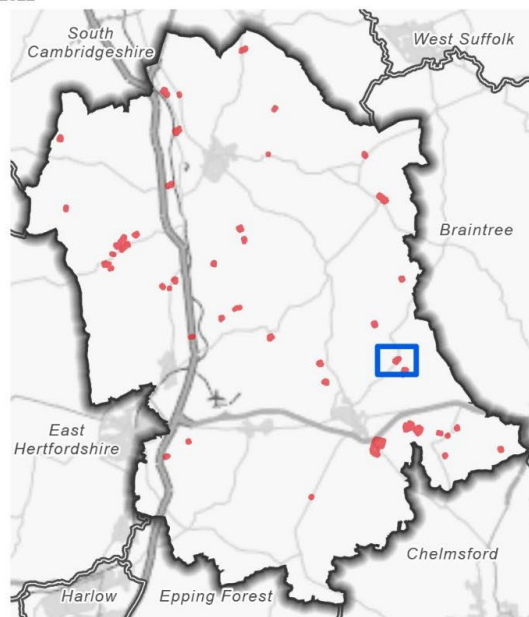
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□ Uttlesford District boundary

□ Other local authorities

**Phase 3 Parcel**

□ Stebbing 009, 010 RES



## Landscape character analysis

### Physical and natural character

**C.290** The site comprises the southern extent of an elevated open pasture field, sloping towards Stebbing Brook to the west, from 75 metres to 70 metres AOD.

**C.291** Priority habitat deciduous woodland and riparian vegetation lines the western edge, along the Stebbing Brook. The eastern edge is open to the B1057, and garden vegetation from the settlement edge lines the south.

- Moderate-high

### Historic landscape character

**C.292** There are no recorded heritage or cultural features within the site boundaries. However, a cluster of Grade II listed buildings are located 50 metres to the south of Site 009, with partial intervisibility.

- Moderate

### Settlement character

**C.293** The historic dispersed settlement pattern of Stebbing has been altered by partial infill along The Downs. The site is located on the edge of the Bran End, a small hamlet separated from the main historic core by wedges of open land around the Stebbing Brook. Development of the site would extend the hamlet into the countryside along the B1057, and the site provides a pastoral and attractive approach to this historic settlement edge from the north.

- Moderate-high

## Visual character

**C.294** The site has an open character, with clear views into the site from nearby properties and the B1057. Riparian woodland along the Stebbing Brook limit views to the west.

- Moderate

## Perceptual and scenic qualities

**C.295** The site retains a rural and tranquil character, with moderate impacts from proximity to the B1057. Prominent overhead utilities detract from the rural qualities of the site.

- Low-moderate

## Overall landscape sensitivity to residential development

Overall, the site is assessed as having moderate-high sensitivity to development. Its visual openness, and priority habitat along the Stebbing Brook increase sensitivity. Development on the site would extend development north of the village and impact the rural backdrop the site provides to the existing settlement.

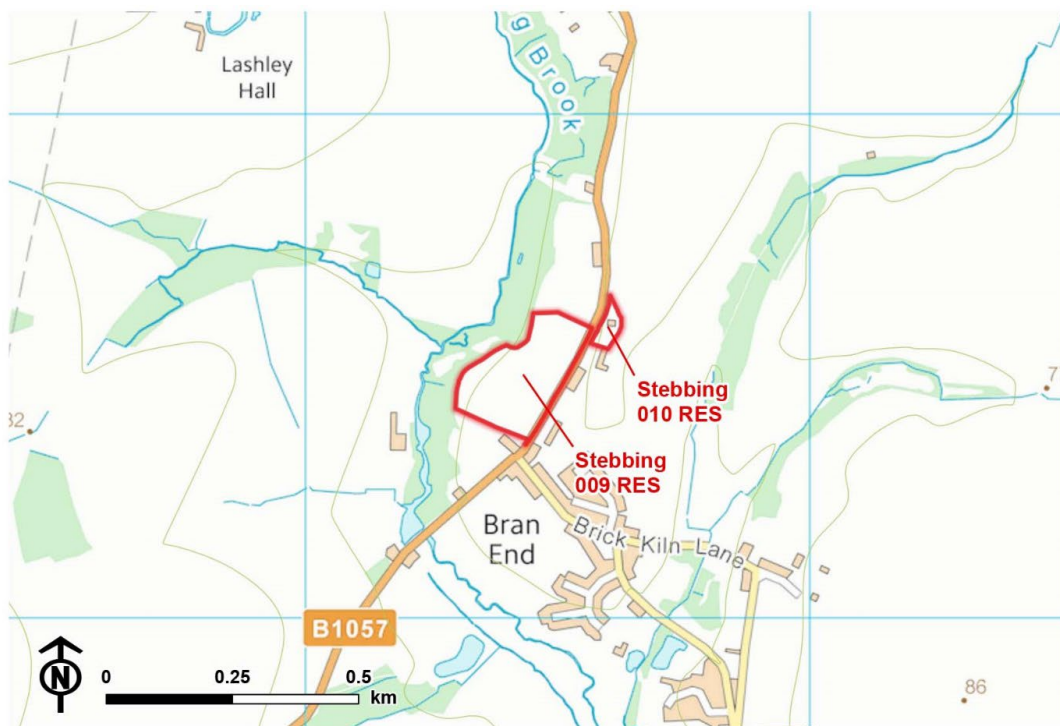
Detracting features include the lack of heritage features within site boundaries.






## Stebbing (Site ID: Stebbing 010 RES)

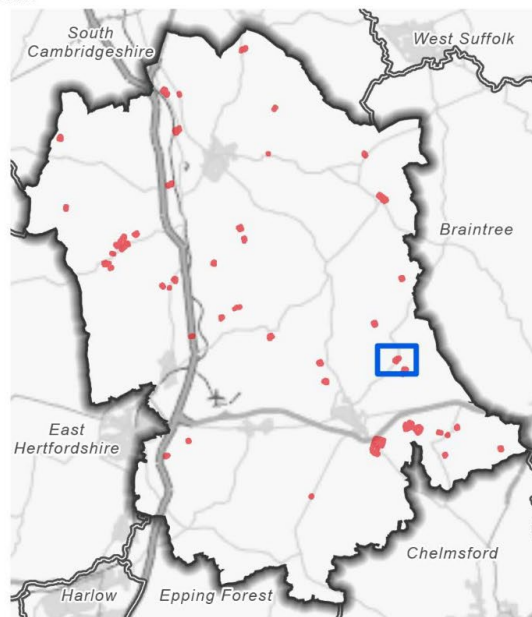
Landscape Character Area: A4 Upper Chelmer River Valley

Figure C.48: Map of Stebbing 010 RES



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-  Uttlesford District boundary
-  Other local authorities
- Phase 3 Parcel**
-  Stebbing 009, 010 RES



## Landscape character analysis

### Physical and natural character

**C.296** A small site which is currently developed with two residential buildings. It is relatively flat, located at approximately 80 metres AOD. Roadside vegetation and fencing enclose the site to the west. To the south, wooden fencing provides a boundary to buildings in commercial use. Low hedgerows line the east edge, containing the property large arable fields beyond.

- Low-moderate

### Historic landscape character

**C.297** There are no recorded heritage or cultural features within the site boundaries. The site partially overlaps with an archaeological site to the north.

- Moderate-low

### Settlement character

**C.298** The historic dispersed settlement pattern of Stebbing has been altered by partial infill along The Downs. The site is located on the edge of the Bran End, a small hamlet separated from the main historic core by wedges of open land around the Stebbing Brook. Development on this brown field site would not significantly impact the settlement form of Bran End, as it fits within the existing settlement form.

- Low

## Visual character

**C.299** The site is visually enclosed, with limited views in from the B1057.

- Low

## Perceptual and scenic qualities

**C.300** The site is influenced by existing development, with moderate impacts from proximity to the B1057.

- Low

## Overall landscape sensitivity to residential development




Overall, the site is assessed as having low sensitivity to development. Existing development on the site, its limited impact on existing settlement form, visual enclosure, and lack of ecological or heritage features reduce sensitivity.

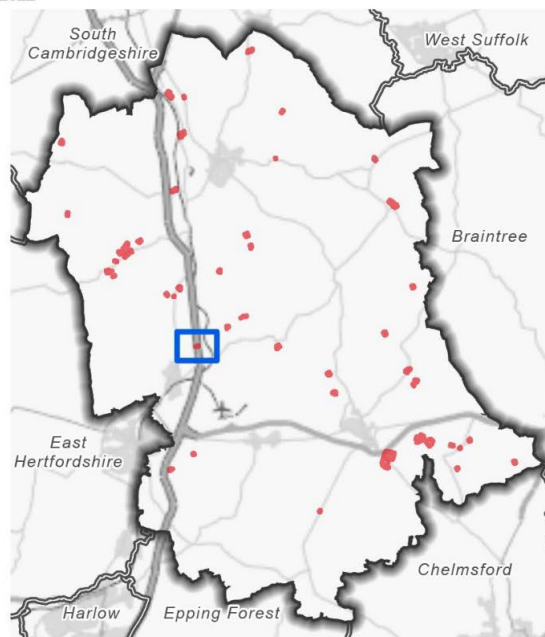
## Ugley (Site ID: Ugley 001 RES)

Landscape Character Area: B5 Broxted Farmland Plateau

Figure C.49: Map of Ugley 001 RES



-  Uttlesford District boundary
-  Other local authorities
- Phase 3 Parcel**
-  Ugley 001 RES



## Landscape character analysis

### Physical and natural character

**C.301** The site is comprised of a small pasture, and is relatively flat around 95m AOD. Priority habitat deciduous woodland bounds the eastern edge and separates the site from the M11, 20 metres to the east. Dense hedgerows and mature trees bound the site on all sides.

- Moderate

### Historic landscape character

**C.302** There are no heritage or cultural features located within site boundaries. An archaeological site lies to the east, and a Grade II listed building lies 20 metres to the west. However, there is no intervisibility.

- Low-moderate

### Settlement character

**C.303** The historic village of Ugley Green is clustered around a village green, with minor alterations to its settlement form due to infill development along Dellows Lane and Snakes Lane. Development of the site would not relate well to the existing settlement and increase infill development between Bedwell Road and Dellows Lane. The site contributes to the rural setting of Ugley Green. Although separated by the M11, the site also contributes to the separation of Ugley Green and Elsenham. Development on this site would reduce the gap between the two settlements.

- Moderate-high

## Visual character

**C.304** The site has an enclosed character, bound by mature vegetation on all sides. There is limited visibility into the site from Bedwell Road and existing development. A public right of way passes along the eastern boundary, with intermittent views into the site.

- Low-moderate

## Perceptual and scenic qualities

**C.305** The site has a rural character as a result of agricultural land use and surrounding farm and woodland, and provides rural backdrop to the existing setting. However close proximity to the M11 reduces overall tranquillity and dark sky qualities.

- Low-moderate

## Overall landscape sensitivity to residential development

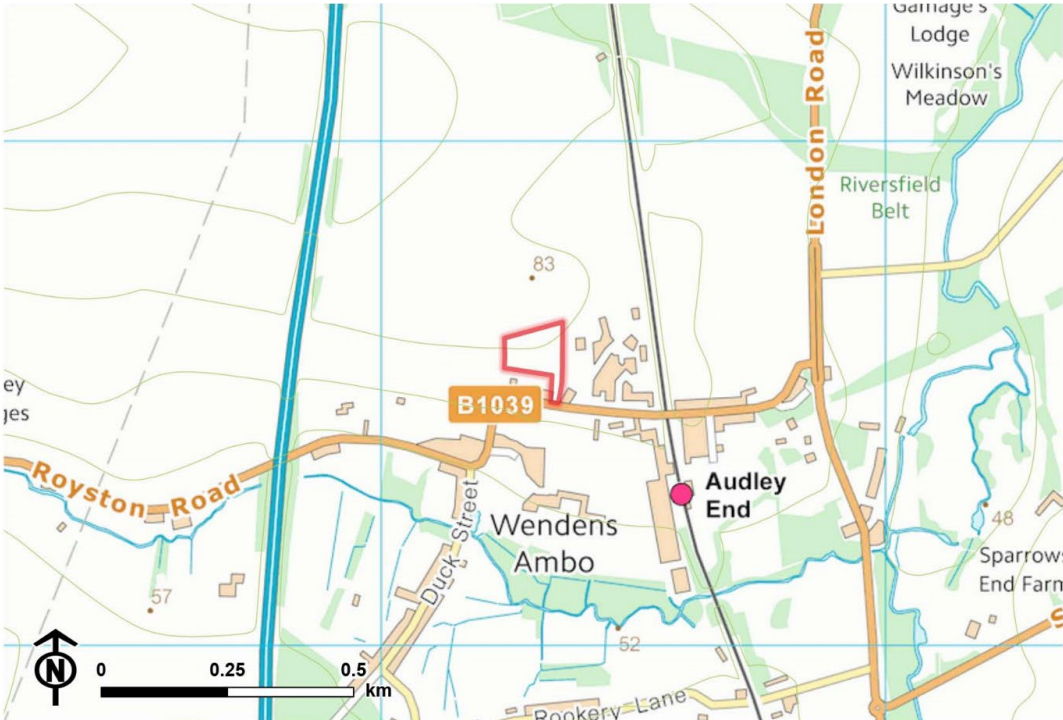
Overall the site has moderate sensitivity to development, due to the visually enclosed character, simple landform, lack of time-depth, and influence of the M11 on rural character.

Sensitive features include views from public right of way, and the impact of development on the historic settlement pattern of Ugley Green.




# Wendens Ambo (Site ID: Wendens Ambo 001 RES)

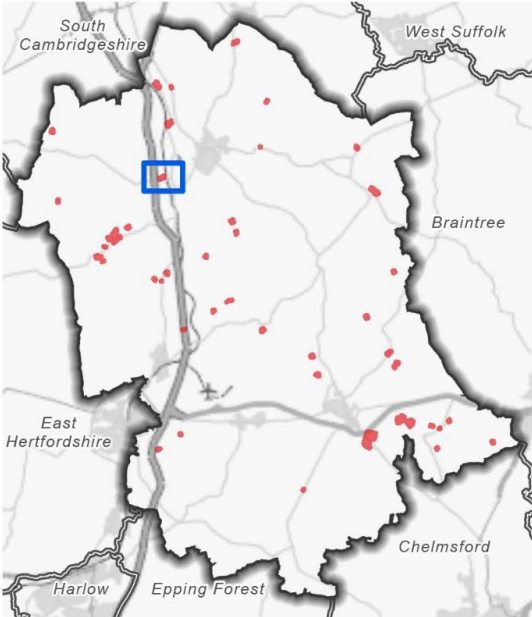
Landscape Character Area: A1 Cam River Valley

Figure C.50: Map of Wendens Ambo 001 RES



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-  Uttlesford District boundary
-  Other local authorities
- Phase 3 Parcel**
-  WenAmbo 001 RES



## Landscape character analysis

### Physical and natural character

**C.306** The site is part of a much larger arable field, rising from 75 metres to 80 metres AOD in the north. Mature trees and vegetation form the western boundary, while scattered mature trees and hedgerows provide a boundary to existing development to the south and east.

- Moderate

### Historic landscape character

**C.307** There are no heritage or cultural assets recorded within the site boundaries, although the Wendens Ambo Conservation Area extends into the south of the site. A Grade II listed building, The Close, lies adjacent to the site, although there is limited intervisibility due to mature trees and hedgerows.

- Moderate-high

### Settlement character

**C.308** Development of the site might further dilute the historic settlement pattern, which is centred on the church and extends south along Duck Street. However, it would be keeping with 20th century infill along Royston Road and Nats Lane.

- Moderate-high



## Visual character

**C.309** A public right of way follows the western boundary of the site. Mature vegetation provides partial visual screening, however there are open views into the site further north along the path. Lack of internal field boundaries or hedgerows facilitate open views to the north, east and west.

- Moderate-high

## Perceptual and scenic qualities

**C.310** The site has a rural character as a result of agricultural land use and surrounding farmland, although proximity to the M11 reduces tranquillity and dark night skies.

- Low-moderate

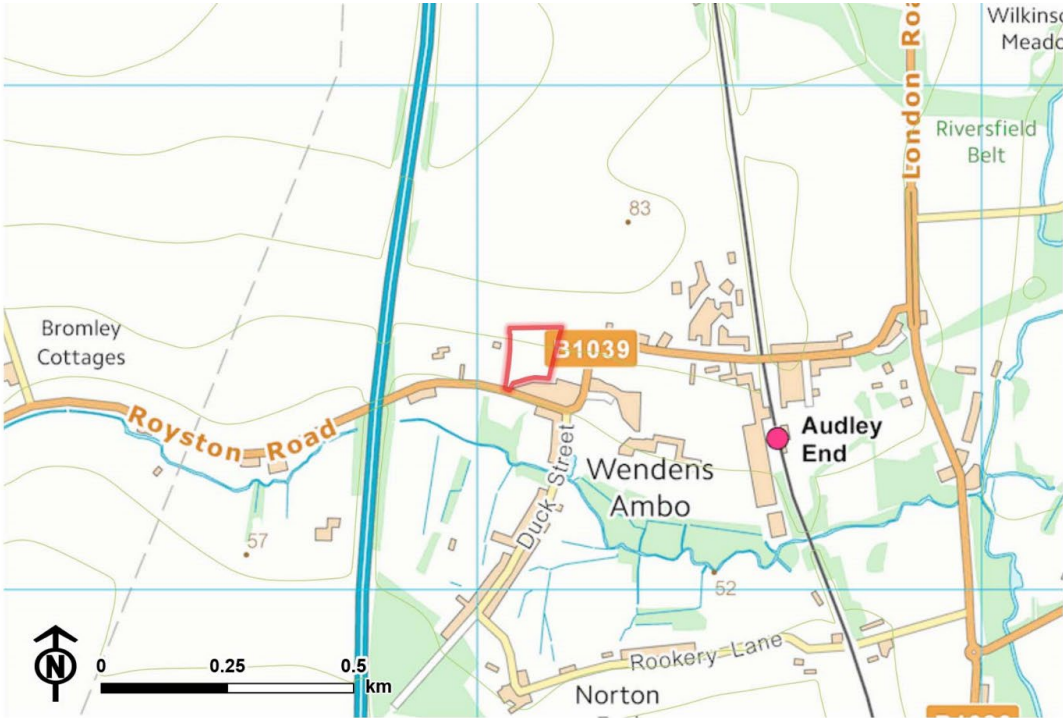
## Overall landscape sensitivity to residential development

Overall, the site has moderate-high sensitivity to development due to the partial location with the Conservation Area, visibility from the local PRow and potential dilution of the historic settlement pattern and rural character. Development could reinforce nuclear development along Royston Road. The lack of recorded heritage assets reduces sensitivity.




# Wendens Ambo (Site ID: Wendens Ambo 002 RES)

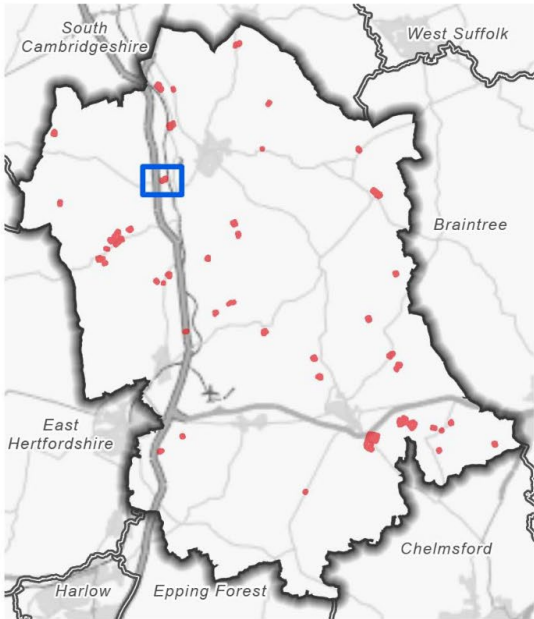
Landscape Character Area: A1 Cam River Valley

Figure C.51: Map of Wendens Ambo 002 RES



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-  Uttlesford District boundary
-  Other local authorities
- Phase 3 Parcel**
-  WenAmbo 002 RES



## Landscape character analysis

### Physical and natural character

**C.311** The site comprises one-third of a larger arable field. The land gently slopes up to the north, between 60 metres and 70 metres AOD. Mature trees and existing development provide boundaries on the west and south edges of the site. Low-cut hedgerows bound the site in the east. There are no enclosing features to the north. Moderate

### Historic landscape character

**C.312** There are no recorded heritage or cultural features within the site boundaries, however the site is adjacent to the Wendon Ambo Conservation Area. A cluster of Grade II buildings at Wenden Place lie 30 metres to the south, although there is limited intervisibility.

- Moderate

### Settlement character

**C.313** Development of the site would be perceived as infill development rather than extension into the countryside. The site is located in a gap on the boundary of existing development to the wider countryside, and development of the site might contribute to a stronger settlement edge.

- Low-moderate-

### Visual character

**C.314** The . site is semi-enclosed, and would make little intrusion in the wider landscape. Views are screened by boundary vegetation and development in the

west, east and south. The rising topography to the north potentially allows views into the site from the promoted Saffron Trail public right of way 100 metres to the north-east

- Low-moderate

### Perceptual and scenic qualities

**C.315** The site is undeveloped although tranquillity and dark skies are diminished by proximity to the M11 and the proximity of existing development.

- Low-moderate

## Overall landscape sensitivity to residential development

Overall, the site is assessed as having low-moderate sensitivity to development due to its semi-enclosed character and simple landform, lack of prominence within the wider landscape and lower perceptual qualities. Sensitive features include the mature hedgerows, and the site's proximity to listed buildings within the Wendon Ambo Conservation Area.




# Widdington (Site ID: Widdington 003 RES)

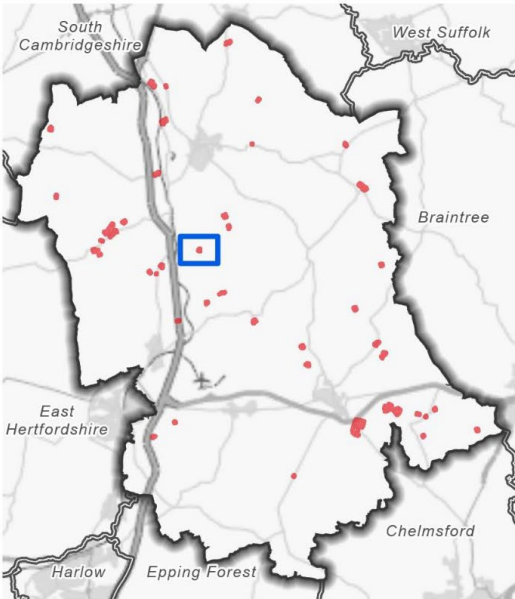
Landscape Character Area: B3 Debden Farmland Plateau

Figure C.52: Map of Widdington 003 RES



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-  Uttlesford District boundary
-  Other local authorities
- Phase 3 Parcel**
-  Widdington 003 RES



## Landscape character analysis

### Physical and natural character

**C.316** The site gently slopes between 105 metres AOD and 110 metres AOD. It is comprised of a small grass field, which is not currently in use. Mature trees and intact hedgerows enclose the site on the northern, southern, and eastern boundaries.

**C.317** Residential development 50 metres to the west are separated from the site by low vegetation and fencing.

- Low-moderate

### Historic landscape character

**C.318** The site is adjacent to the Widdington Conservation Area to the west. Two Grade II listed buildings lie 60 metres to the west and south-west, with some intervisibility. There is intervisibility with the church tower to the north.

- Moderate-high

### Settlement character

**C.319** Widdington is a small village with historic buildings clustered around green spaces in the middle of the village and the church to the north. Small scale infill development along Church View and Hamel Way and ribbon development along Wood End has moderately altered the settlement form, but the historic pattern is well-retained along High Street.

**C.320** The site contributes to the rural setting of Widdington. Development on the site would increase infill between High Street and Cornells Lane, and the

scale of the site would significantly expand the settlement form. The site would have a poor relationship with the historic settlement pattern.

- Moderate-high

### Visual character

**C.321** The site is visually enclosed, with mature trees bounding the site to the north, south and east. Views into the site from Cornells Lane are screened by the raised bank along the road and mature vegetation. A public right of way along the eastern edge of the site allows open views into the site, and there are some views from more distant footpaths to the east, although these are partially obscured by gappy hedgerows. There are views from the site across to the west the roofs of the village to the wooded hills beyond

- Moderate

### Perceptual and scenic qualities

**C.322** The site has a rural character due to agricultural land use and proximity to surrounding farmland. Proximity to the railway line and M11 to the west reduces tranquillity slightly.

- Moderate

## Overall landscape sensitivity to residential development

Overall, the site has moderate sensitivity to residential development. The site form and scale would have a significant impact on the historic linear settlement pattern of Widdington. Other sensitivities include the rural character of the site and contribution to existing setting, and open views into the site from the public right of way and existing residences to the west.

## **Appendix C** Landscape sensitivity proformas

Detracting features include lack of cultural and natural heritage features, the semi-enclosed nature of the site, and simple landform.



Report produced by LUC

# Report produced by LUC

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