

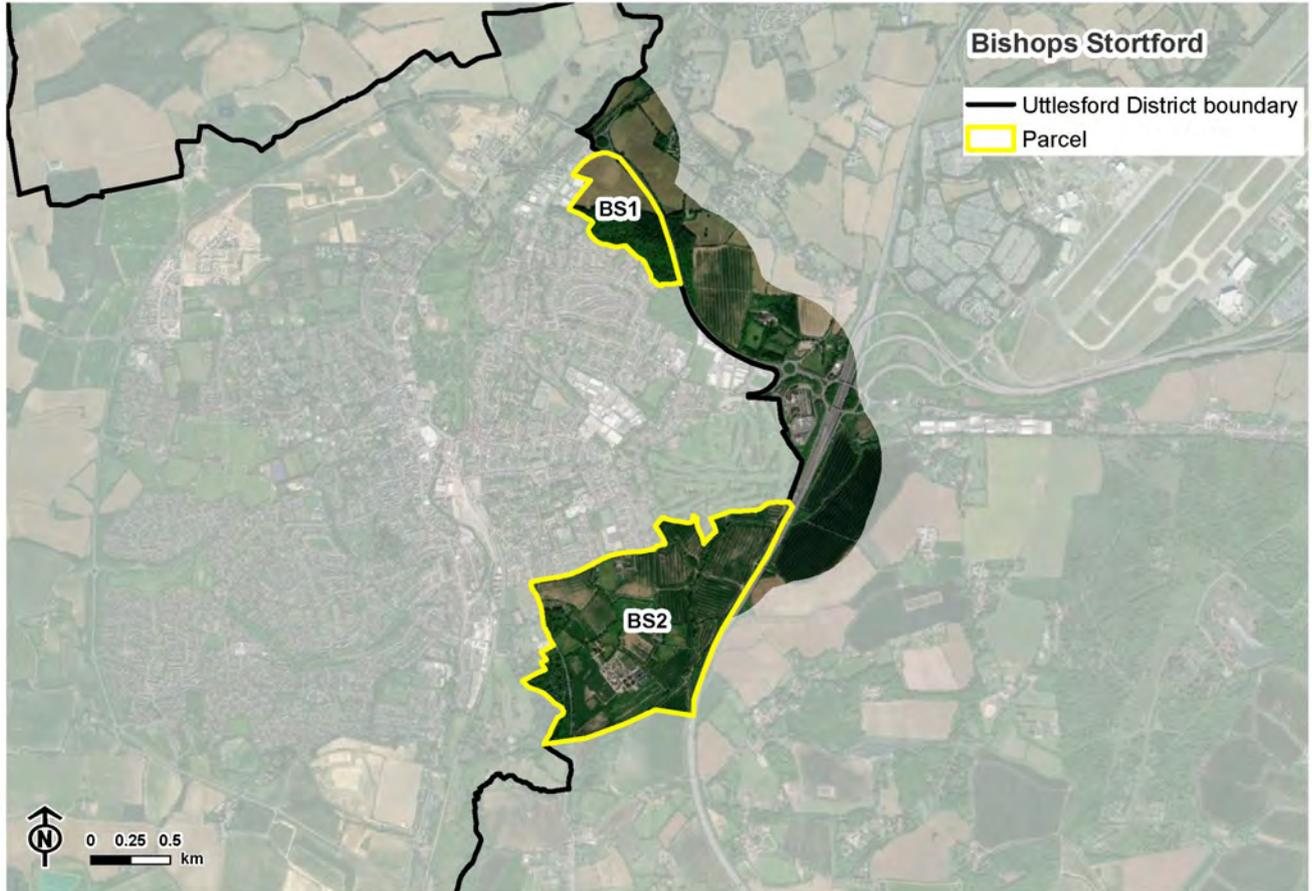
Appendix C: Landscape sensitivity proformas



Appendix C

Landscape sensitivity proformas

Settlement Area: Bishop's Stortford



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Source: UDC

Location and description

Bishop's Stortford is a historic market town in East Hertfordshire. The town has expanded during the 20th century to the district boundary with Uttlesford. This assessment considers the sensitivity of land within Uttlesford District only.

The settlement edge is divided into two parcels:

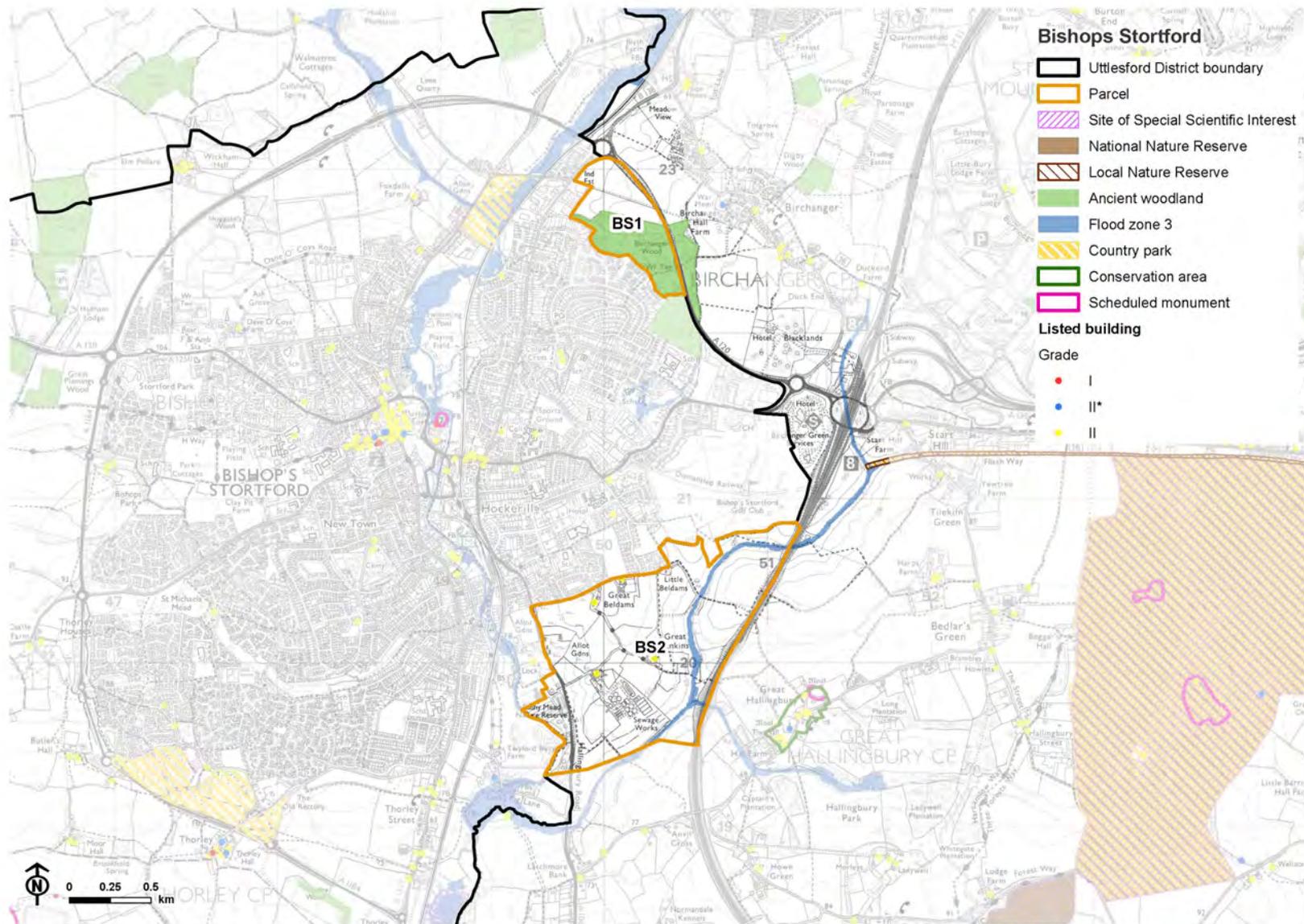
BS1 – gently undulating landscape east of Hanger Lea.

BS2 – undulating valley sides of the River Stort, south of Hockerill

Land east of the A120 and east of the M11 has been scoped out as these major road networks provide a strong boundary feature and development to the east of them, would have no relationship with Bishop's Stortford. Development east of the A120 would also cause coalescence with Birchanger. The land which contains Birchanger Services between the A120 and the M11 has been excluded from this assessment as it is already developed and therefore would have no landscape sensitivities.

Appendix C
Landscape sensitivity proformas

Uttlesford LSA: Towns and key villages
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Bishop's Stortford representative photos



BS1 looking north to Stansted Road



BS1 looking east to Birchanger Wood



BS2 looking north from Jenkins Lane to the settlement edge



BS2 looking north from Jenkins Lane to the settlement edge

Bishop's Stortford BS1

Landscape Character Area A3 Stort River Valley

Landscape sensitivity assessment: SM1		
Criteria	Description	Sensitivity
Physical character	<ul style="list-style-type: none"> ■ Gently rising topography, rising between 70m to 90m AOD from the River Stort to the north-west. ■ Large open arable fields. 	<ul style="list-style-type: none"> ■ Moderate sensitivity ■ Lower sensitivity
Natural character	<ul style="list-style-type: none"> ■ Birchanger Wood is designated as a LoWS and as Important Woodland due to its priority habitat deciduous woodland which is ancient in origin. ■ Limited natural character except for boundary hedgerows, hedgerow trees and roadside vegetation. 	<ul style="list-style-type: none"> ■ Higher sensitivity ■ Moderate sensitivity
Sense of time depth	<ul style="list-style-type: none"> ■ There are no recorded heritage assets in the parcel, or evidence of older field patterns. 	<ul style="list-style-type: none"> ■ Lower sensitivity
Character and setting of settlement	<ul style="list-style-type: none"> ■ Birchanger Wood provides a strong wooded boundary to the residential edge of Bishop's Stortford. The parcel also provides separation between Bishop's Stortford and the A120. ■ Development on the arable fields to the north of the parcel would have a good relationship with the industrial estate on Stansted Way. 	<ul style="list-style-type: none"> ■ Higher sensitivity ■ Lower sensitivity
Visual character	<ul style="list-style-type: none"> ■ Birchanger Wood provides enclosure to the south within the parcel, and there is some enclosure from vegetation along the A120. 	<ul style="list-style-type: none"> ■ Moderate sensitivity
Perceptual and scenic qualities	<ul style="list-style-type: none"> ■ Light pollution is noticeable from the industrial estate and the surrounding major road network. ■ A public right of way links the edge of the Bishop's Stortford through Birchanger Wood to Birchanger under the A120. There is no other public access to the parcel. ■ The A120 and the industrial estate are noticeable human influences on the parcel. The M11 and Stansted Airport to the east are also intrusive influences. 	<ul style="list-style-type: none"> ■ Lower sensitivity ■ Lower sensitivity ■ Lower sensitivity

Bishop's Stortford BS2

Landscape Character Area A3 Stort River Valley

Landscape sensitivity assessment: BS2		
Criteria	Description	Sensitivity
Physical character	<ul style="list-style-type: none"> ■ Undulating landform, rising from a tributary of the Stort from 65m to 85m AOD. ■ Large arable fields with some horse grazing around Great Jenkins. ■ Hedgerows, hedgerow trees and vegetation provide some small-scale landscape features in the landscape. 	<ul style="list-style-type: none"> ■ Moderate sensitivity ■ Lower sensitivity ■ Moderate sensitivity
Natural character	<ul style="list-style-type: none"> ■ Pockets of priority habitat good quality semi-improved grassland is recorded in the north-east of the parcel (to the south of the former Bishop's Stortford golf course). Rushy Mead contains priority habitat deciduous woodland and is designated as a LoWS and nature reserve. ■ Medium to large scale arable fields, with smaller-scale pasture fields at Great Jenkins. Roadside trees and vegetation, hedgerows and hedgerow trees provide semi-natural habitats. 	<ul style="list-style-type: none"> ■ Higher sensitivity ■ Moderate sensitivity
Sense of time depth	<ul style="list-style-type: none"> ■ Farmsteads at Great Beldams and Great Jenkins contain Grade II listed buildings and are recorded as archaeological sites. ■ Although modern agriculture has altered some field boundaries, historic enclosed field patterns remain east of Hallingbury Road and around Little Beldams. 	<ul style="list-style-type: none"> ■ Higher sensitivity ■ Moderate sensitivity
Character and setting of settlement	<ul style="list-style-type: none"> ■ The parcel provides a rural setting to the south of Bishop's Stortford, particularly in views from Beldams Lane. ■ The parcel provides separation between Bishop's Stortford and the M11 to the east. However, the settlement edge along Jenkins Lane on the south of Bishop's Stortford is open and forms a harsh edge, so development could provide an opportunity to improve the existing settlement edge. 	<ul style="list-style-type: none"> ■ Moderate sensitivity ■ Lower sensitivity
Visual character	<ul style="list-style-type: none"> ■ Roadside vegetation, trees and woodland within the parcel provide a semi-enclosed character. From Beldams Lane there are some views south-east to the Church of St Giles, Great Hallingbury. 	<ul style="list-style-type: none"> ■ Moderate sensitivity
Perceptual and scenic qualities	<ul style="list-style-type: none"> ■ Proximity to Bishop's Stortford and the M11 contribute to light pollution in the parcel. ■ The parcel has an urban edge characteristic, with horse tape and paraphernalia at Great Jenkins, a sewage works, and poor-quality hedgerows, some replaced by post and wire fencing ■ Some public rights of way connect the edge of Bishop's Stortford to the wider countryside, across the M11. 	<ul style="list-style-type: none"> ■ Lower sensitivity ■ Lower sensitivity ■ Moderate sensitivity

Overall assessment of landscape sensitivity: Bishop's Stortford

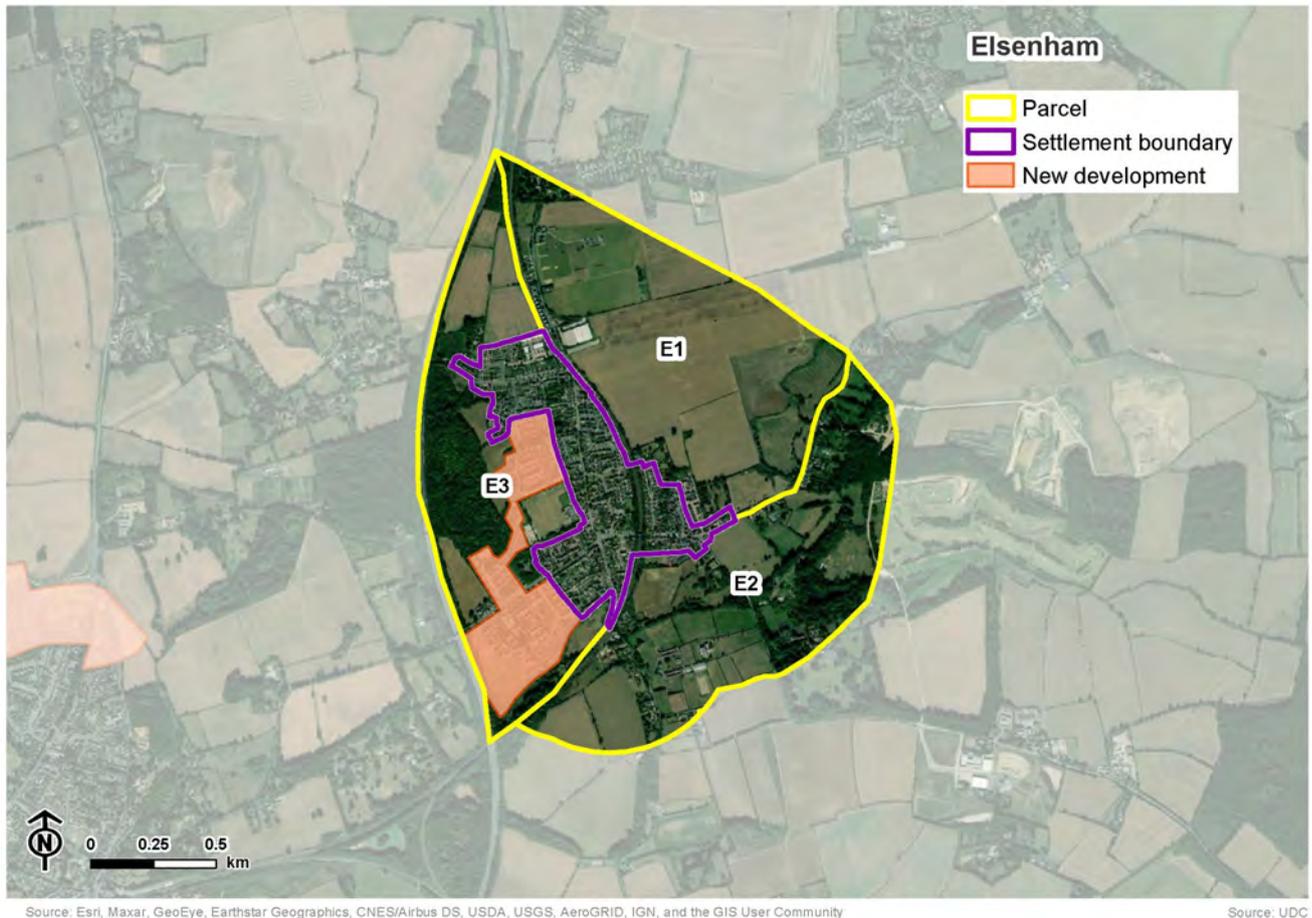
Landscape sensitivity scores		
	BS1	BS2
Residential development	L	L-M
Mixed use development	L	M
Sports facilities and flood lighting	L	L-M

Summary

Parcel **BS1** has limited sensitivities due to its large-scale landscape pattern and limited landscape features, lack of time-depth, open settlement edge and strong human influences. It is assessed as having **low** sensitivity to residential and mixed-use development, which would provide an opportunity to improve the existing settlement edge along the north-east of Bishop's Stortford. The parcel would also have **low** sensitivity to sports facility development due to its proximity to the A120 and the M11. However, Birchanger Wood in the south of the parcel has a **high** sensitivity to all development types due to value as a semi-natural habitat and boundary feature along the residential edge of Bishop's Stortford.

Parcel **BS2** provides a semi-rural setting to the south of Bishop's Stortford, with views across the parcel to the church spire at Great Hallingbury. However, it has a semi-enclosed visual character, much of the settlement edge is open and forms a harsh edge and the parcel has lower perceptual qualities due to existing development within the parcel. The parcel is considered to have a **low-moderate** sensitivity to residential development, and a **moderate** sensitivity to mixed-use development due to the existing scale and pattern of the current built form. Rushy Mead to the west of the A1060 Hallingbury Road has a higher sensitivity due to its important semi-natural habitats. The parcel is assessed as having **low-moderate** sensitivity to sports facility development as the M11 and proximity to Bishop's Stortford have reduced the dark skies.

Settlement Area: Elsenham



Location and description

The village of Elsenham is located in the centre of the district, 2km north of Stansted Airport. It has a linear settlement pattern and extends along the railway line. Historic buildings are concentrated in the south-east along Henham Road, but the village expanded rapidly in the 20th century, with more recent expansion to the west and east in the 21st century.

The settlement edge is divided into three parcels:

E1 – open farmland plateau to the east of Elsenham.

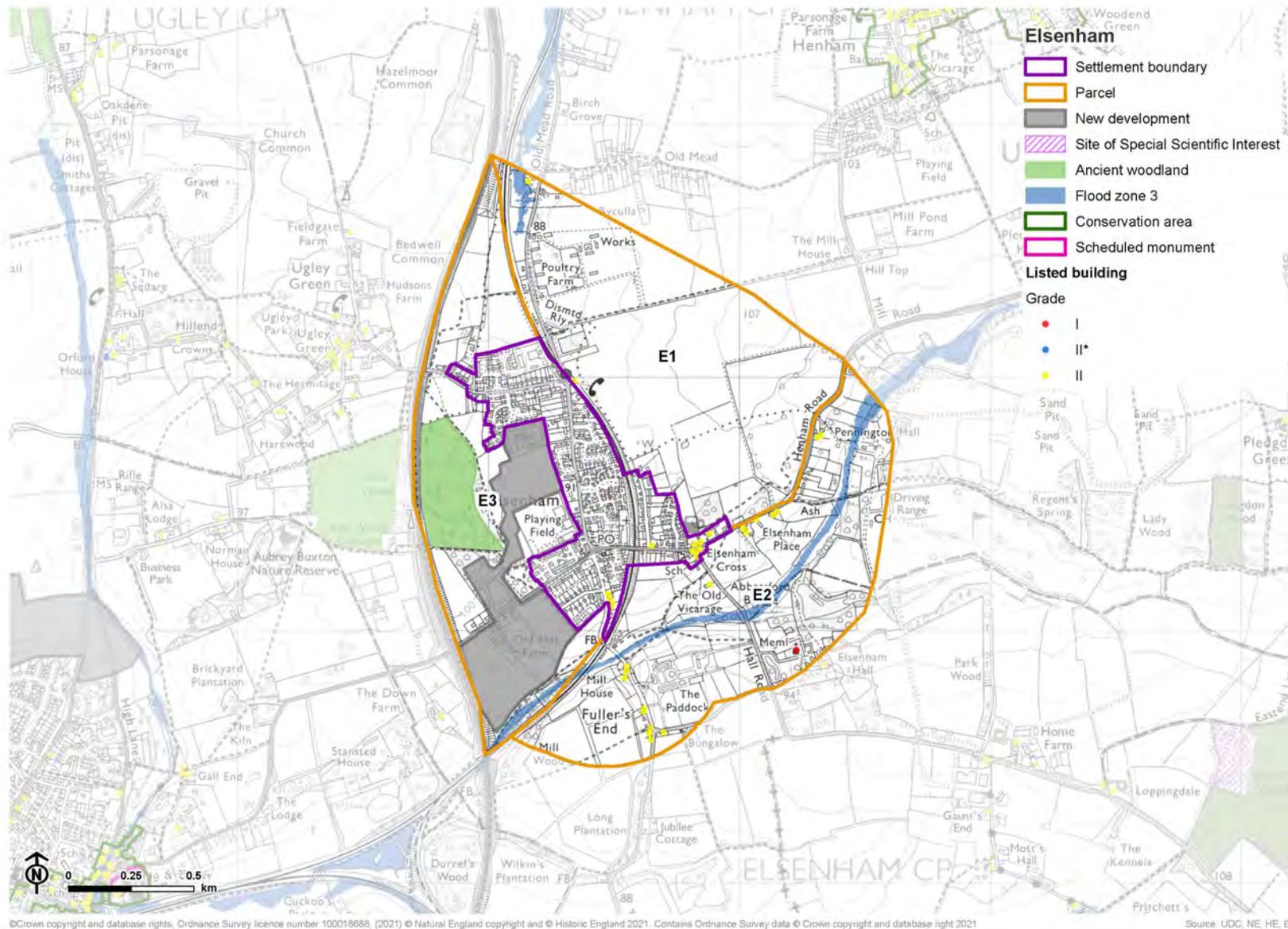
E2 – sloping valley sides of the Stansted Brook to the south of Elsenham.

E3 – wooded farmland plateau to the west of Elsenham (a large area to the south is under development).

Land to the west of the M11 has been scoped out as development here would have no relationship with Elsenham.

Appendix C
Landscape sensitivity proformas

Uttlesford LSA: Towns and key villages
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Elsenham representative photos



E1 looking north to Poultry Farm



E1 looking east from Poultry Farm



E2 looking north to Elsenham Place from Hall Road



E2 Church of St Mary the Virgin



E3 looking west from the settlement edge on Bedwell Road



E3 looking north from Bedwell Road

Elsenham E1

Landscape Character Area B10 Broxsted Farmland Plateau

Landscape sensitivity assessment: E1		
Criteria	Description	Sensitivity
Physical character	<ul style="list-style-type: none"> Flat to gently undulating topography, rising from 90m to 105m AOD in the east. Arable fields are large scale, regular in size with few smaller-scale features. Fields have been converted for horse grazing at Poultry Farm. 	<ul style="list-style-type: none"> Lower sensitivity Lower sensitivity
Natural character	<ul style="list-style-type: none"> Intensively farmed landscape with no recorded priority habitats. Hedgerows, hedgerow trees and roadside vegetation provide some semi-natural habitats. 	<ul style="list-style-type: none"> Lower sensitivity
Sense of time depth	<ul style="list-style-type: none"> Limited time-depth with the Grade II listed waiting room at the railway station the only listed building in the parcel. There is an archaeological site recorded adjacent to Pennington Hall. Modern agricultural practices have removed most historic field patterns, although is a small area of historic field patterns along the B1051 Henham Road adjacent to Pennington Hall. 	<ul style="list-style-type: none"> Moderate sensitivity Lower sensitivity
Character and setting of settlement	<ul style="list-style-type: none"> The parcel provides some contribution as a rural setting to Elsenham to the north and east. The parcel provides a sense of separation between Elsenham and the linear settlement of Old Mead to the north. Development east of the railway line would be in keeping with the existing settlement pattern, which has extended beyond the railway line, north-west of Henham Road. 	<ul style="list-style-type: none"> Moderate sensitivity Moderate sensitivity
Visual character	<ul style="list-style-type: none"> Despite the open character of the arable landscape, roadside and rail-side vegetation and hedgerows provide a semi-enclosed character, with few views from the surrounding roads and public rights of way. The skyline is largely undeveloped. 	<ul style="list-style-type: none"> Lower sensitivity
Perceptual and scenic qualities	<ul style="list-style-type: none"> Some light pollution is noticeable at Elsenham, but there are darker skies further east and north-east. There are limited public rights of way through the parcel. A playing field north of Henham Road provides recreational opportunities. A moderately rural landscape. Human influences within the parcel include the railway line, modern development at Poultry Farm, Old Mead Road, along Henham Road and north-west of Henham Road. The M11 is an intrusive influence to the west, and Stansted Airport to the south. 	<ul style="list-style-type: none"> Moderate sensitivity Lower sensitivity Moderate sensitivity

Elsenham E2

Landscape Character Area A3 Stort River Valley (and B10 Broxsted Farmland Plateau in the east)

Landscape sensitivity assessment: E2		
Criteria	Description	Sensitivity
Physical character	<ul style="list-style-type: none"> Sloping valley sides of the Stansted Brook, rising from 75m to 95m AOD. Small to medium scale arable fields, with grazing east of Hall Road and along the course of the Stansted Brook and an orchard west of Hall Road. Hedgerows, existing buildings and paddocks are smaller-scale landscape features. 	<ul style="list-style-type: none"> Moderate sensitivity Moderate sensitivity
Natural character	<ul style="list-style-type: none"> Priority habitat deciduous woodland around Elsenham Hall, along the course of the Stansted Brook and at Mill Wood which is recorded as a locally Important Woodland. Priority habitat good quality semi-improved grassland is recorded at Mill House. Hedgerows, mature hedgerow trees and roadside trees create a wooded character. 	<ul style="list-style-type: none"> Higher sensitivity Higher sensitivity
Sense of time depth	<ul style="list-style-type: none"> The Church of St Mary the Virgin is Grade I listed and contains an archaeological site. Fuller's End contains a number of Grade II listed cottages, and there is a cluster of Grade II listed buildings around Elsenham Place. An archaeological site extends into the parcel from Elsenham Hall. Modern agricultural practices have removed most historic field patterns, except for older enclosure fields along the Stansted Brook and around Mill Wood. 	<ul style="list-style-type: none"> Higher sensitivity Moderate sensitivity
Character and setting of settlement	<ul style="list-style-type: none"> The parcel provides a rural setting and approach to Elsenham, particularly from the south on Hall Road as it approaches the listed buildings at Elsenham Cross. The parcel provides separation between Elsenham and Stansted Airport. The railway line provides a strong boundary to the south-west settlement edge of Elsenham. There is limited development south of High Street and Henham Road, and new development to the south of these roads would not fit with the existing settlement pattern. 	<ul style="list-style-type: none"> Higher sensitivity Higher sensitivity Higher sensitivity
Visual character	<ul style="list-style-type: none"> Hedgerows and roadside trees create a semi-enclosed character, except for open views south of Henham Road. The skyline is generally treed, and there are no structures visible above the treeline. 	<ul style="list-style-type: none"> Moderate sensitivity
Perceptual and scenic qualities	<ul style="list-style-type: none"> A landscape with largely dark skies except for some light pollution from Elsenham to the north and Stansted Airport to the south. A network of public rights of way crosses the parcel. A rural landscape with human influences within the parcel limited to the railway line and the M11. Stansted Airport to the south is also an intrusive modern influence. 	<ul style="list-style-type: none"> Higher sensitivity Moderate sensitivity Moderate sensitivity

Elsenham E3

Landscape Character Area B10 Broxted Farmland Plateau (and A3 Stort River Valley in the south)

Landscape sensitivity assessment: E3		
Criteria	Description	Sensitivity
Physical character	<ul style="list-style-type: none"> Flat to gently undulating topography in the north and west, from 90m to 100m AOD, more steeply sloping in the south near Stansted Brook. Arable fields are medium scale with some intact hedgerows and hedgerow trees which provide smaller-scale features. A small area of horse pasture between Rush Lane and the railway line. 	<ul style="list-style-type: none"> Lower sensitivity Moderate sensitivity
Natural character	<ul style="list-style-type: none"> The extensive woodland at Alsa Wood is designated as a LoWS for its priority habitat deciduous woodland, much of which is ancient. Priority habitat deciduous woodland also lines the Stansted Brook and the M11. North of Bedwell Road fields are bound by hedgerows with some hedgerow trees. Mature vegetation encloses the modern settlement edge of Elsenham. 	<ul style="list-style-type: none"> Higher sensitivity Lower sensitivity
Sense of time depth	<ul style="list-style-type: none"> There are no recorded heritage assets in the parcel. Four archaeological sites run along the M11. Modern agricultural practices and 20th century development have removed most historic field patterns, although there is some evidence of older enclosed fields patterns south of Bedwell Road. 	<ul style="list-style-type: none"> Lower sensitivity Lower sensitivity
Character and setting of settlement	<ul style="list-style-type: none"> The landscape north of Bedwell Road provides some contribution as a rural setting to Elsenham. The M11 and Alsa Wood to the west and railway line to the north-east and south are strong boundary features. Development beyond these would not have a relationship with Elsenham. Development north and south of Bedwell Road would fit with the new settlement pattern. The industrial area on Jenkins Drive forms a hard edge to the adjoining landscape, and development to the north of the parcel could soften this. 	<ul style="list-style-type: none"> Higher sensitivity Lower sensitivity
Visual character	<ul style="list-style-type: none"> The parcel is visually enclosed from the surrounding landscapes due to vegetation along the M11, Alsa Wood and roadside and rail-side vegetation. The skyline is largely undeveloped. 	<ul style="list-style-type: none"> Lower sensitivity
Perceptual and scenic qualities	<ul style="list-style-type: none"> Some light pollution is noticeable at Elsenham, but there are darker skies further north. There are public rights of way through the parcel, connecting the different areas of the village and extending across the M11. Fields north and south of Bedwell Road are largely unmanaged, detracting from the scenic qualities of the landscape. Limited rural character. Human influences within the parcel include the M11 to the west, railway line to the south and north-east, commercial development at Jenkins Drive and the new developments off Isabel Drive. 	<ul style="list-style-type: none"> Moderate sensitivity Moderate sensitivity Lower sensitivity Moderate sensitivity

Overall assessment of landscape sensitivity: Elsenham

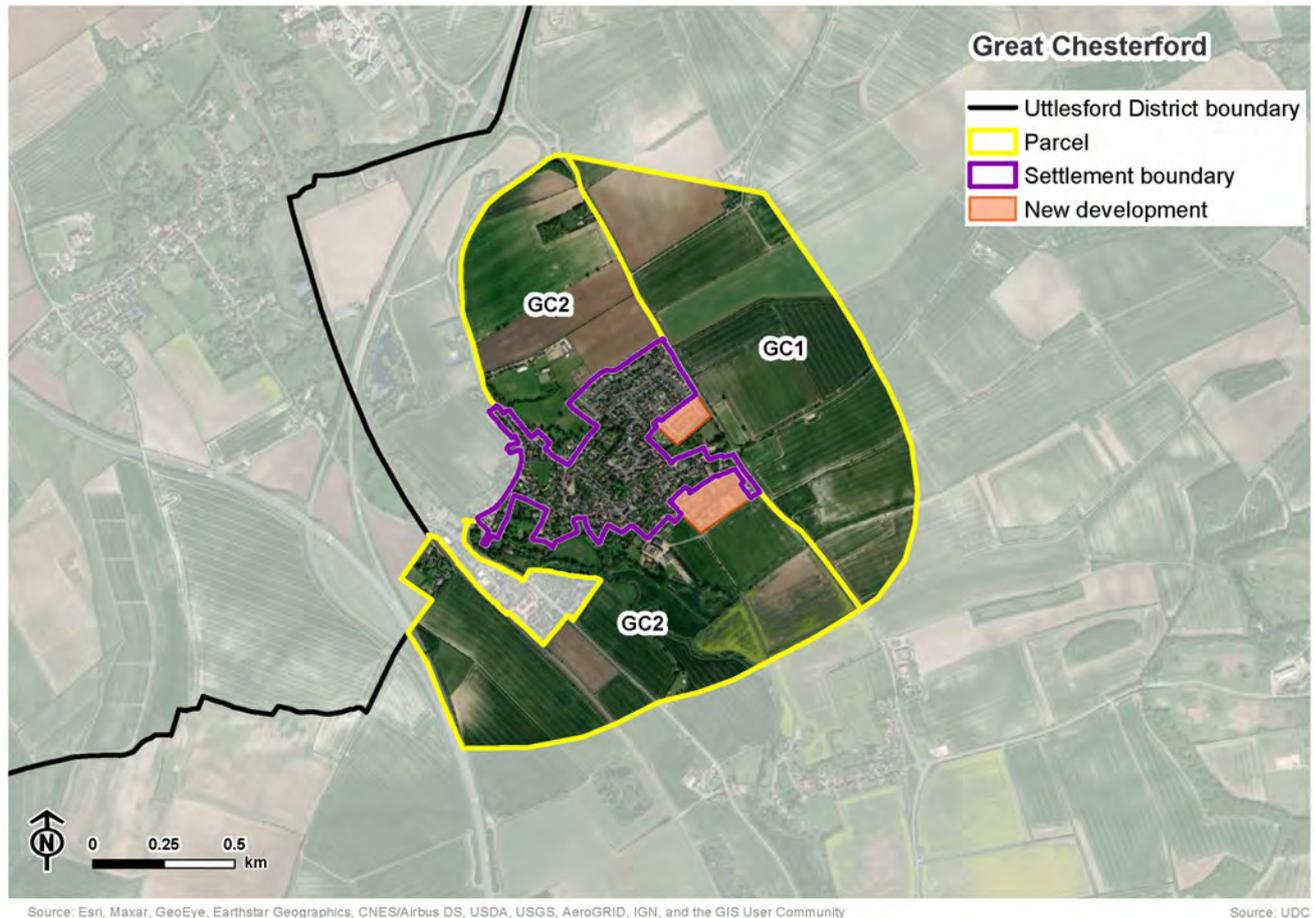
Landscape sensitivity scores			
	E1	E2	E3
Residential development	L-M	M-H	L-M
Mixed use development	M	H	M
Sports facilities and flood lighting	M	H	M

Summary

Parcels **E1** and the remaining undeveloped farmland within **E3** are assessed as having **low-moderate** sensitivity to residential development due to the flat to gently undulating topography, medium to large scale arable fields, limited semi-natural habitats, largely enclosed character, and the human influence of modern development within the parcels. The extensive deciduous woodland in E3 would be highly sensitive to change, due to value as a semi-natural habitat and the contribution it makes to the rural setting of Elsenham. Parcel **E1** also provides a rural setting to Elsenham and provides separation between Elsenham and Old Mead in the north. Parcel **E1** is assessed as having **moderate** sensitivity to mixed use development due to the existing scale and pattern of the current built form. **E3** has a **moderate** sensitivity to mixed-use development but this may be lower in the north, where it would relate to the existing industrial development on Jenkins Drive. Both parcels are assessed as having **moderate** sensitivity to sports facility development due to the moderately dark skies.

E2 is assessed as having a **moderate-high** sensitivity to future change from residential development due to the rural setting it provides to Elsenham, steeper topography particularly from Hall Road, small to medium scale field pattern, and greater time-depth. Sensitivity to mixed use development is assessed as **high**, due to the small scale of the landscape and existing scale and general pattern of the current built form. The parcel is also considered to have **high** sensitivity to sports facility development due to the levels of dark night skies.

Settlement Area: Great Chesterford



Location and description

The village of Great Chesterford is located in the valley of the River Cam, in the north-west of the district, on the border with South Cambridgeshire. It is characterised by a historic settlement core which lies immediately east of the river, centred on School Street, Carmel Street and High Street, with many timber-framed and plastered buildings from the 17th and 18th centuries. The village expanded in the 20th century around the railway station in the south west with a mix of housing and large-scale commercial development, and to the north-west with a large area of housing.

The settlement edge is divided into two parcels:

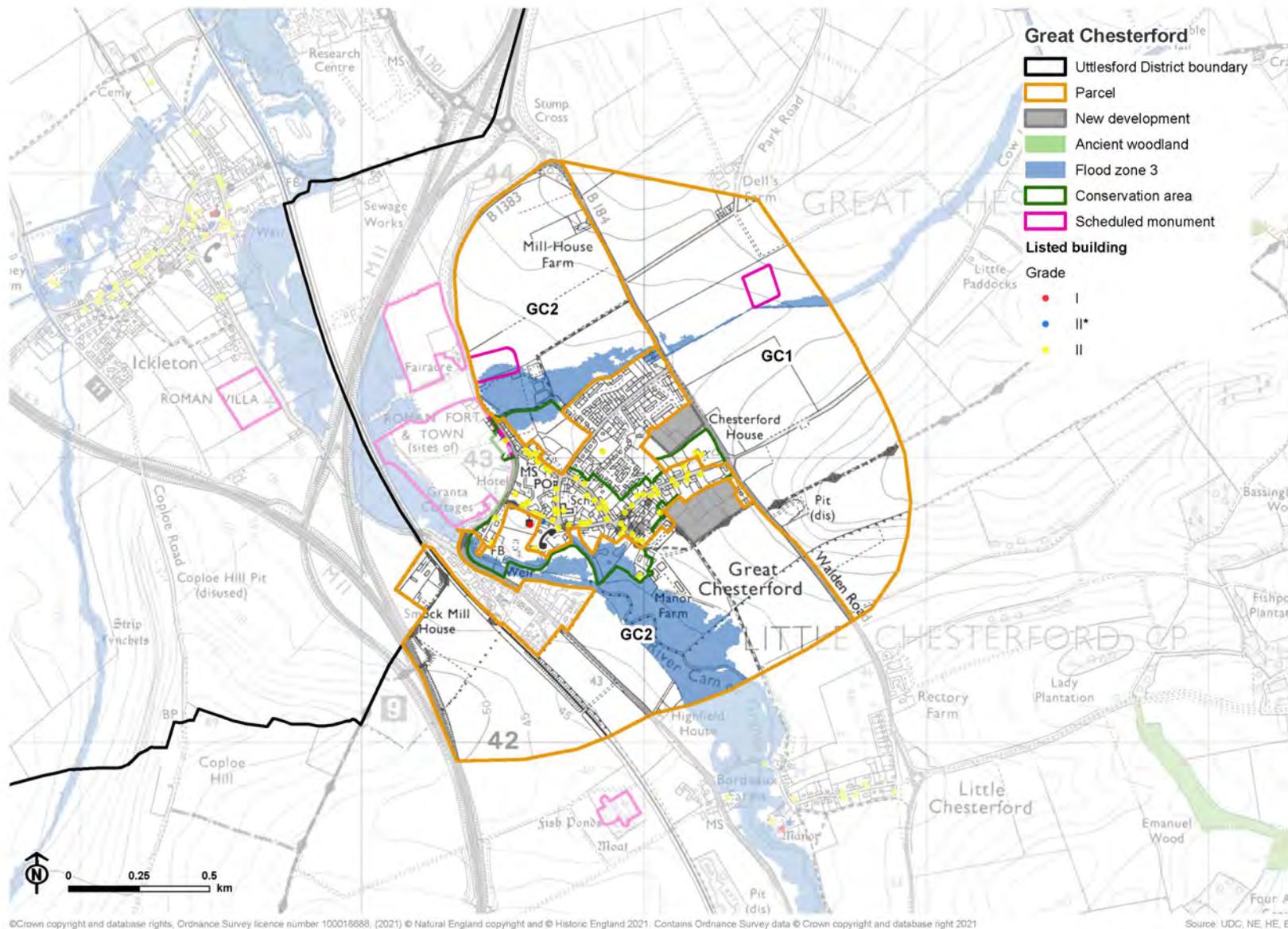
GC1 – rolling large arable fields to the east of Great Chesterford.

GC2 – valley of the River Cam and surrounding arable fields to the north, south and west of Great Chesterford.

Land to the north-west of Great Chesterford has been scoped out of the assessment due to its designation as a Scheduled Monument. Land outside the district boundary to the west has also been scoped out of the assessment.

Appendix C
Landscape sensitivity proformas

Uttlesford LSA: Towns and key villages
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Great Chesterford representative photos



GC1 looking south on Walden Road



GC1 looking east on Park Road



GC2 looking south to settlement edge



GC2 looking east along the southern settlement edge

Great Chesterford GC1

Landscape Character Area A1 Cam Rolling Valley

Landscape sensitivity assessment: GC1		
Criteria	Description	Sensitivity
Physical character	<ul style="list-style-type: none"> ■ Rolling landform ranging from 45m to 75m AOD. ■ Fields are large scale, regular in size and mainly arable, with an open character. 	<ul style="list-style-type: none"> ■ Higher sensitivity ■ Lower sensitivity
Natural character	<ul style="list-style-type: none"> ■ The B184 Walden Road is designated as a LoWS and a Special Verge. ■ Fragmented hedgerows border the arable fields, with some remnant hedgerow trees. There are no registered priority habitats within the parcel. 	<ul style="list-style-type: none"> ■ Moderate sensitivity ■ Lower sensitivity
Sense of time depth	<ul style="list-style-type: none"> ■ A Romano-Celtic temple south of Park Road is designated as a Scheduled Monument. ■ Modern agricultural practices have removed most historic fields in the area but some pre-modern enclosure field patterns remain. 	<ul style="list-style-type: none"> ■ Higher sensitivity ■ Moderate sensitivity
Character and setting of settlement	<ul style="list-style-type: none"> ■ The parcel provides a rural setting and approach along Cow Lane to the historic settlement edge at High Street. ■ The B184 Walden Road provides a strong edge to the village and contains the eastern extent of the village. Development east of Walden Road would not be in keeping with the existing settlement pattern. 	<ul style="list-style-type: none"> ■ Higher sensitivity ■ Higher sensitivity
Visual character	<ul style="list-style-type: none"> ■ The parcel has an open character, with long views to and from Great Chesterford across the rolling countryside. ■ The skyline is largely undeveloped. 	<ul style="list-style-type: none"> ■ Higher sensitivity ■ Moderate sensitivity
Perceptual and scenic qualities	<ul style="list-style-type: none"> ■ Light pollution is noticeable at Great Chesterford but there are darker skies to the east. ■ The Icknield Way Trail promoted route runs through the south-east of the parcel and provides links from Great Chesterford to the wider countryside. ■ A rural landscape with limited human influences within the parcel, although the M11 and A11 are audibly intrusive. 	<ul style="list-style-type: none"> ■ Moderate sensitivity ■ Moderate sensitivity ■ Moderate sensitivity

Great Chesterford GC2

Landscape Character Area A1 Cam Rolling Valley

Landscape sensitivity assessment: GC2		
Criteria	Description	Sensitivity
Physical character	<ul style="list-style-type: none"> Gently undulating farmland, from 40m to 50m AOD, dissected by the River Cam. Small meadows and pasture fields line the narrow River Cam, and are found north of Jackson's Lane. Away from the Cam, fields are large scale and mainly arable, with an open character. 	<ul style="list-style-type: none"> Moderate sensitivity Higher sensitivity Moderate sensitivity
Natural character	<ul style="list-style-type: none"> Mature trees and deciduous woodland line the Cam, with some recorded as priority habitat south of Manor Lane. Mature trees along the settlement edge, intermittent hedgerows and hedgerow trees provide valued semi-natural habitats. 	<ul style="list-style-type: none"> Higher sensitivity Moderate sensitivity
Sense of time depth	<ul style="list-style-type: none"> Open green space is important to the historic character of the village, including riverside areas along the Cam and pasture at Jacksons Lane, reflected in their inclusion in the Conservation Area. Grade I listed Church of All Saints and grade II* listed Chesterford House are located on the edge of the village, and a Scheduled Monument lies east of the B1383. There are a number of recorded archaeological sites. Modern agricultural practices have removed most historic field patterns, although older enclosures remain along the River Cam. 	<ul style="list-style-type: none"> Higher sensitivity Higher sensitivity Moderate sensitivity
Character and setting of settlement	<ul style="list-style-type: none"> The parcel provides a rural setting and approach to Great Chesterford, and the scenic quality of green space along the historic settlement edge has a high sensitivity to change. The modern settlement edge to the north-east (Hyll Close) and south-west (Thorpe Lea Close) forms a hard and visible edge to the adjoining landscape. Development could provide the opportunity to improve the existing settlement edge. 	<ul style="list-style-type: none"> Higher sensitivity Moderate sensitivity
Visual character	<ul style="list-style-type: none"> The parcel has an open character, with long views to and from Great Chesterfield across the rolling countryside. The importance of views from the historic settlement edge into open countryside across pasture fields to the north and south are noted in the Conservation Area Appraisal. Areas along the River Cam are more enclosed. The skyline is largely undeveloped. 	<ul style="list-style-type: none"> Higher sensitivity Higher sensitivity Moderate sensitivity
Perceptual and scenic qualities	<ul style="list-style-type: none"> Light pollution is noticeable at Great Chesterford and increases towards the M11. There are darker skies to the south-east. The Icknield Way Trail promoted route and other public rights of way cross the parcel and allow access into the wider countryside. Limited areas of rurality - human influences within the parcel include the railway line and development associated with it, and M11 as well as infill development at Thorpe Lea Close. 	<ul style="list-style-type: none"> Moderate sensitivity Moderate sensitivity Lower sensitivity

Overall assessment of landscape sensitivity: Great Chesterford

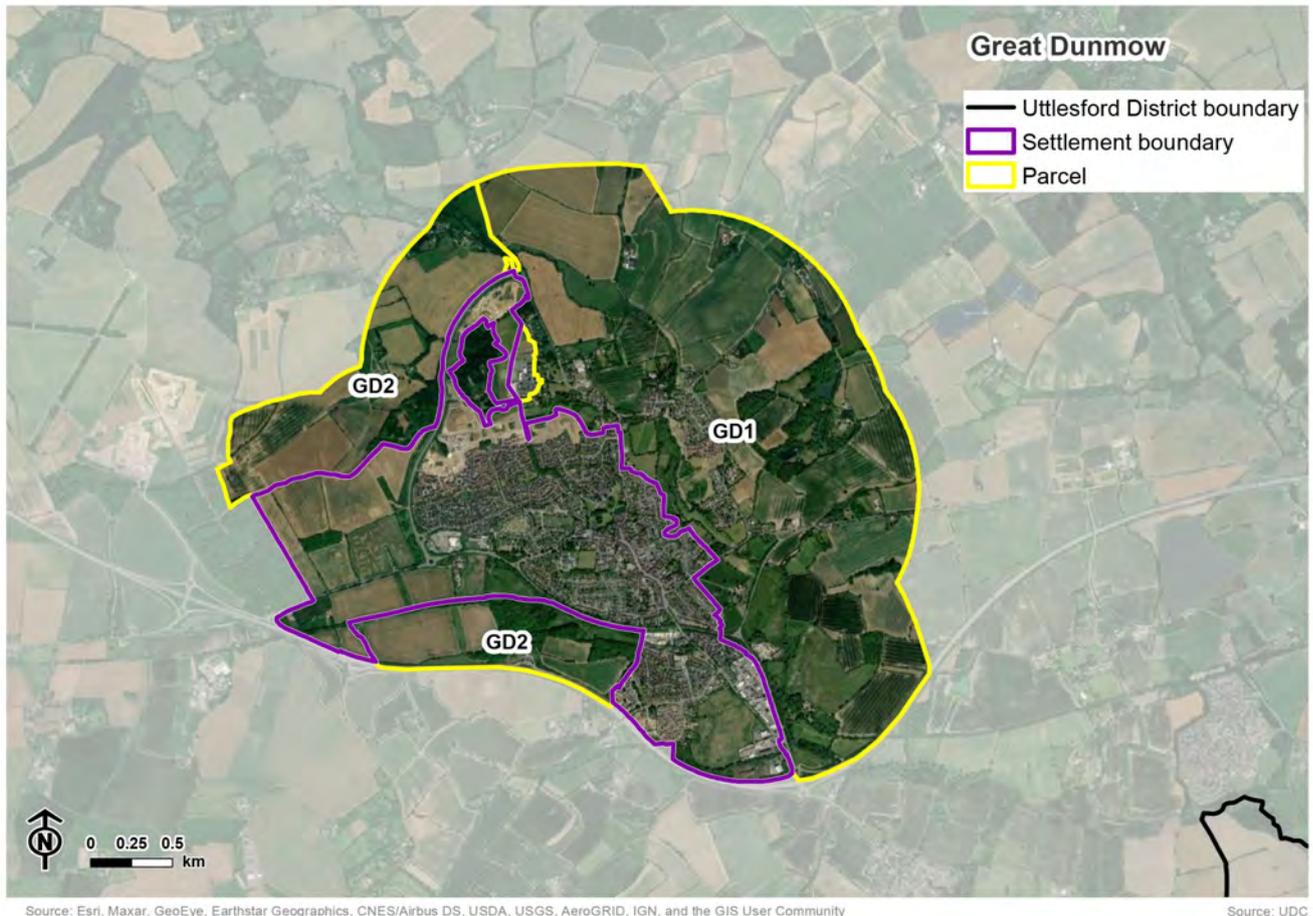
Landscape sensitivity scores		
	GC1	GC2
Residential development	M-H	H
Mixed use development	M-H	H
Sports facilities and flood lighting	M-H	M-H

Summary

The characteristics of the landscape in parcel **GC1**, including its rolling landform, open and rural character, the setting it provides to the settlement edge of Great Chesterford (including part of the historic settlement edge), and the strong boundary feature of the B184 Walden Road are sensitive to change as a result of the introduction of residential development. Although the parcel has limited semi-natural habitats and some human influences from the A11/ M11 there is a lack of existing development. The parcel is assessed as having a **moderate-high** sensitivity to both residential and mixed-use development. The parcel will also have **moderate-high** sensitivity to sports facility development due to the rural character and levels of dark night skies.

GC2 is assessed as having a **high** overall sensitivity to future change from residential development due to its smaller scale (particularly along the Cam), strong natural character, time-depth, open character and rural setting it provides to the village, particularly its importance to the historic character of the village (including the pasture fields north of Jackson's Lane and the well-vegetated river bank and meadows along the Cam). However, the modern settlement edge to the south-east and south-west, and the land adjacent to the railway line have a **moderate** sensitivity to residential development due to their more developed nature and harsh settlement edges. Sensitivity to mixed use development was assessed as **high**, due to the small scale and open character of the landscape and general pattern of the current built form. Areas adjacent to commercial development at the railway station would have a lower sensitivity. The parcel will have a **moderate-high** sensitivity to sports facility development due to levels of dark night skies which are impacted by the proximity of the M11.

Settlement Area: Great Dunmow



Location and description

The town of Great Dunmow is located in the south-east of the district and is the second largest settlement in Uttlesford. It is characterised by a historic settlement core centred on Parsonage Downs and the High Street. The town contains a variety of building styles and periods including 16th and 17th century housing, a former Guild Hall and numerous 19th century houses.

The settlement edge is divided into two parcels. These largely relate to landscape character areas and comprise:

GD1 – the low-lying, gently undulating pastoral fields of the Upper Chelmer River Valley to the north of Great Dunmow.

GD2 – the undulating mixed agricultural farmland to the west and south of Great Dunmow.

High Wood to the west of Great Dunmow has been scoped out of the assessment due to its designation as a SSSI. The area to the south of the A120 has been scoped out of the assessment as the trunk road provides a strong boundary feature to the south of the town and development in this area will not relate well to the existing settlement.

Great Dunmow representative photos



GD1 historic Church End



GD1 looking north-east across the Chelmer Valley



GD2 view north-west from settlement edge off Ongar Road



GD2 looking east from Park Road

Greater Dunmow GD1

Landscape Character Area A6 Upper Chelmer River Valley

Landscape sensitivity assessment: GD1		
Criteria	Description	
Physical character	<ul style="list-style-type: none"> ■ Undulating valley sides, rising from 55m to 85m AOD from the River Chelmer. ■ Fields are medium scale, regular in size and mainly arable, with an open character. There is some pasture adjacent to the river. 	<ul style="list-style-type: none"> ■ Higher sensitivity ■ Moderate sensitivity
Natural character	<ul style="list-style-type: none"> ■ Scattered priority habitat deciduous woodland, some recorded as Ancient Woodland. Hoglands Wood, Frederick's Spring and Merks Hill identified as LoWS. Flich Way is designated as a LNR for its unimproved grassland, scrub and wetland habitat. ■ Linear riparian trees, especially in the south-east, and hedgerows around arable fields contribute to the vegetated character of the landscape. 	<ul style="list-style-type: none"> ■ Higher sensitivity ■ Moderate sensitivity
Sense of time depth	<ul style="list-style-type: none"> ■ The conservation areas at Great Dunmow (which extends into the parcel) and Church End have a concentration of listed buildings including two Grade I listed buildings – The Clock House and St Mary's Church. There are also scattered listed farmsteads. Two Scheduled Monuments are recorded around Parsonage Farm and there are a number of recorded archaeological sites. ■ Modern agricultural practices have removed most historic field patterns except for older enclosure fields at Lower Hall and Church End. 	<ul style="list-style-type: none"> ■ Higher sensitivity ■ Lower sensitivity
Character and setting of settlement	<ul style="list-style-type: none"> ■ The parcel contributes to the separation between Great Dunmow, Church End and Riverside and this is noted in the Great Dunmow Conservation Area Appraisal. The parcel also provides a gap between Great Dunmow and Little Easton to the north. ■ The open character of Parsonage Downs provides a rural setting to the historic settlement edge of Great Dunmow. Development extending from Great Dunmow east across the River Chelmer would not fit with the current settlement form. ■ The B184 to the north and Chelmsford Road/ A120 to the south provide a strong edge to Great Dunmow, with areas beyond this having no relationship with the town. ■ 20th century development on the eastern edge of Great Dunmow has extended into the river floodplain, and there may be opportunities to soften the settlement edge. 	<ul style="list-style-type: none"> ■ Higher sensitivity ■ Higher sensitivity ■ Higher sensitivity ■ Moderate sensitivity
Visual character	<ul style="list-style-type: none"> ■ The importance of the view east from Beaumont Hill across the river valley to Church End is noted in the Conservation Area Appraisal. ■ The river corridor of the Chelmer has a more enclosed character. 	<ul style="list-style-type: none"> ■ Higher sensitivity ■ Moderate sensitivity
Perceptual and scenic qualities	<ul style="list-style-type: none"> ■ A network of public rights of way crosses the area, including the Saffron Trail promoted route. Public access is provided at Flich Way Country Park and there are a number of recreational green spaces including Parsonage Downs, Helena Romanes School and Church End. ■ Light pollution is noticeable at Great Dunmow and along the road network. Elsewhere, skies are darker, especially to the north-east. ■ A rural landscape with human influences limited to modern development extending from the settlement edge of Great Dunmow. 	<ul style="list-style-type: none"> ■ Higher sensitivity ■ Moderate sensitivity ■ Moderate sensitivity

Great Dunmow GD2

Landscape Character Area B10 Broxted Farmland Plateau

Landscape sensitivity assessment: GD2		
Criteria	Description	
Physical character	<ul style="list-style-type: none"> Gently undulating farmland, between 70 and 100m AOD. Large-scale arable fields, with intermittent hedgerow boundaries creating a low-density of overlying landscape features. 	<ul style="list-style-type: none"> Moderate sensitivity Lower sensitivity.
Natural character	<ul style="list-style-type: none"> Blocks of priority habitat deciduous woodland, some recorded as Ancient Woodland, and most designated as LoWS for their woodland. Flitch Way is designated as LoWS and an LNR for its unimproved grassland, scrub and wetland habitat. Large arable fields with intermittent hedgerows have limited semi-natural habitat coverage. 	<ul style="list-style-type: none"> Higher sensitivity Lower sensitivity
Sense of time depth	<ul style="list-style-type: none"> Time depth is limited with few historic features important to the character of the area, except for the grade I listed Round House and an archaeological site at Oak Spring. 	<ul style="list-style-type: none"> Lower sensitivity
Character and setting of settlement	<ul style="list-style-type: none"> The parcel contributes to the rural setting of Great Dunmow, particularly in the south where it provides separation between the town and the A120. The north of the parcel provides separation between Great Dunmow and Mill End, Little Easton and Elmbridge. 	<ul style="list-style-type: none"> Moderate sensitivity Higher sensitivity
Visual character	<ul style="list-style-type: none"> The landscape has an open character, with views towards Great Dunmow. A generally undeveloped skyline, although electricity pylons cross the northern part of the parcel. 	<ul style="list-style-type: none"> Higher sensitivity Moderate sensitivity
Perceptual and scenic qualities	<ul style="list-style-type: none"> The south of the parcel is well-connected by public rights of way, and public access is provided at Flitch Way Country Park. There are fewer public rights of way in the north of the parcel. Light pollution is noticeable at Great Dunmow and along the road network. Elsewhere, skies are darker, especially to the north-west. Human influences are limited to electricity pylons in the north of the parcel, the A120 in the south and modern development extending from the edge of Great Dunmow. 	<ul style="list-style-type: none"> Higher sensitivity Moderate sensitivity Moderate sensitivity Moderate sensitivity

Overall assessment of landscape sensitivity: Great Dunmow

Landscape sensitivity scores		
	GD1	GD2
Residential development	M-H	M
Mixed use development	H	M-H
Sports facilities and flood lighting	M-H	M-H

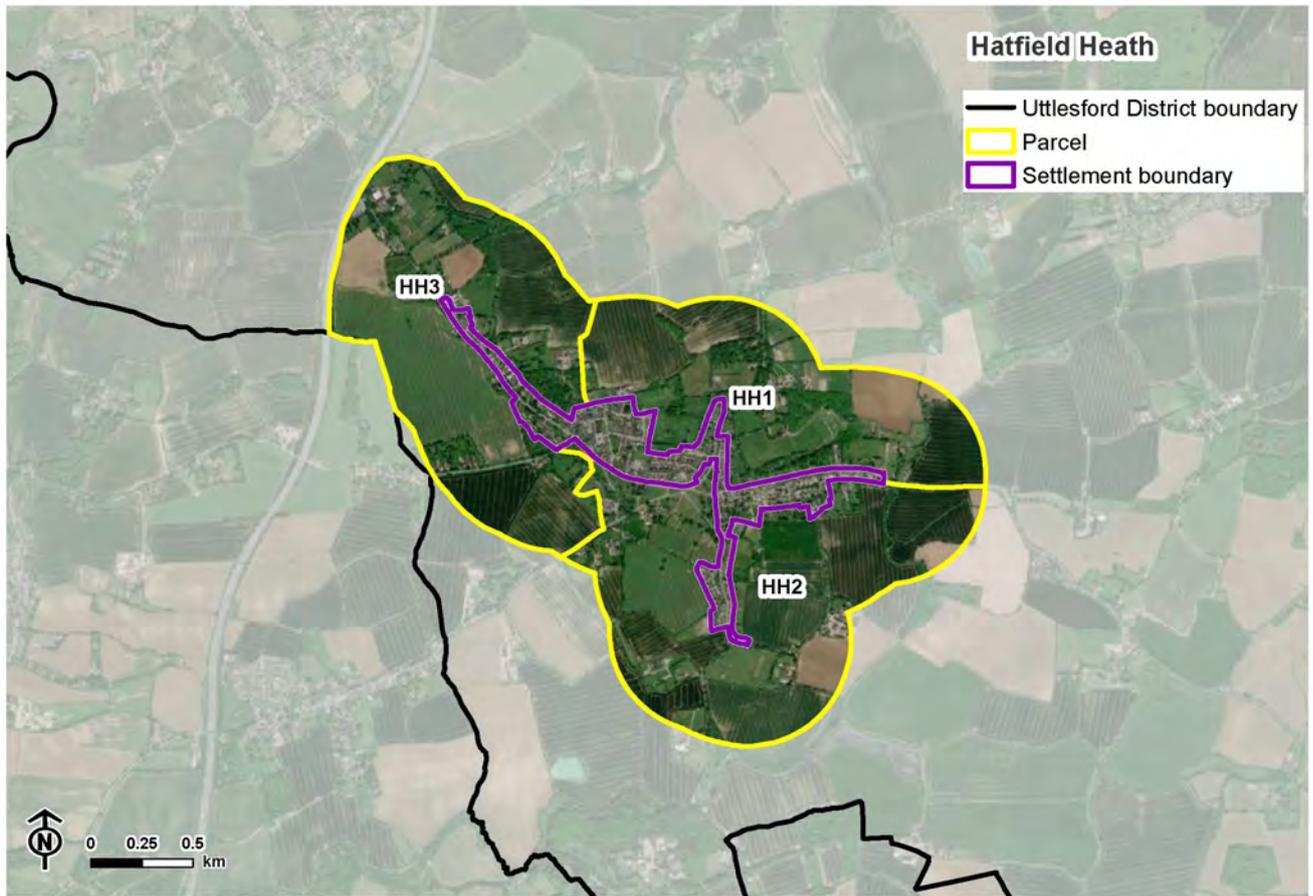
Summary

GD1 is assessed as having a **moderate-high** overall sensitivity to future change from residential development due to the important role the parcel plays in providing separation between Great Dunmow and Church End as well as the smaller scale of the landscape, extensive scattered semi-natural habitats, significant heritage assets and public access. Sensitivity to mixed use development was assessed as **high**, due to the small scale of the landscape and existing scale and general pattern of the current built form.

The characteristics of the landscape in parcel **GD2**, including its visual prominence, rural character and scattered semi-natural habitats are sensitive to change as a result of the introduction of residential development, although this is reduced locally by the presence of transport links and the influence of modern development on the settlement edge. The parcel is assessed as having an overall **moderate** sensitivity. Sensitivity to mixed use development was assessed at **moderate-high**, due to the existing scale and general pattern of the current built form. Sensitivity to both development types increases in the south, between the settlement edge and the A120, due to the valued semi-natural habitats and separation the area provides between the A120 and Great Dunmow.

Both parcels would have a **moderate-high** sensitivity to sports facility development due to their rural character and levels of dark night skies within the parcels.

Settlement Area: Hatfield Heath



Location and description

The rural village of Hatfield Heath is located in the south-west of the district, 500m from the district boundary with Epping Forest. The linear form of the historic village along the edge of the heath is still visible and includes a number of Grade II listed houses. It expanded to the north in the 20th century and as ribbon development along the Stortford Road.

The settlement edge is divided into three parcels:

HH1 – wooded undulating arable fields to the north of Hatfield Heath.

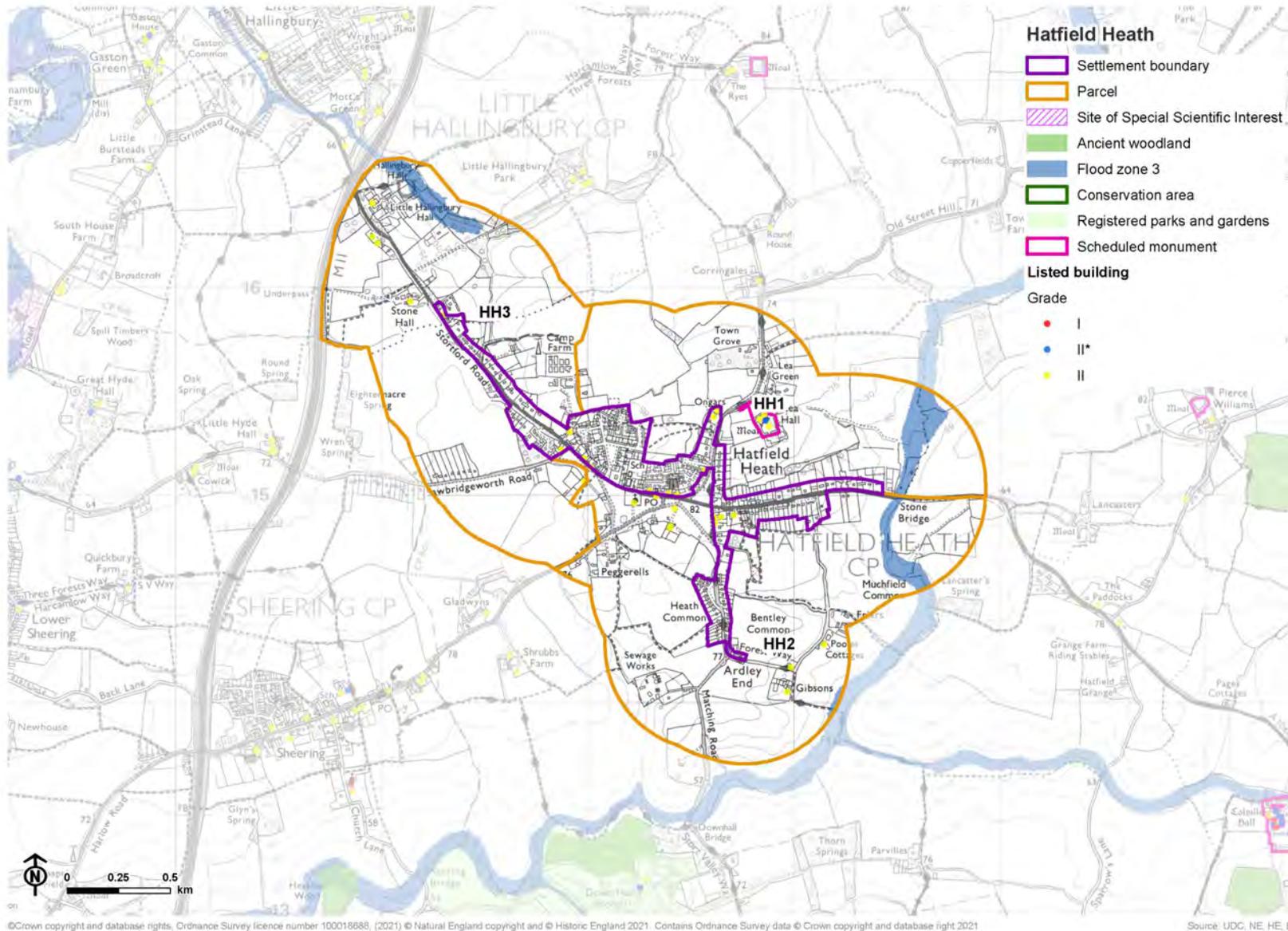
HH2 – gently undulating arable fields to the east and south of Hatfield Heath rising from the Pincey Brook.

HH3 – flatter arable fields to the north west of Hatfield Heath

All of the land within the 500m buffer has been assessed.

Appendix C
Landscape sensitivity proformas

Uttlesford LSA: Towns and key villages
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Hatfield Heath representative photos



HH1 looking north from The Shaw into heathland



HH1 looking north from Chelmsford Road



HH2 looking east from Friars Lane



HH2 looking north-east from Ardley End



HH3 looking south-east from Sawbridgeworth Road towards Sheering



HH3 looking north to parkland at Little Hallingbury

Hatfield Heath HH1

Landscape Character Areas A3 Stort River Valley, B12 Hatfield Forest Farmland Plateau, B14 Roding Farmland Plateau

Landscape sensitivity assessment: HH1		
Criteria	Description	Sensitivity
Physical character	<ul style="list-style-type: none"> ■ Arable farmland falling from 80m to 65m to the Pincey Brook in the east. ■ Flat landscape west of Dunmow Road. ■ Large-scale arable fields, with some smaller pasture fields, some in use as horse grazing, at Little Hallingbury Hall. 	<ul style="list-style-type: none"> ■ Higher sensitivity ■ Lower sensitivity ■ Moderate sensitivity
Natural character	<ul style="list-style-type: none"> ■ Deciduous woodland blocks are scattered throughout the parcel, including Town Grove (identified as Important Woodland) and several blocks identified as priority habitat. Priority habitat lowland heath lies between Dunmow Road and Cox Ley. ■ Hedgerows and hedgerow trees line the road and border the arable fields. 	<ul style="list-style-type: none"> ■ Higher sensitivity ■ Moderate sensitivity
Sense of time depth	<ul style="list-style-type: none"> ■ The moated site at Lea Hall is a Scheduled Monument and includes a number of listed buildings including the Grade II* Lea Hall and an archaeological site. There is another archaeological site north of Cox Ley. ■ Modern agricultural practices and an increase in settlement size have removed most historic field patterns, although some remain around the heathland in the centre of the village and adjacent to Dunmow Road. 	<ul style="list-style-type: none"> ■ Moderate sensitivity ■ Lower sensitivity
Character and setting of settlement	<ul style="list-style-type: none"> ■ The parcel provides a rural setting to Hatfield Heath, particularly on the approach on Dunmow Road. The parcel plays a role in the separation of Hatfield Heath from Little Hallingbury. ■ Hatfield Heath has largely retained its historic linear settlement pattern along the north side of the heath with houses generally set back from the roads, creating a distinctive open character to the village. ■ Modern residential development at Broomfields is more nucleated. Heathland and woodland enclose the settlement edge and would be sensitive to change. 	<ul style="list-style-type: none"> ■ Higher sensitivity ■ Higher sensitivity ■ Higher sensitivity
Visual character	<ul style="list-style-type: none"> ■ Roadside vegetation and woodland blocks provide a sense of enclosure, and there are few views to Hatfield Heath, although there are scenic views from the B183 Dunmow Road. 	<ul style="list-style-type: none"> ■ Moderate sensitivity
Perceptual and scenic qualities	<ul style="list-style-type: none"> ■ There is some light pollution from Hatfield Heath, but darker skies away from the settlement edge. ■ Forest Way promoted route follows Dunmow Road and provides access to the wider countryside. There are limited other public rights of way ■ A rural landscape, with limited human influences. 	<ul style="list-style-type: none"> ■ Higher sensitivity ■ Moderate sensitivity ■ Higher sensitivity

Hatfield Heath HH2

Landscape Character Area B14 Roding Farmland Plateau

Landscape sensitivity assessment: HH2		
Criteria	Description	Sensitivity
Physical character	<ul style="list-style-type: none"> Gently undulating landscape, with valley sides sloping towards the Pincey Brook in the east and south, ranging from 60m to 75m AOD. Fields are medium to large scale with an open character. There is some pasture east of Matching Road and at Ardley End, which are smaller-scale landscape features. 	<ul style="list-style-type: none"> Moderate sensitivity Moderate sensitivity
Natural character	<ul style="list-style-type: none"> There is a priority habitat traditional orchard at Peggerells, and Hatfield Heath LoWS is located on the green by Holy Trinity Church. Hedgerows border the arable fields and roadsides, with some remnant hedgerow trees, providing semi-natural habitats. 	<ul style="list-style-type: none"> Higher sensitivity Moderate sensitivity
Sense of time depth	<ul style="list-style-type: none"> There are scattered Grade II listed buildings in the parcel clustered around Holy Trinity Church and the Mill House, and farmsteads at Ardley End. Modern agricultural practices have removed most historic field patterns. 	<ul style="list-style-type: none"> Higher sensitivity Lower sensitivity
Character and setting of settlement	<ul style="list-style-type: none"> The parcel provides a rural setting to Hatfield Heath, and the village green and open space around Holy Trinity Church make an important contribution to the historic character of the village. The historic linear form of Hatfield Heath lining the village green is still apparent, and development here would have a poor relationship with the existing settlement pattern. 	<ul style="list-style-type: none"> Higher sensitivity Higher sensitivity
Visual character	<ul style="list-style-type: none"> The parcel has a largely open character, with woodland and trees providing a wooded backdrop to views. The skyline is undeveloped. The Holy Trinity Church spire is prominent in views from the south. There are long views from Friars Lane across the rolling Pincey Brook river valley. 	<ul style="list-style-type: none"> Higher sensitivity Higher sensitivity
Perceptual and scenic qualities	<ul style="list-style-type: none"> There is some light pollution from Hatfield Heath, but darker skies away from the settlement edge. Forest Way promoted route crosses the parcel and with other public rights of way provides access to the wider countryside. A rural landscape with human influences within the parcel limited to the works off Matching Road. 	<ul style="list-style-type: none"> Moderate sensitivity Higher sensitivity Higher sensitivity

Hatfield Heath HH3

Landscape Character Area A3 Stort River Valley, B12 Hatfield Forest Farmland Plateau, B14 Roding Farmland Plateau

Landscape sensitivity assessment: HH2		
Criteria	Description	Sensitivity
Physical character	<ul style="list-style-type: none"> ■ Flat to very gently undulating landscape, around 80m AOD, falling towards a tributary of the River Stort in the north, from 80m to 65m AOD. ■ Fields are medium to large scale with an open character. 	<ul style="list-style-type: none"> ■ Lower sensitivity ■ Lower sensitivity
Natural character	<ul style="list-style-type: none"> ■ Priority habitat deciduous woodland blocks at Camp Farm and Little Hallingbury Hall, and traditional orchard at Sawbridgeworth Road. ■ Hedgerows border the arable fields and roadsides, with some remnant hedgerow trees. 	<ul style="list-style-type: none"> ■ Moderate sensitivity ■ Moderate sensitivity
Sense of time depth	<ul style="list-style-type: none"> ■ Grade II listed buildings line Stortford Road, including at Stone Hall. There is an archaeological site south of Sawbridgeworth Road. The barn north-east of Little Hallingbury Hall is Grade II listed, and there are archaeological sites at Little Hallingbury Hall. ■ Modern agricultural practices have removed most historic field patterns. 	<ul style="list-style-type: none"> ■ Moderate sensitivity ■ Lower sensitivity
Character and setting of settlement	<ul style="list-style-type: none"> ■ The open arable fields of the parcel provide a rural setting to Hatfield Heath, particularly between Sawbridgeworth Road and the B183 Sheering Road. The parcel also provides some separation between Hatfield Heath and Sheering to the south-west. ■ 20th century ribbon development along Sawbridgeworth Road and Stortford Road are not well integrated with the surrounding landscape. 	<ul style="list-style-type: none"> ■ Moderate sensitivity ■ Lower sensitivity
Visual character	<ul style="list-style-type: none"> ■ The parcel has a largely open character, with woodland and trees providing a wooded backdrop to views. The skyline is undeveloped. The church spire at Hatfield Heath is prominent in views from the south and there are views from Sawbridgeworth Road south-west to Sheering. ■ Roadside vegetation on the eastern edge of Sawbridgeworth Road and on Stortford Road creates some enclosure and prevents views of the settlement edge. 	<ul style="list-style-type: none"> ■ Higher sensitivity ■ Moderate sensitivity
Perceptual and scenic qualities	<ul style="list-style-type: none"> ■ There is some light pollution from Hatfield Heath, but darker skies away from the settlement edge. ■ Limited public rights of way cross the parcel, providing access to the wider countryside. ■ A moderately rural landscape, with human influences within the parcel limited to the road network and the M11 to the north-west. 	<ul style="list-style-type: none"> ■ Moderate sensitivity ■ Moderate sensitivity ■ Moderate sensitivity

Overall assessment of landscape sensitivity: Hatfield Heath

Landscape sensitivity scores			
	HH1	HH2	HH3
Residential development	M-H	H	M
Mixed use development	M-H	H	M
Sports facilities and flood lighting	M-H	M-H	M

Summary

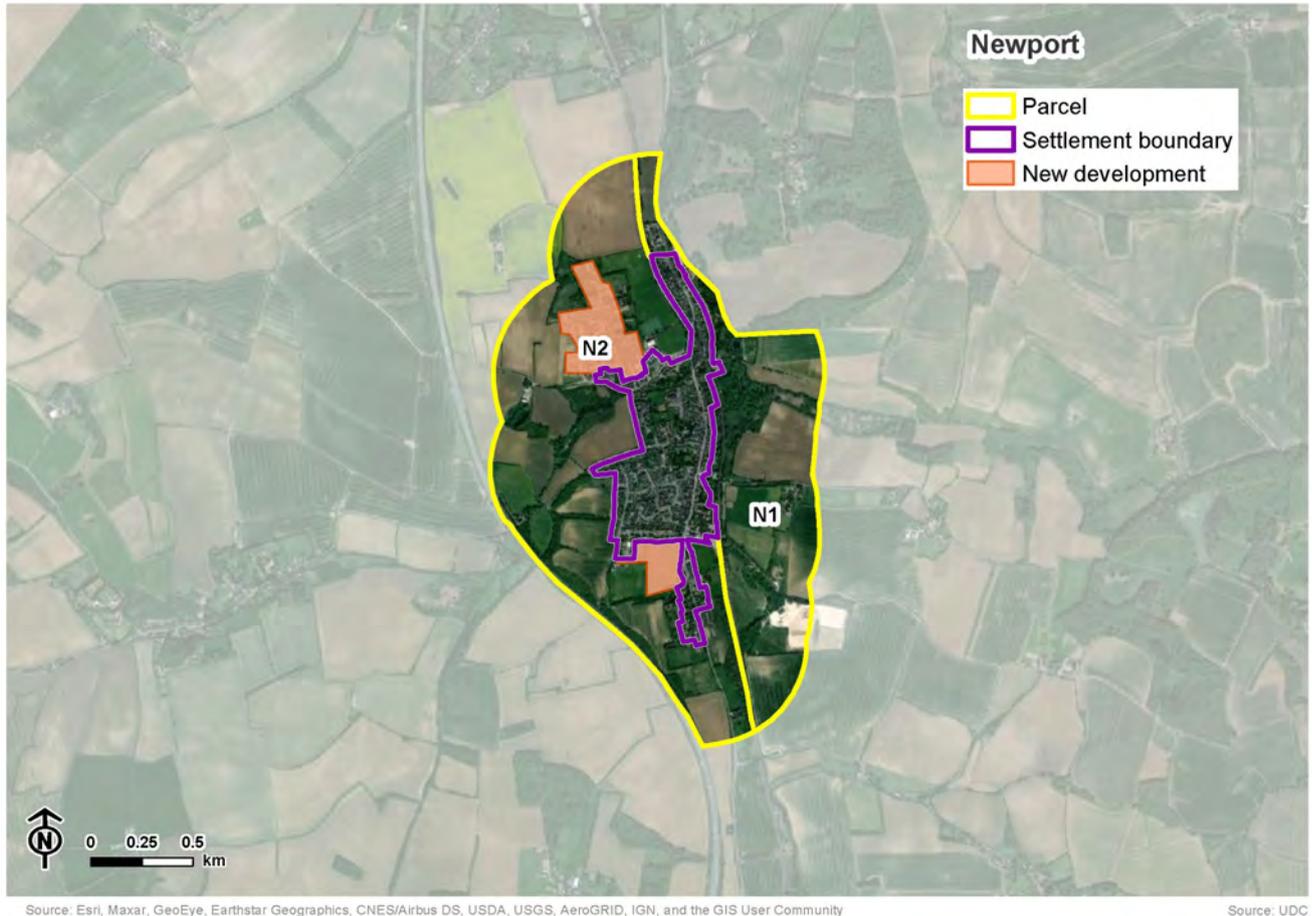
The characteristics of the landscape in parcel **HH2**, including its rural character and setting provided to Hatfield Heath, especially its contribution to the historic character of the village around the village green and Holy Trinity Church, its semi-natural habitats including heathland, and open character are all sensitive to change as a result of the introduction of residential development. Hatfield Heath retains its historic linear form, and development here would not fit with the existing settlement form. The parcel is assessed as having an overall **high** sensitivity. Sensitivity to mixed use development was also assessed at **high**, due to the existing scale and general pattern of the current built form and the open character of the landscape.

HH1 is assessed as having a **moderate-high** overall sensitivity to future change from residential and commercial development due to the rural characteristics and setting provided to the village, including the open character of the heath, semi-natural habitats, valued heritage assets and undulating topography.

HH3 has a flatter topography, few semi-natural habitats or heritage assets and north of Sawbridgeworth Road plays less of a role in the rural setting to Hatfield Heath. However, there is limited development in the parcel, which has a small-scale landscape and open character. The parcel is assessed as having an overall **moderate** sensitivity to residential and mixed-use development.

HH1 and **HH2** are assessed as having a **moderate-high** sensitivity to sports facility development due to their rural character and levels of dark night skies within the parcels. **HH3** is more influenced by light pollution from Hatfield Heath and therefore is assessed as having a **moderate** sensitivity to sports facility development.

Settlement Area: Newport



Location and description

The rural village of Newport is located in the centre of the district, 5km south-west of Saffron Walden. It is a historic linear settlement, following the north-south line of the long main street, with many medieval timber-framed and plastered buildings including the 13th century church and 15th century Wealden House. Growth to the east was restricted by the River Cam, and later by the railway line. 19th century development in response to the arrival of the railway extended the village to the west and continued in the 20th century with development to the west and south.

The settlement edge is divided into two parcels:

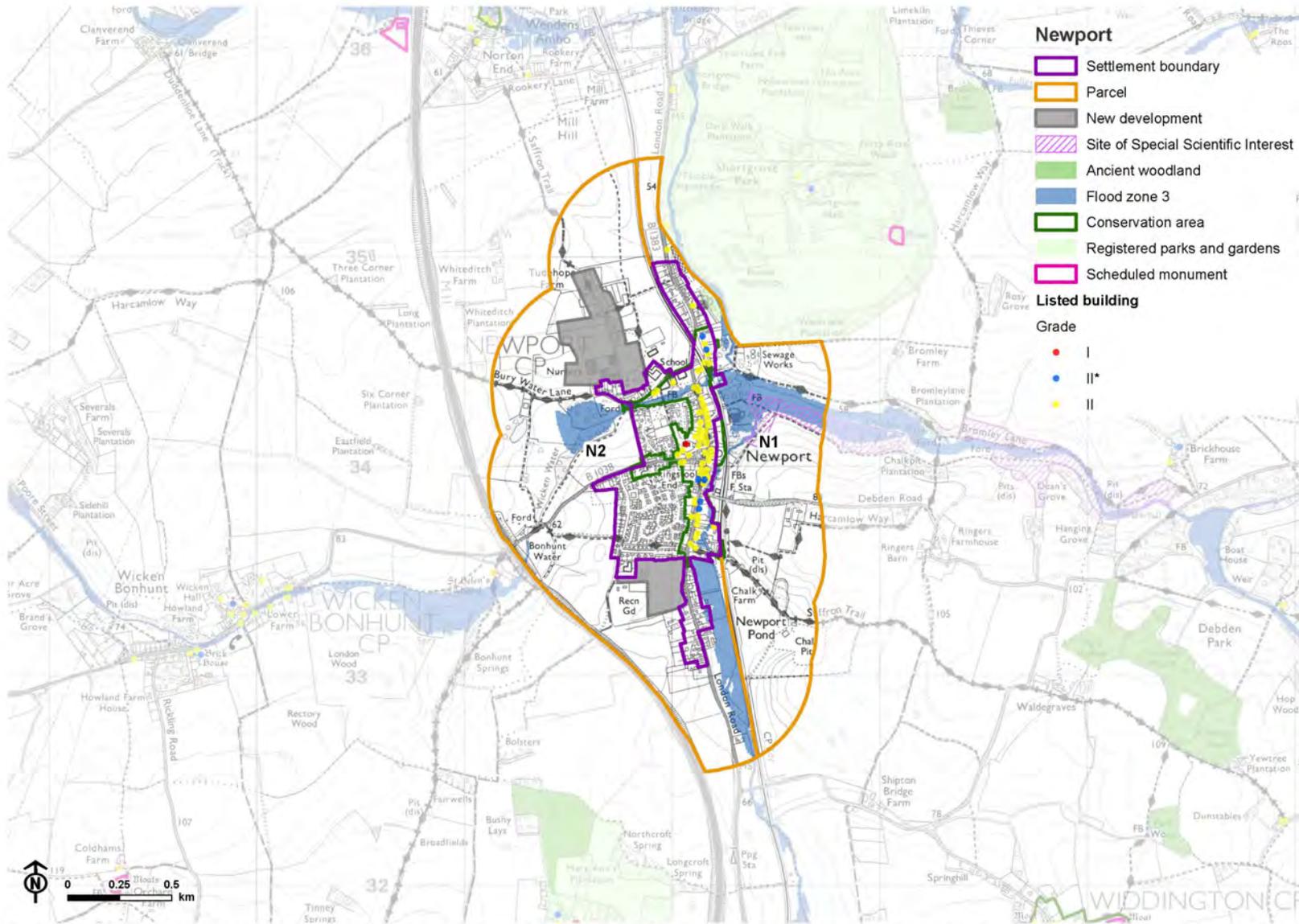
N1 – rolling large arable fields to the east of Newport beyond the mainline railway line.

N2 – more gently sloping arable fields to the west of Newport extending to the M11.

Land to the north-east of Newport has been scoped out of the assessment due to its designation as a Registered Park and Garden at Shortgrove Hall. Land west of the M11 has also been scoped out as the motorway forms a strong barrier to development.

Appendix C
Landscape sensitivity proformas

Uttlesford LSA: Towns and key villages
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Newport representative photos



N1 rising arable fields east of the railway station



N1 looking west to the settlement edge on Water Lane



N2 looking north to the new settlement edge from Bury Water Lane



N2 looking south from the recreation ground

Newport N1

Landscape Character Area A1 Cam River Valley

Landscape sensitivity assessment: N1		
Criteria	Description	Sensitivity
Physical character	<ul style="list-style-type: none"> Rolling valley sides, ranging from 55m to 85m AOD. These rise from the flatter valley floors along the course of the River Cam and its tributary Debden Water, to the farmland plateau to the east. Newport Limeworks and Debden Road Chalk Pit are local geological sites. Fields are large scale, regular in size with an open character. 	<ul style="list-style-type: none"> Higher sensitivity Higher sensitivity Lower sensitivity
Natural character	<ul style="list-style-type: none"> Debden Water is designated as a SSSI due to its fen and grassland habitats. Debden Road is a LoWS and a Special Verge. Scattered priority habitat deciduous woodland line the watercourses and have vegetated former chalk pits. Gappy hedgerows border the arable fields, with some hedgerow trees. Hedgerows have been removed or replaced by post and rail fencing in many areas. 	<ul style="list-style-type: none"> Higher sensitivity Moderate sensitivity Moderate sensitivity
Sense of time depth	<ul style="list-style-type: none"> The Newport Conservation Area extends along Bridge End into the parcel and includes a high density of historic buildings. Archaeological sites are recorded at Newport Pond. Modern agricultural practices have removed most historic field patterns. 	<ul style="list-style-type: none"> Higher sensitivity Lower sensitivity
Character and setting of settlement	<ul style="list-style-type: none"> The parcel provides an attractive rural setting to Newport. Glimpsed views to the east between the historic buildings along High Street to the countryside beyond are important to the character of the village. The railway line and the Cam to the north provide a strong settlement edge to Newport and woodland provides further enclosure. Development would have a poor relationship with the existing settlement form. 	<ul style="list-style-type: none"> Higher sensitivity Higher sensitivity
Visual character	<ul style="list-style-type: none"> A semi-open character, with views to Newport from the surrounding roads and public rights of way, and across the valley to the west. Considerable vegetation and scrub provide areas of enclosure on the settlement edge. The skyline is largely undeveloped. 	<ul style="list-style-type: none"> Moderate sensitivity Moderate sensitivity
Perceptual and scenic qualities	<ul style="list-style-type: none"> Light pollution is noticeable at Newport, but there are darker skies further east. Harcamlow Way and the Saffron Trail promoted routes cross the parcel and provide access to the wider countryside. A moderately rural landscape, with human influences within the parcel limited to the railway line, sewage works in the north and working chalk pit at Newport Pond. 	<ul style="list-style-type: none"> Moderate sensitivity Higher sensitivity Moderate sensitivity

Newport N2

Landscape Character Area A1 Cam Rolling Valley

Landscape sensitivity assessment: N2		
Criteria	Description	Sensitivity
Physical character	<ul style="list-style-type: none"> ■ Gently undulating valley sides, rising from Wicken Water, from 55m to 85m AOD. ■ Fields are medium to large scale with an open character. 	<ul style="list-style-type: none"> ■ Moderate sensitivity ■ Moderate sensitivity
Natural character	<ul style="list-style-type: none"> ■ Priority habitat deciduous woodland characterise some field boundaries and Wicken Water and extends to Bury Water Lane as part of the Wicken Water Marsh LoWS. Grasslands line the Cam at Kiara Pasture LoWS between London Road and the railway line in the south. ■ Hedgerows border the arable fields, with some remnant hedgerow trees and roadside vegetation. 	<ul style="list-style-type: none"> ■ Moderate sensitivity ■ Moderate sensitivity
Sense of time depth	<ul style="list-style-type: none"> ■ The parcel contains no recorded heritage assets. ■ Modern agricultural practices have removed most historic field patterns, except for older enclosures around Bonhunt Water. 	<ul style="list-style-type: none"> ■ Lower sensitivity ■ Moderate sensitivity
Character and setting of settlement	<ul style="list-style-type: none"> ■ The parcel provides a rural setting to Newport, with the wooded valley along Wicken Water providing separation between development along Wicken Road and Bury Water Lane. The importance of the views northwards over open countryside from Wicken Road are noted in the Conservation Area Appraisal. ■ The parcel contributes to the separation of Newport and Wendens Ambo to the north and provides a buffer between Newport and the M11 to the west. ■ New development on the north-west settlement edge forms a hard edge with the adjoining landscape to the west. Ribbon development extends north and south on London Road but is more enclosed by vegetation. 	<ul style="list-style-type: none"> ■ Moderate sensitivity ■ Moderate sensitivity ■ Lower sensitivity
Visual character	<ul style="list-style-type: none"> ■ The landscape has a semi-open character, with some enclosure from roadside hedgerows and trees but some open views from the settlement edge, including to Wendens Ambo to the north. The skyline is largely undeveloped. 	<ul style="list-style-type: none"> ■ Moderate sensitivity
Perceptual and scenic qualities	<ul style="list-style-type: none"> ■ Light pollution is noticeable at Newport, and from the M11. ■ Harcamlow Way and the Saffron Trail promoted routes cross the parcel and with other public rights of way provide access to the wider countryside, and provide links to Wendens Ambo to the north and Wicken Bonhunt to the west. ■ A moderately rural landscape with human influences within the parcel limited to the M11 and railway line. 	<ul style="list-style-type: none"> ■ Lower sensitivity ■ Higher sensitivity ■ Moderate sensitivity

Overall assessment of landscape sensitivity: Newport

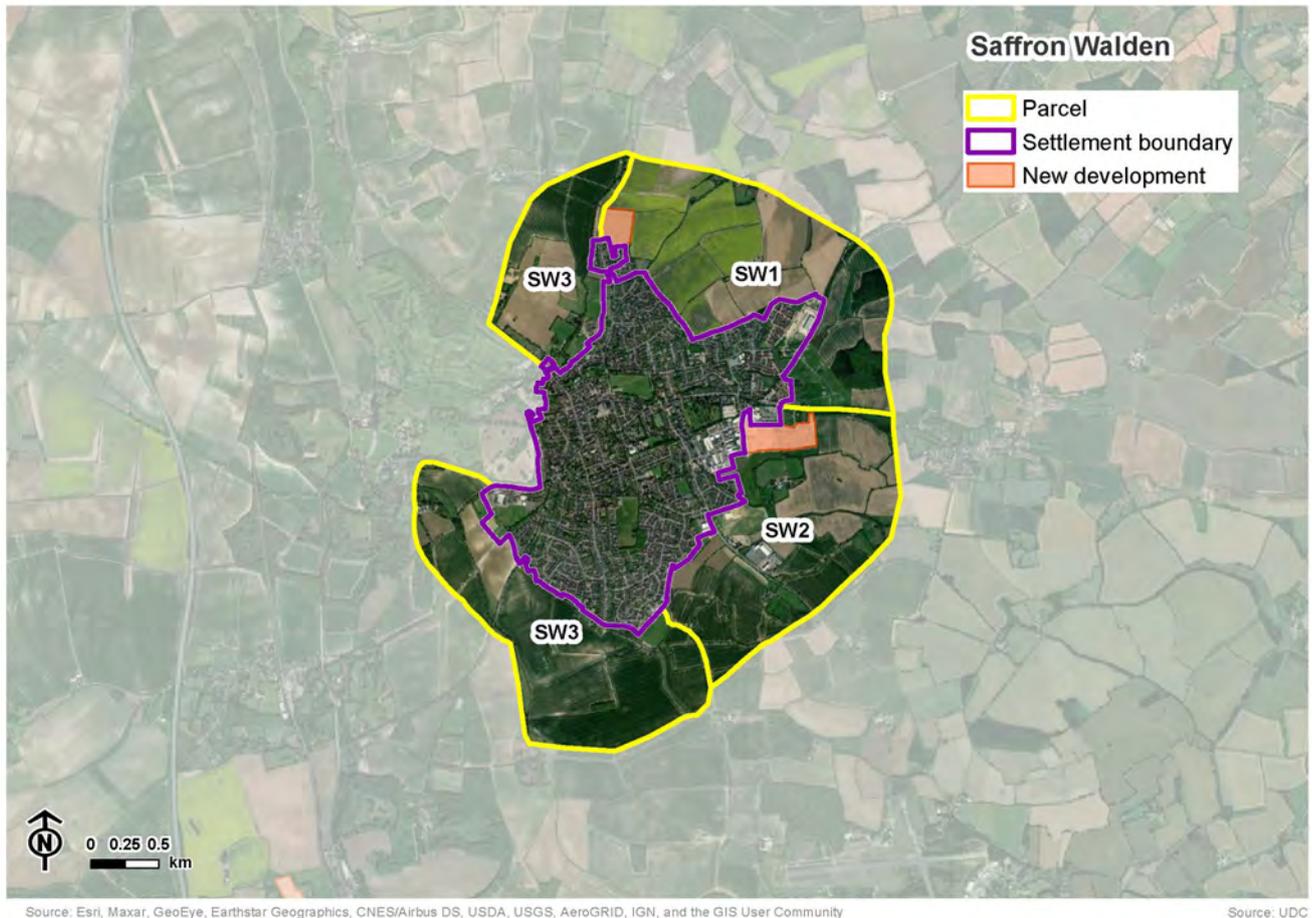
Landscape sensitivity scores		
	N1	N2
Residential development	M-H	M
Mixed use development	H	M-H
Sports facilities and flood lighting	M-H	M

Summary

The characteristics of the landscape in parcel **N1**, including its rural character, steeply sloping topography, visual prominence, important semi-natural habitats, the setting it provides to the settlement, particularly the Conservation Area, are sensitive to change as a result of the introduction of residential development. The parcel is assessed as having an overall **moderate-high** sensitivity. Sensitivity is lower around Newport Pond south-east of the railway station due to the flatter topography and enclosure by scrub. Sensitivity to mixed use development is assessed at **high**, due to the existing scale and general pattern of the current built form and the open character of the landscape. The parcel is assessed as having **moderate-high** sensitivity to sports facility development due to the rural character and levels of dark night skies.

N2 is assessed as having a **moderate** overall sensitivity to future change from residential development. Although sensitivity is increased due to semi-natural habitats and its role in providing separation between Newport and Wendens Ambo to the north, sensitivity is reduced by the largely modern settlement edge, limited time-depth and human influence of the M11 and railway line. Sensitivity to mixed use development was assessed as **moderate-high**, due to the small scale of the landscape and existing scale and general pattern of the current built form and the open character of the landscape. There is greater light pollution in N2 due to the existing settlement edge and the M11, and the parcel has a **moderate** sensitivity to sports facility development.

Settlement Area: Saffron Walden



Location and description

Saffron Walden is a historic market town, which developed as the centre for the English saffron crocus trade in the late medieval period. Located in the north of Uttlesford, Saffron Walden is located on a prominent hilltop, and the spire of St Mary's Church is visible across the surrounding countryside. Saffron Walden has a high occurrence of listed buildings, centred around the Grade I listed church and Walden Castle. There has been considerable expansion in the 20th and 21st centuries, predominantly to the east.

The settlement edge is divided into three parcels:

SW1 – rolling arable fields with prominent woodland blocks to the north-east and east of Saffron Walden.

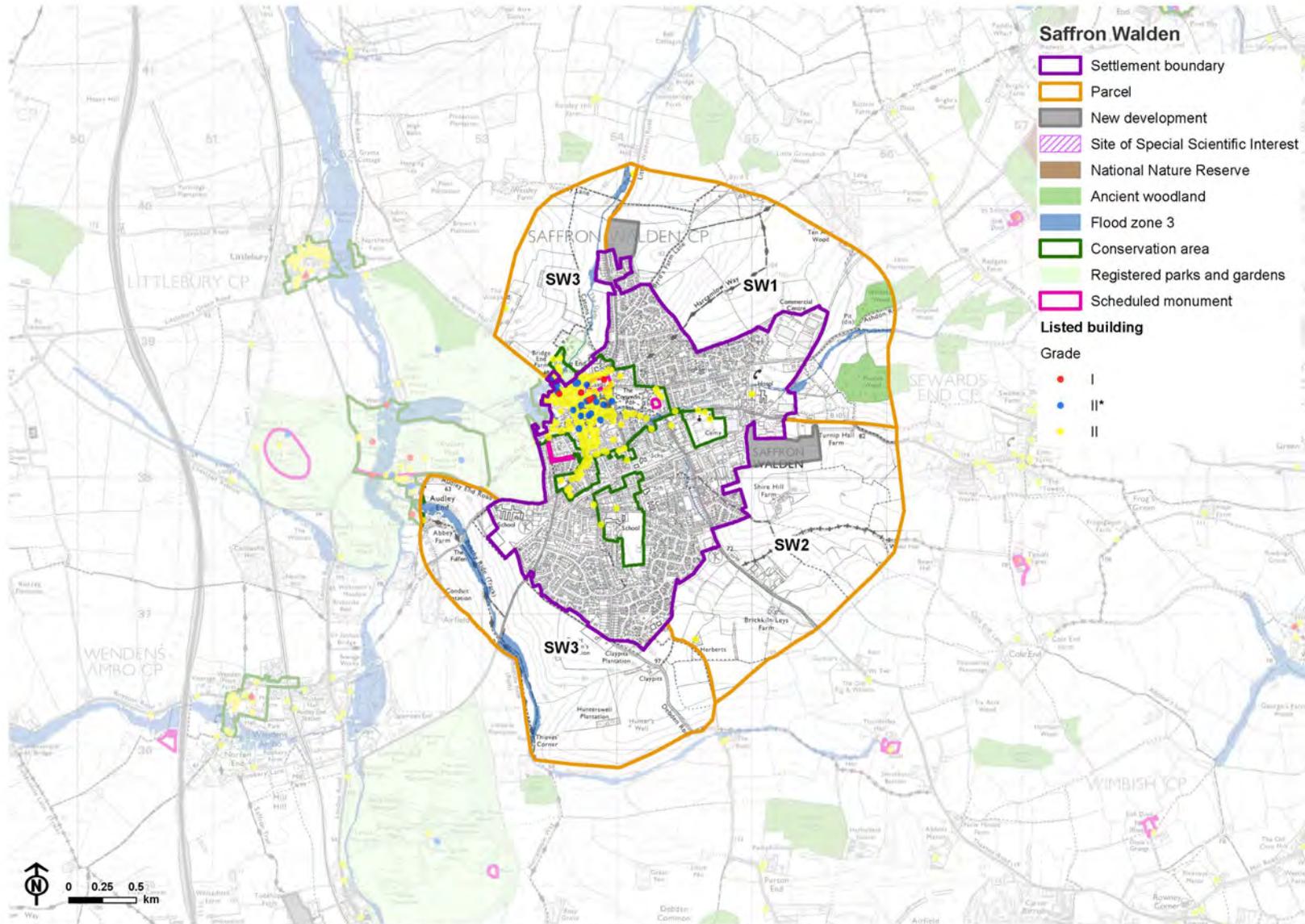
SW2 – sloping farmland which rises to the farmed plateau to the south-east of Saffron Walden.

SW3 – steep valley sides of the River Cam and tributaries to the south-west and north-west of Saffron Walden.

The land to the west of Saffron Walden has been excluded from the assessment due to its designation as part of the Audley End Registered Park and Garden.

Appendix C
Landscape sensitivity proformas

Uttlesford LSA: Towns and key villages
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Saffron Walden representative photos



SW1 looking south from Little Walden Road



SW1 looking south-east to modern settlement edge



SW2 looking west from new settlement edge



SW2 looking north from commercial edge



SW3 looking north-west from Debden Road



SW3 looking south from Westley Lane

Saffron Walden SW1

Landscape Character Area A1 Cam River Valley and B1 Ashdon Farmland Plateau

Landscape sensitivity assessment: SW1		
Criteria	Description	Sensitivity
Physical character	<ul style="list-style-type: none"> Rolling landform between 50m to 100m AOD, rising from The Slade. Three geological sites are in the parcel – Limefields Pit, Whitehill Wood Chalk Pits and Radwinter Road Chalk Quarry. Medium to large scale arable fields, with intermittent hedgerows and woodland providing smaller-scale features. 	<ul style="list-style-type: none"> Higher sensitivity Higher sensitivity Moderate sensitivity
Natural character	<ul style="list-style-type: none"> Priority habitat deciduous woodland at Whitehill Wood and Pounce Wood, both recorded as ancient woodland, and designated as Important Woodland and LoWS. Ashdon Road and Byrds Farm Lane are designated as special verges, and the former is a LoWS. Boundary hedgerows, hedgerow trees, riverside vegetation and roadside vegetation all provide semi-natural habitats. 	<ul style="list-style-type: none"> Higher sensitivity Moderate sensitivity
Sense of time depth	<ul style="list-style-type: none"> There are no recorded heritage assets within the parcel. A former railway line runs along the settlement boundary to the north of Ashdon Road. Modern agricultural practices have removed most historic field patterns. 	<ul style="list-style-type: none"> Lower sensitivity Lower sensitivity
Character and setting of settlement	<ul style="list-style-type: none"> A ring of woodland blocks and open farmland provide a scenic rural setting to the town, with views across fields from the settlement edges. The parcel provides separation between Saffron Walden and Swards End. The 20th century settlement edge is not well integrated with the adjoining landscape and is visible from the Harcamlow Way. A commercial centre north of Ashdon Road and sewage works to the south characterise the settlement edge to the south of the parcel. 	<ul style="list-style-type: none"> Higher sensitivity Lower sensitivity
Visual character	<ul style="list-style-type: none"> The parcel has an open character, with views across the rolling countryside and potential development on the higher valley slopes would be visible from the surrounding countryside, increasing sensitivity. St Mary's church spire is an important landmark feature and visible in views from the north and north east, including Little Walden Road. The skyline is largely undeveloped except in views north-west to the Chesterford Research Centre and pylons to the north. Woodland blocks, roadside vegetation and settlement edge vegetation provides some enclosure. 	<ul style="list-style-type: none"> Higher sensitivity Moderate sensitivity Moderate sensitivity
Perceptual and scenic qualities	<ul style="list-style-type: none"> Saffron Walden emits light pollution, however there are dark skies to the north and north-east away from the settlement edge. Harcamlow Way promoted route and other public rights of way allow access from the settlement edges into the wider countryside. A strongly rural landscape with some human influences including new development along the B1052 Little Walden Road. 	<ul style="list-style-type: none"> Higher sensitivity Higher sensitivity Moderate sensitivity

Saffron Walden SW2

Landscape Character Area A1 Cam River Valley and B7 Debdon Farmland Plateau

Landscape sensitivity assessment: SW2		
Criteria	Description	Sensitivity
Physical character	<ul style="list-style-type: none"> ■ Rolling farmland from 80m to 100m AOD. ■ Mixed arable field sizes, with smaller fields close to the settlement edge. ■ Hedgerows, hedgerow trees and woodland blocks provide smaller-scale landscape features. 	<ul style="list-style-type: none"> ■ Moderate sensitivity ■ Moderate sensitivity ■ Moderate sensitivity
Natural character	<ul style="list-style-type: none"> ■ There are no recorded priority habitats within the parcel. The hedgerows, hedgerow trees and small blocks of woodland and shrub provide semi-natural habitats. 	<ul style="list-style-type: none"> ■ Lower sensitivity
Sense of time depth	<ul style="list-style-type: none"> ■ The Grade II listed barn at Herberts Farm is the only listed building within the parcel. There is an archaeological site at Wheel Hall. ■ Modern agricultural practices and settlement expansion have removed most historic field patterns, although some evidence of earlier enclosure patterns remain south of the B184 Thaxted Road. 	<ul style="list-style-type: none"> ■ Lower sensitivity ■ Moderate sensitivity
Character and setting of settlement	<ul style="list-style-type: none"> ■ The parcel contributes to a rural setting to Saffron Walden and to the separation between Saffron Walden and Swards End to the east. ■ The settlement edge of Saffron Walden has recently expanded in this parcel, however retained hedgerows, roadside vegetation and woodland help to integrate it with the adjacent landscape. 	<ul style="list-style-type: none"> ■ Higher sensitivity ■ Moderate sensitivity
Visual character	<ul style="list-style-type: none"> ■ Thaxted Road and Radwinter Road are both tree-lined, creating a semi-enclosed character. Where there are gaps in hedgerows there are views across the parcel towards Saffron Walden, which is visible on the ridge. ■ The skyline is largely undeveloped, although lighting columns along the M11 are visible. 	<ul style="list-style-type: none"> ■ Moderate sensitivity ■ Moderate sensitivity
Perceptual and scenic qualities	<ul style="list-style-type: none"> ■ Light pollution is noticeable from Saffron Walden, although there are darker skies to the south-east away from the settlement edge. ■ There are limited public rights of way crossing the parcel. ■ The perceptual qualities of the parcel are influenced by large scale commercial development along the Thaxted Road and the busy road network. 	<ul style="list-style-type: none"> ■ Moderate sensitivity ■ Lower sensitivity ■ Moderate sensitivity

Saffron Walden SW3

Landscape Character Area A1 Cam River Valley and B7 Debdon Farmland Plateau

Landscape sensitivity assessment: SW2		
Criteria	Description	Sensitivity
Physical character	<ul style="list-style-type: none"> ■ Rolling valley sides of the River Cam and its tributaries, with landform rising steeply from the Slade in the north and Fulfen Slade in the south and west, between 50m and 100m AOD. ■ Westley Lane Chalk Pit is a Local Geological Site. ■ Medium to large scale arable fields, with woodland blocks and roadside vegetation providing smaller scale landscape features. 	<ul style="list-style-type: none"> ■ Higher sensitivity ■ Higher sensitivity ■ Moderate sensitivity
Natural character	<ul style="list-style-type: none"> ■ Priority habitat deciduous woodland blocks are found in the south of the parcel, and along the Fulfen Slade at Audley End. Claypits Plantation, Conduit Plantation and woodland at Audley End are designated as important woodland. Debden Road and Audley End Park Wall on Audley End Road are designated as LoWS, and Debden Road is as an area of special verges. ■ Intermittent hedgerows, hedgerow trees and roadside vegetation provide semi-natural habitats. 	<ul style="list-style-type: none"> ■ Higher sensitivity ■ Moderate sensitivity
Sense of time depth	<ul style="list-style-type: none"> ■ The Saffron Walden Conservation Area extends into the parcel in the north west, and contains Bridge End Gardens, a Grade II* Registered Park and Garden, and a number of Grade II listed structures and archaeological sites. Cinder Hall in the north is Grade II listed. A disused railway through the west of the parcel and an area west of Debden Road are designated as archaeological sites. The landscape also provides a setting to the Registered Park and Garden at Audley End. ■ Modern agriculture has altered the field pattern, although evidence of earlier enclosure patterns remains east of Catons Lane. 	<ul style="list-style-type: none"> ■ Higher sensitivity ■ Moderate sensitivity
Character and setting of settlement	<ul style="list-style-type: none"> ■ The parcel provides a rural setting and approach to Saffron Walden from the north, south and west. The parcel contributes to the separation of Saffron Walden and Audley End, and Saffron Walden and Wendens Ambo. ■ The settlement edge is well-enclosed by trees and vegetation, and the boundary reinforced by a public footpath, and the majority (between Debden Road and Newport Road) is not visible from the surrounding roads. 	<ul style="list-style-type: none"> ■ Higher sensitivity ■ Higher sensitivity
Visual character	<ul style="list-style-type: none"> ■ Views from Bridge End Gardens to the historic settlement edge are noted as important in the Conservation Area Appraisal. ■ Roadside vegetation and the rolling topography provide enclosure and limit views. Where hedgerows are missing there are long views west across the Cam valley, and from Audley End Road into Audley End Park. 	<ul style="list-style-type: none"> ■ Higher sensitivity ■ Moderate sensitivity
Perceptual and scenic qualities	<ul style="list-style-type: none"> ■ Light pollution is noticeable from Saffron Walden, however there are darker skies away from the settlement edge. ■ The Saffron Trail promoted route and other public rights of way provide access from the edge of Saffron Walden to the wider countryside, and allow views from the countryside back to Saffron Walden. ■ A rural landscape with very limited human influences within the parcel. 	<ul style="list-style-type: none"> ■ Moderate sensitivity ■ Higher sensitivity ■ Higher sensitivity

Overall assessment of landscape sensitivity: Saffron Walden

Landscape sensitivity scores			
	SW1	SW2	SW3
Residential development	M-H	M	H
Mixed use development	M-H	M	H
Sports facilities and flood lighting	M-H	M	M-H

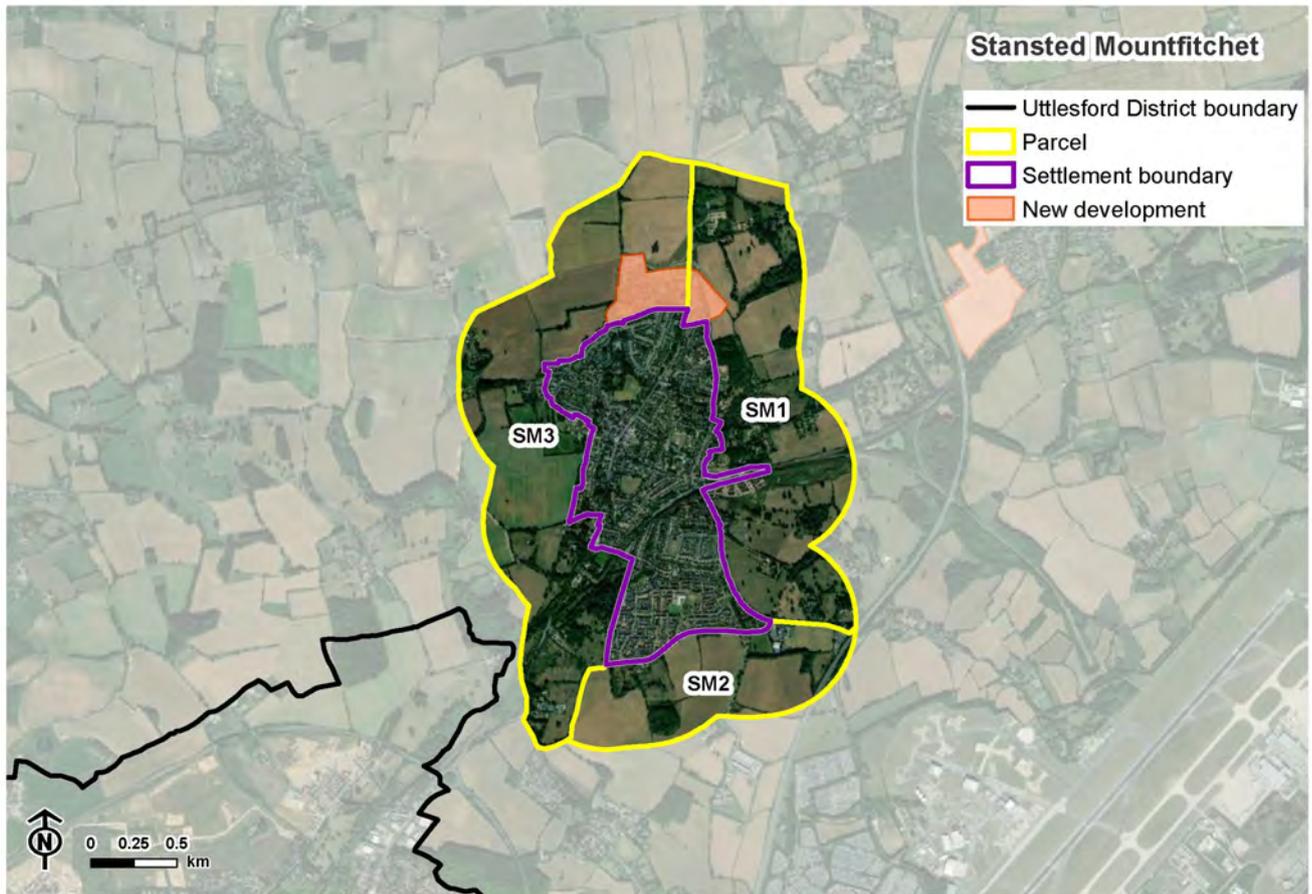
Summary

The characteristics of the landscape in Parcel **SW1** include the rural setting it provides to Saffron Walden, its rolling topography and valued semi-natural habitats, which increase sensitivity and the parcel is considered to have an overall **moderate-high** sensitivity to residential and commercial development. The modern settlement edge along Ashdon Road has a lower sensitivity, due to the existing scale and pattern of the current built form. The parcel is considered to have **moderate-high** sensitivity to sports facility development due to the rural character of the landscape and dark skies.

Parcel **SW2** is considered to have **moderate** sensitivity to residential and mixed-use development as although it has a rolling topography, semi-open character and provides a rural setting to Saffron Walden sensitivity is reduced by the limited semi-natural habitats and heritage assets recorded in the landscape, more limited public access and the influence of large-scale modern development on the perceptual qualities of the landscape. SW2 is considered to have **moderate** sensitivity to sport facility development due to the existing human influences on the parcel.

Parcel **SW3** is considered to have **high** sensitivity to residential development due to the important rural setting it provides to Saffron Walden (particularly along to the historic settlement edge), steeply rolling landform, valued semi-natural habitats and strong sense of time depth, with a concentration of heritage assets and rural character, which increase sensitivity. The parcel is considered to have a **high** sensitivity to mixed use development due to the existing scale and pattern of the current built form. The parcel has **moderate-high** sensitivity to sports facility development due to the rural character of the landscape and dark skies.

Settlement Area: Stansted Mountfitchet



Location and description

The village of Stansted Mountfitchet is located in the west of the district, 1.2km north-east of Bishop's Stortford. The historic core of the village is dominated by the motte and bailey castle, with an additional historic area at Bentfield Green to the north-west. With the construction of the railway the village increased in size. The 20th and 21st centuries have seen considerable development south of the railway line, especially with the redeveloped Rochford nurseries.

The settlement edge is divided into three parcels:

SM1 – steeper wooded farmland rising from the Stansted Brook, with a strong parkland character to the east of Stansted Mountfitchet.

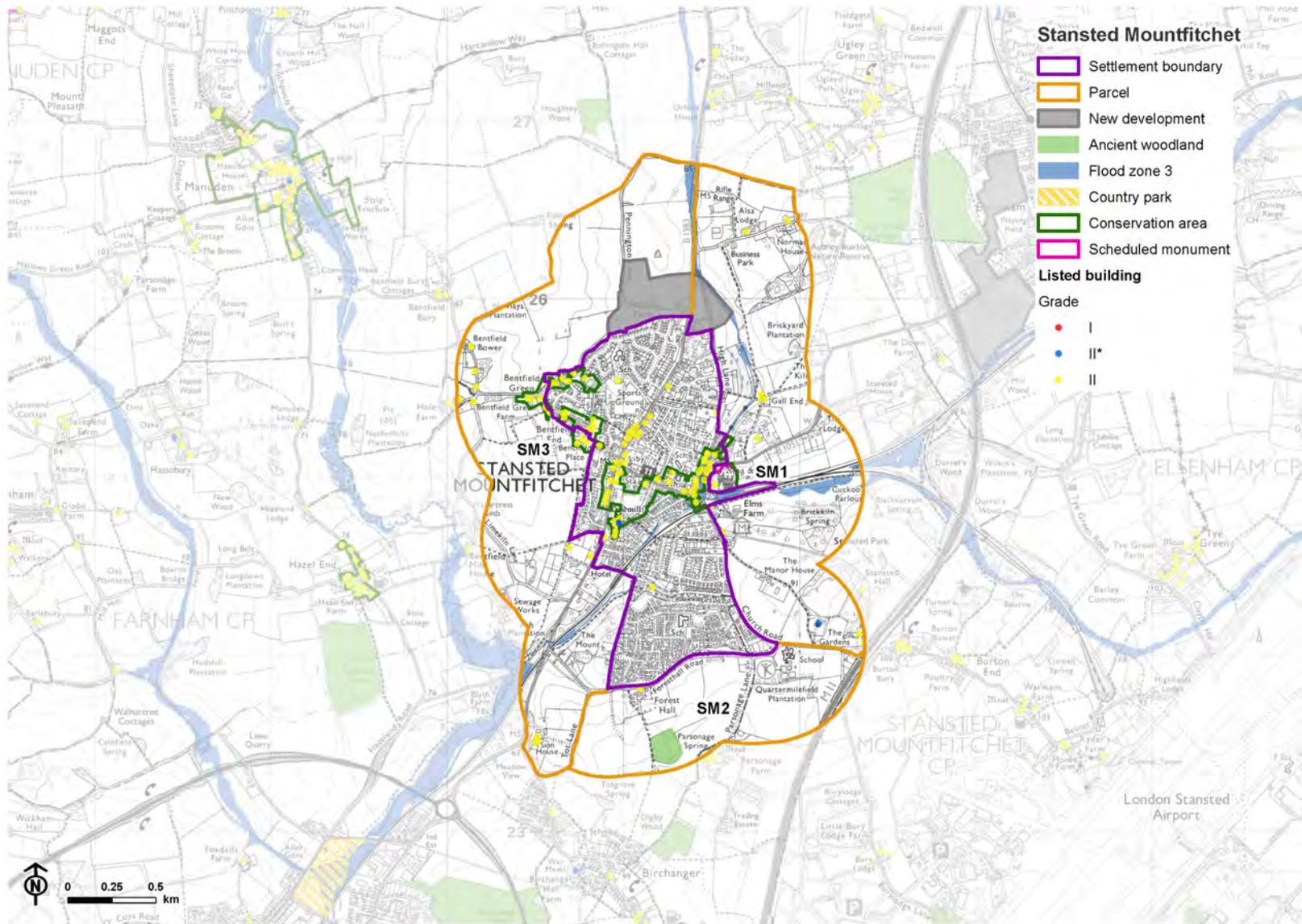
SM2 – undulating farmland to the south of Stansted Mountfitchet.

SM3 – undulating valley sides of the River Stort to the west of Stansted Mountfitchet

All land within the 500m buffer has been assessed.

Appendix C
Landscape sensitivity proformas

Uttlesford LSA: Towns and key villages
September 2021



Stansted Mountfitchet representative photos



SM1 looking west over Stansted Park to leisure centre



SM1 looking west towards High Lane



SM2 looking north from Parsonage Lane to new settlement edge



SM2 looking east from Tot Lane



SM3 historic settlement edge at Bentfield Green



SM3 looking south-west towards Bishop's Stortford

Stansted Mountfitchet SM1

Landscape Character Area A3 Stort River Valley and B10 Broxton Farmland Plateau

Landscape sensitivity assessment: SM1		
Criteria	Description	Sensitivity
Physical character	<ul style="list-style-type: none"> Rolling fields rising from the settlement edge and Stansted Brook from 75m to 90m AOD. Arable fields are medium scale and regular in size, with strong hedgerow and hedgerow tree boundaries. Pasture field in the south of the parcel are smaller scale. 	<ul style="list-style-type: none"> Moderate sensitivity Moderate sensitivity
Natural character	<ul style="list-style-type: none"> Scattered woodland blocks throughout the parcel, much recorded as priority habitat deciduous woodland, including at Aubrey Buxton Reserve LoWS. Woodland east of High Lane is designated as Important Woodland. Boundary hedgerows, hedgerow trees, roadside vegetation and parkland with mature specimen trees at Stansted Park provide semi-natural habitats and create a wooded character. 	<ul style="list-style-type: none"> Higher sensitivity Higher sensitivity
Sense of time depth	<ul style="list-style-type: none"> Stansted Mountfitchet Conservation Area extends into the parcel to include the motte and bailey castle which is a Scheduled Monument. Gall End and Stansted Hall contain clusters of Grade II listed buildings. An archaeological site covers the landscape around the Grade II* listed Church of St Mary the Virgin. The mature trees and remnant parkland at Stansted Park extends from Church Road to the M11 and the railway. Modern agricultural practices have removed most historic field patterns, although there are some older field patterns between the B1051 Grove Hill and the railway line. 	<ul style="list-style-type: none"> Higher sensitivity Higher sensitivity Moderate sensitivity
Character and setting of settlement	<ul style="list-style-type: none"> The parcel provides a rural wooded setting to Stansted Mountfitchet to the north and east. The woodland east of High Lane provides a strong settlement boundary, and development east of the road would not fit the existing settlement pattern. Stansted Mountfitchet has expanded northwards; however the B1351 High Lane remains a strong boundary edge to the east. The modern edge of Stansted Mountfitchet is partially visible from the parkland around Stansted Hall; however Church Road provides a strong settlement boundary to the south-east. 	<ul style="list-style-type: none"> Higher sensitivity Moderate sensitivity
Visual character	<ul style="list-style-type: none"> The woodland within the parcel contributes to a semi-enclosed character, and there are only limited views of the roofline of Stansted Mountfitchet across the woodland east of High Lane. There are intermittent views from Stansted Park to the modern settlement edge west of Church Road, but these are screened by parkland trees. 	<ul style="list-style-type: none"> Lower sensitivity
Perceptual and scenic qualities	<ul style="list-style-type: none"> Light pollution is noticeable at Stansted Mountfitchet, but there are darker skies further east. Public rights of way link the edge of the village to the wider countryside. Some areas are in poor condition, with post and wire fencing replacing hedgerows, areas of scrub, overgrown hedgerow trees, particularly north of Gall End. A rural landscape with the railway line the only human influences within the parcel. The M11 is an intrusive influence to the east, and Stansted Airport to the south. 	<ul style="list-style-type: none"> Moderate sensitivity Moderate sensitivity Lower sensitivity Moderate sensitivity

Stansted Mountfitchet SM2

Landscape Character Area A3 Stort River Valley

Landscape sensitivity assessment: SM2		
Criteria	Description	Sensitivity
Physical character	<ul style="list-style-type: none"> ■ Gently rising slopes from 75m to 100m AOD. ■ Medium-scale arable fields, with some hedgerow trees which provide smaller-scale features. 	<ul style="list-style-type: none"> ■ Moderate sensitivity ■ Moderate sensitivity
Natural character	<ul style="list-style-type: none"> ■ Priority habitat deciduous woodland, recorded as ancient woodland, at Parsonage Spring LoWS. ■ Hedgerows, hedgerow trees and roadside trees create a wooded character and provide semi-natural habitats. 	<ul style="list-style-type: none"> ■ Higher sensitivity ■ Moderate sensitivity
Sense of time depth	<ul style="list-style-type: none"> ■ Parsonage Farm contains a cluster of Grade II listed buildings and is an archaeological site. Forest Hall is also a Grade II listed building. ■ Modern agricultural practices have removed most historic field patterns. 	<ul style="list-style-type: none"> ■ Higher sensitivity ■ Lower sensitivity
Character and setting of settlement	<ul style="list-style-type: none"> ■ The parcel provides a rural setting and approach to Stansted Mountfitchet and provides separation between Stansted Mountfitchet and Birchanger to the south. ■ Stansted Mountfitchet has been considerably extended to the south., The new residential development of Forest Hall Park is visible from the south and forms a hard edge to the adjoining landscape. ■ Development along the M11 at Old Burylodge Lane and M11 Business Link does not relate well to the settlement edge. 	<ul style="list-style-type: none"> ■ Higher sensitivity ■ Moderate sensitivity ■ Lower sensitivity
Visual character	<ul style="list-style-type: none"> ■ Hedgerows, trees and woodland blocks create a semi-enclosed character to this parcel. The skyline is generally treed, and there are no structures visible above the treeline. 	<ul style="list-style-type: none"> ■ Moderate sensitivity
Perceptual and scenic qualities	<ul style="list-style-type: none"> ■ Light pollution from Stansted Mountfitchet and Stansted Airport to the south limit the dark skies. ■ The public right of way network through the parcel provides access to the countryside and from Stansted Mountfitchet to Birchanger to the south. ■ Areas of rural character, although commercial development along the M11 is a human influence. The M11 is also an intrusive modern influence. 	<ul style="list-style-type: none"> ■ Lower sensitivity ■ Moderate sensitivity ■ Moderate sensitivity

Stansted Mountfitchet SM3

Landscape Character Area A3 Stort River Valley and B10 Broxted Farmland Plateau

Landscape sensitivity assessment: SM3		
Criteria	Description	Sensitivity
Physical character	<ul style="list-style-type: none"> Gently undulating topography, ranging from 80m to 100m AOD. Steeper topography around The Mount, rising from the River Stort. Arable fields are large-scale with some intact hedgerows and hedgerow trees which provide smaller-scale features, with small-scale grazing fields on Limekiln Lane and at Bentfield Green. 	<ul style="list-style-type: none"> Moderate sensitivity Higher sensitivity Moderate sensitivity
Natural character	<ul style="list-style-type: none"> Priority habitat deciduous woodland is recorded at Bentfield Green and in the south of the parcel. The Mount is designated as a LoWS for its priority habitat good quality semi-improved grassland. Hedgerows, substantial mature hedgerow trees and roadside vegetation provide semi-natural habitats. 	<ul style="list-style-type: none"> Higher sensitivity Moderate sensitivity
Sense of time depth	<ul style="list-style-type: none"> Bentfield Green Conservation Area extends into the parcel, and a number of Grade II listed buildings are located along the settlement edge. There is an archaeological site off Limekiln Lane and a cluster of Grade II listed buildings at Sion House. Bentfield Mill Road, Limekiln Lane and Pennington Lane are all designated as Protected Lanes. Modern agricultural practices and 20th century development have removed most historic field patterns, although there is some evidence of older enclosed fields patterns along Limekiln Lane, along the River Stort around Stansted Brook. 	<ul style="list-style-type: none"> Higher sensitivity Higher sensitivity Moderate sensitivity
Character and setting of settlement	<ul style="list-style-type: none"> The parcel provides a rural setting and approach to Stansted Mountfitchet, and plays an important part in views from the settlement, with long views across the rolling river valley of the River Stort, particularly from the settlement edge at Bentfield Green, where development would adversely affect the historic settlement edge. The modern settlement edge at Walpole Farm is relatively well integrated into the landscape. Fields east of Pennington Lane and west of the B1383 are generally well contained. The western settlement edge at Blythwood Gardens is contained by mature vegetation and sloping topography. There is little relationship between the settlement edge and the arable fields to the west. The parcel also provides separation between Stansted Mountfitchet and Birchanger to the south-west. 	<ul style="list-style-type: none"> Higher sensitivity Lower sensitivity Moderate sensitivity
Visual character	<ul style="list-style-type: none"> Hedgerows, trees and woodland blocks create a semi-enclosed character to this parcel, with the exception of longer distance views from Limekiln Lane across the Stort valley. The skyline is generally treed, and there are no structures visible above the treeline. 	<ul style="list-style-type: none"> Moderate sensitivity
Perceptual and scenic qualities	<ul style="list-style-type: none"> Light pollution from Stansted Mountfitchet is noticeable, although there are darker skies to the north-west. Some public rights of way connect the settlement edge to the wider countryside to the west. A largely rural landscape, with the railway line as a human influences within the parcel. Stansted Airport is an intrusive influence to the south. 	<ul style="list-style-type: none"> Moderate sensitivity Moderate sensitivity Moderate sensitivity

Overall assessment of landscape sensitivity: Stansted Mountfitchet

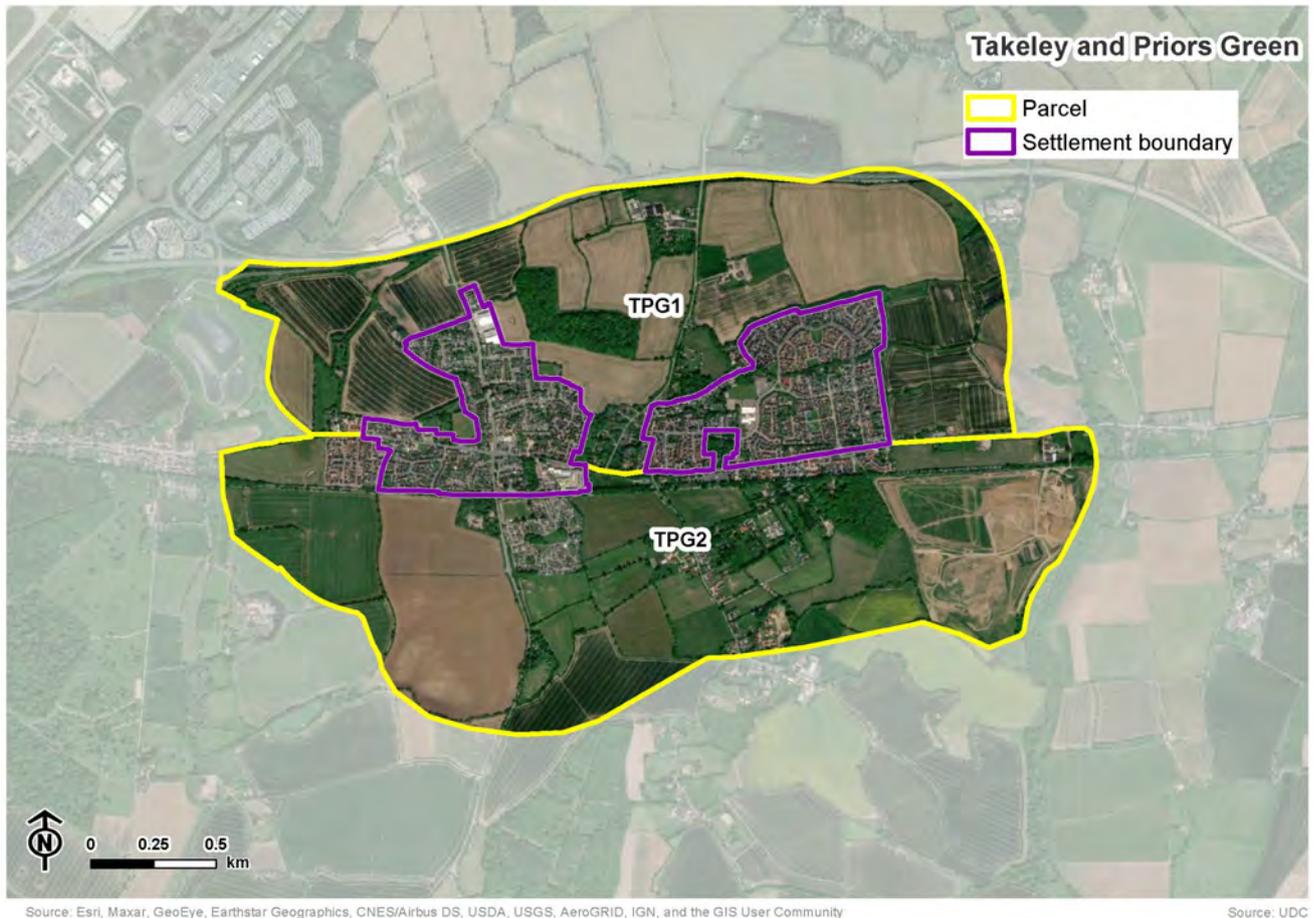
Landscape sensitivity scores			
	SM1	SM2	SM3
Residential development	M-H	M	M-H
Mixed use development	H	M	M-H
Sports facilities and flood lighting	M-H	M	M-H

Summary

Parcels **SM1** and **SM3** are assessed as having **moderate-high** sensitivity to residential development due to their rural character, undulating topography, valued-semi-natural habitats, time-depth and the wooded rural setting they provide to Stansted Mountfitchet. Sensitivity to residential development is lower in **SM3** north of Walpole Farm, where the fields east of Pennington Lane are well-contained by vegetation and the new settlement edge is visible. The existing scale and pattern of the current built form, and the heritage assets in the parcel result in **SM1** having a **high** sensitivity to mixed-use development. **SM3** is assessed as having a **moderate-high** sensitivity to mixed use development. Both parcels are assessed as having **moderate-high** sensitivity to sports facility development due to the dark skies and rural characteristics.

SM2 is assessed as having a **moderate** overall sensitivity to future change from residential and mixed-use development and sports facilities, development due to the flatter topography, limited semi-natural habitats and heritage assets, more enclosed character and the influence of existing development and the M11 on the perceptual qualities of the landscape.

Settlement Area: Takeley and Priors Green



Location and description

Takeley is a rural village which lies along Dunmow Road (the old Roman road of Stane Street), between Great Dunmow and Bishop's Stortford. Stansted Airport lies to the north-west. The historic linear settlement has a number of listed buildings, including the Grade I listed Church of the Holy Trinity which lies beyond the village to the north-west. The village expanded in the 20th and 21st centuries extending east to Smith's Green and then Priors Green, which was built in the 21st century.

The settlement edge is divided into two parcels:

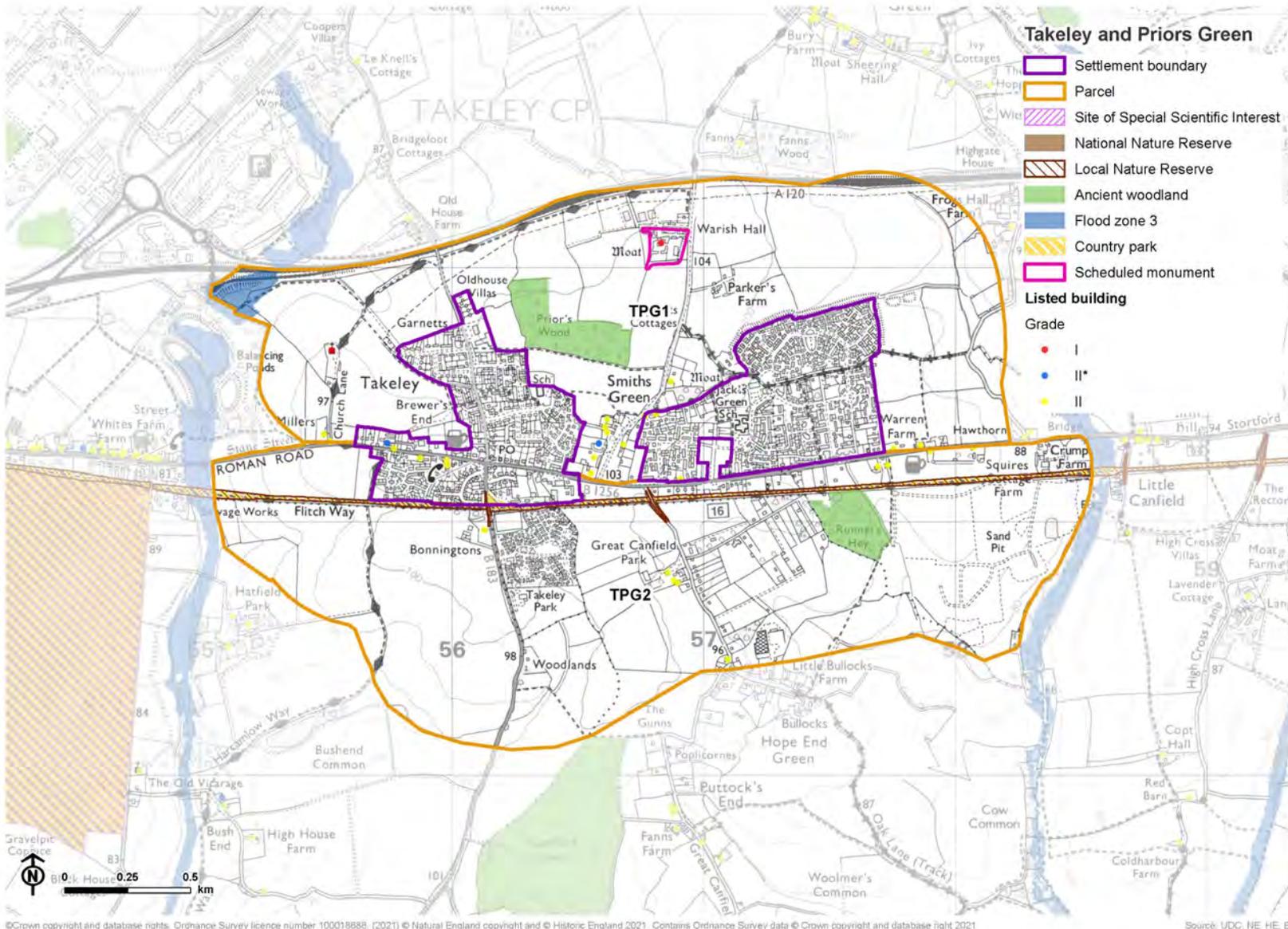
TPG1 – gently undulating arable fields to the north of Takeley and Priors Green.

TPG2 – gently undulating arable fields to the south of Takeley and Priors Green.

Land north of the A120 has not been assessed, as development here would not relate well to Takeley or Priors Green. Land within the settlement boundary of Stansted Airport to the west of Takeley has not been assessed.

Appendix C
Landscape sensitivity proformas

Uttlesford LSA: Towns and key villages
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Takeley and Priors Green representative photos



TPG1 looking west to settlement edge of Priors Green



TPG1 looking south to the northern settlement edge of Takeley



TPG2 looking west from Station Road



TPG2 looking east from edge of Takeley Park

Takeley and Priors Green TPG1

Landscape Character Areas B10 Broxsted Farmland Plateau

Landscape sensitivity assessment: TPG1		
Criteria	Description	Sensitivity
Physical character	<ul style="list-style-type: none"> Flat to very gently undulating farmland, between 95m and 100m AOD. Large-scale arable fields, with some fragmented hedgerows and woodland blocks which provide smaller-scale landscape features. 	<ul style="list-style-type: none"> Lower sensitivity Moderate sensitivity
Natural character	<ul style="list-style-type: none"> Priority habitat deciduous woodland at Priors Green, most of which is ancient in origin, is locally designated as a LoWS and Important Woodland There are small priority habitat deciduous blocks on the settlement edge of Priors Green. The small watercourses within the parcel are also priority habitats. Intermittent hedgerows and hedgerow trees line the roads and border the arable fields, and provide semi-natural habitats. 	<ul style="list-style-type: none"> Higher sensitivity Moderate sensitivity
Sense of time depth	<ul style="list-style-type: none"> The moated site at Warish Hall is a Scheduled Monument and Grade I listed. The Church of Holy Trinity is also listed as Grade I. There is a cluster of listed buildings at Smiths Green between the two settlements. Smiths Green Lane is a Protected Lane, and there are archaeological sites around the church at Warish Hall, and at Warren Farm. Modern agricultural practices and an increase in settlement size have removed most historic field patterns, although some remain around the church. 	<ul style="list-style-type: none"> Higher sensitivity Higher sensitivity Lower sensitivity
Character and setting of settlement	<ul style="list-style-type: none"> The parcel provides a rural and wooded setting to the north of Takeley and Priors Green. The parcel provides separation between the settlement and Stansted Airport to the north-west. It also provides an important gap between Takeley and Takeley Street to the west and development would cause the coalescence of these settlements. The open character of Smiths Green provides separation between the two settlements, and the rural approach along Smiths Green is sensitive to change. The modern settlement edge to the east of Priors Green, is open with views over the flat arable fields to the east terminating in woodland along the River Roding, reducing sensitivity. 	<ul style="list-style-type: none"> Higher sensitivity Higher sensitivity Moderate sensitivity
Visual character	<ul style="list-style-type: none"> A largely open character, with views across the parcel to the north, and east ending in woodland blocks. The skyline is largely undeveloped, with views to the church spire in its wooded setting, and also to the communications tower at Fanns, north of the A120. 	<ul style="list-style-type: none"> Higher sensitivity
Perceptual and scenic qualities	<ul style="list-style-type: none"> There is light pollution from Takeley and Priors Green and from Stansted Airport to the north-west. Harcamlow Way and other public rights of way provide connections between Takeley and Priors Green, and access to the wider countryside. Areas of rurality are influenced by the busy A120 trunk road. Stansted Airport is an intrusive modern influence. 	<ul style="list-style-type: none"> Moderate sensitivity Higher sensitivity Moderate sensitivity

Takeley and Priors Green TPG2

Landscape Character Area B10 Broxted Farmland Plateau

Landscape sensitivity assessment: TGP2		
Criteria	Description	Sensitivity
Physical character	<ul style="list-style-type: none"> Gently undulating landform, rising from the Pincey Brook in the west from 80m to 100m AOD. Fields are medium to large scale with an open character. There is some pasture between the Flitch Way and the B1256 Dunmow Road. 	<ul style="list-style-type: none"> Moderate sensitivity Moderate sensitivity
Natural character	<ul style="list-style-type: none"> Runnels Hay is designated as a LoWS for its priority habitat deciduous woodland which is recorded as ancient. Flitch Way is a LoWS and LNR. There are also small areas of priority habitat deciduous woodland south of the B1256 Dunmow Road. Hedgerows and hedgerow trees border the arable fields and roadsides and provide semi-natural habitats. 	<ul style="list-style-type: none"> Higher sensitivity Moderate sensitivity
Sense of time depth	<ul style="list-style-type: none"> Grade II listed buildings line the B1256 Dunmow Road, and are found at Great Canfield Park and Bonningtons Farmhouse. Flitch Way is the route of the former Bishop's Stortford to Dunmow railway line. Modern agricultural practices have removed most historic field patterns. 	<ul style="list-style-type: none"> Moderate sensitivity Lower sensitivity
Character and setting of settlement	<ul style="list-style-type: none"> The parcel provides separation between Takeley and Takeley Street. Flitch Way provides a boundary feature to the south of Takeley and Priors Green, however, development to the south at Takeley Park and Great Canfield Park has introduced a more suburban character to the landscape with lighting and road signage, reducing sensitivity. 	<ul style="list-style-type: none"> Higher sensitivity Lower sensitivity
Visual character	<ul style="list-style-type: none"> The parcel has a largely open character, with woodland and trees providing a wooded backdrop to views. Roadside vegetation provides some enclosure. The skyline is undeveloped. 	<ul style="list-style-type: none"> Moderate sensitivity
Perceptual and scenic qualities	<ul style="list-style-type: none"> There is light pollution from Takeley and Priors Green and from Stansted Airport to the north-west. Flitch Way promoted trail and Country Park runs across the parcel. Harcamlow Way provides access from Takeley to the wider countryside. Human influences within the parcel include the mobile home site at Takeley Park and suburban development at Great Canfield Park, and the working sand pit to the south east. Stansted Airport to the north is an intrusive modern influence. 	<ul style="list-style-type: none"> Lower sensitivity Higher sensitivity Lower sensitivity

Overall assessment of landscape sensitivity: Takeley and Priors Green

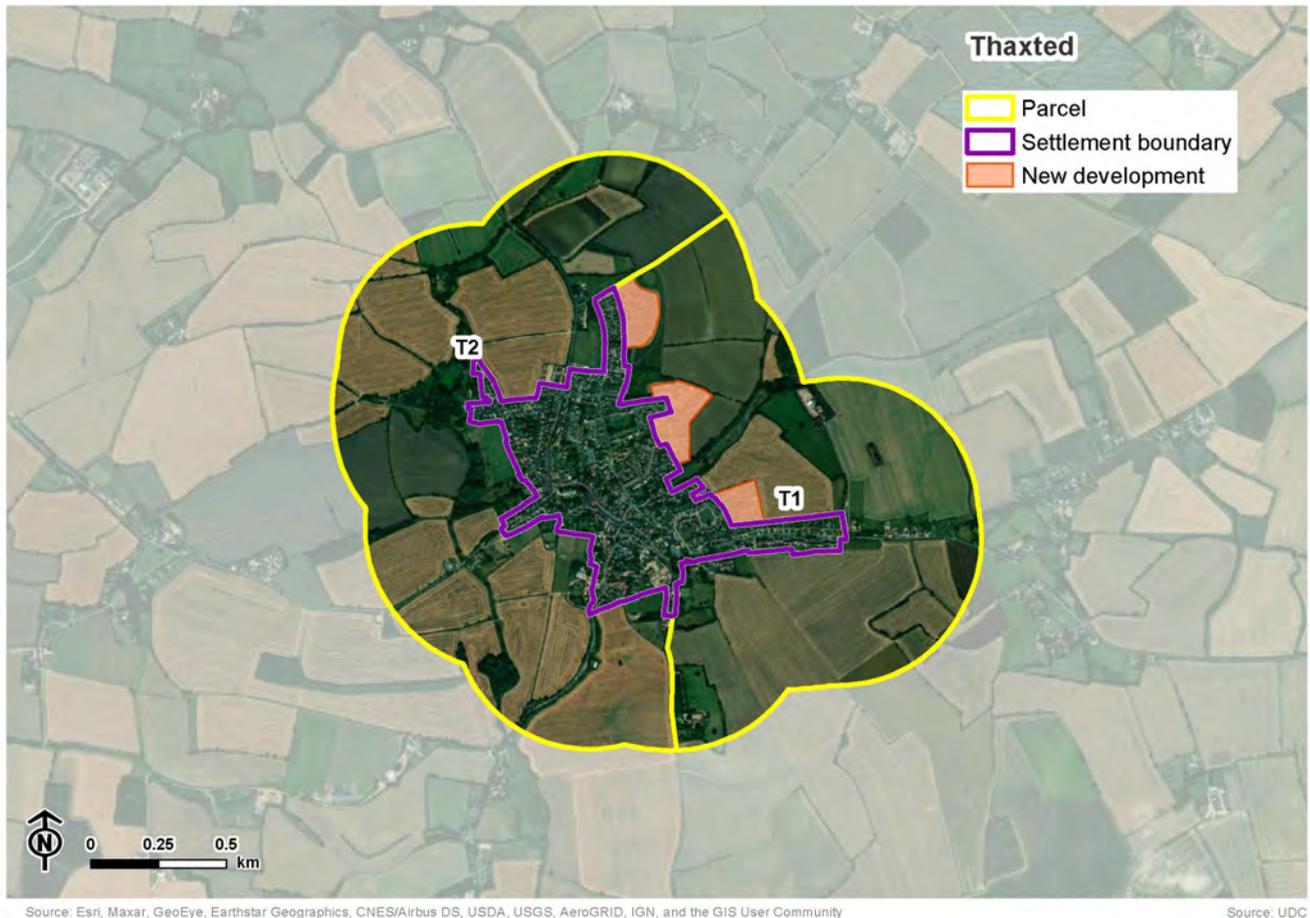
Landscape sensitivity scores		
	TPG1	TPG2
Residential development	M-H	M
Mixed use development	H	M-H
Sports facilities and flood lighting	M-H	M

Summary

The characteristics and values of the landscape in parcel **TPG1** including the strong rural character, the rural setting it provides to Takeley and Priors Green, the separation it provides between the settlement and Stanstead Airport to the north west and Takeley Street to the west, historic assets and semi-natural habitats, are all sensitive to change as a result of the introduction of residential development. The parcel is assessed as having an overall **moderate-high** sensitivity. The historic character of Smiths Green, which provides separation between Takeley and Priors Green, and the landscape which provides a rural setting to the church at Warish Hall have a **high** sensitivity. There is lower sensitivity to the east of Priors Green, where the harsh modern settlement edge is not well integrated with the adjoining arable fields and development would fit with the existing settlement pattern. Sensitivity to mixed use development was assessed at **high**, due to the existing scale and general pattern of the current built form and the open character of the landscape. TGP1 is assessed as having **moderate-high** sensitivity to sports facility development due to its rural character, the rural setting it provides to Takeley and Priors Green, historic assets and semi-natural habitats.

TPG2 is assessed as having a **moderate** overall sensitivity to future change from residential development. The rural characteristics, semi-natural habitats, and sense of separation between Takeley and Takeley Street to the west indicate a higher sensitivity. However, the presence of existing development, which has breached the boundary feature of the Flich Way, limited time-depth and human influences would indicate lower sensitivity. Sensitivity to mixed use development was assessed as **moderate-high**, due to the small scale of the landscape and existing scale and general pattern of the current built form and the open character of the landscape. The parcel would have a **moderate** sensitivity to sports facility development due to prevalent light pollution from Takeley and Priors Green and Stanstead.

Settlement Area: Thaxted



Location and description

Thaxted is a small rural town with medieval origins, located on rising ground in the centre of the district. The village has a historic core with a high occurrence of listed buildings, centred around the Grade I listed Church of St John the Baptist, Guildhall and Clarence House. The Grade II* listed Thaxted Windmill is an important landmark. 20th and 21st century developments have increased the size of Thaxted to the east.

The settlement edge is divided into two parcels:

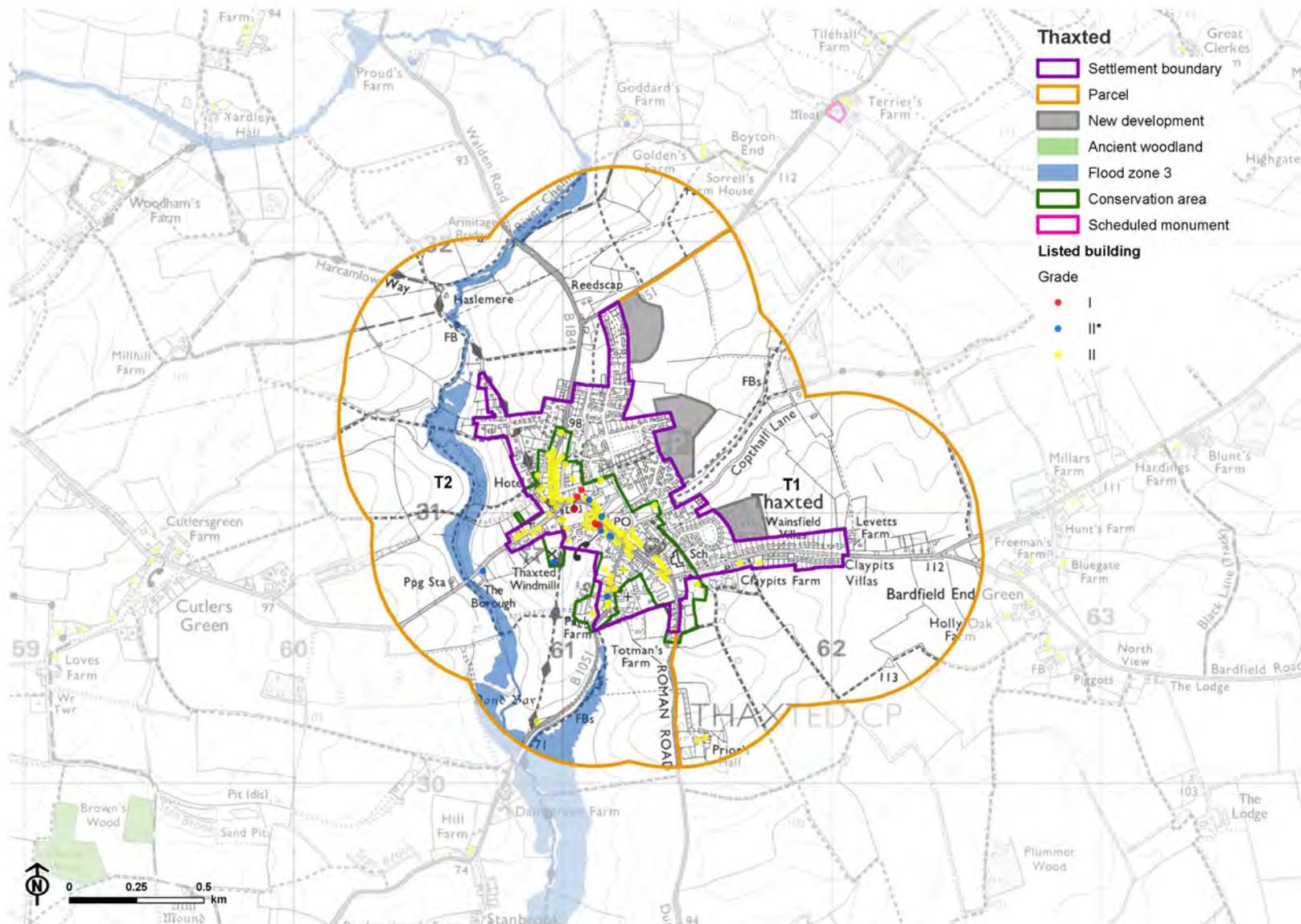
T1 – gently undulating arable fields to the east of Thaxted.

T2 – steeper valley sides of the River Chelmer to the north and west of Thaxted.

All the landscape within the 500m buffer has been assessed.

Appendix C
Landscape sensitivity proformas

Uttlesford LSA: Towns and key villages
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Thaxted representative photos



T1 looking south-east from Copthall Lane



T1 looking east along settlement edge off Bardfield Road



T2 looking south on Walden Road towards the settlement edge



T2 looking north-east from Bolford Street

Thaxted T1

Landscape Character Areas B8 Thaxted Farmland Plateau and B11 Lindsell & Bardfield Farmland Plateau

Landscape sensitivity assessment: T1		
Criteria	Description	Sensitivity
Physical character	<ul style="list-style-type: none"> Flat plateau around 100-110m AOD. Medium to large-scale arable fields, with some fragmented hedgerows and hedgerow trees which provide smaller-scale landscape features. 	<ul style="list-style-type: none"> Lower sensitivity Lower sensitivity
Natural character	<ul style="list-style-type: none"> Priority habitat deciduous woodland north of Copthall Lane is recorded as Important Woodland. A small traditional orchard (priority habitat) is located at Prior's Hall. Intermittent hedgerows and hedgerow trees line the roads and border the arable fields, providing semi-natural habitats. 	<ul style="list-style-type: none"> Higher sensitivity Moderate sensitivity
Sense of time depth	<ul style="list-style-type: none"> The Thaxted Conservation Area extends into the south of the parcel, and covers a Grade II listed farmhouse. There is a cluster of Grade II listed buildings at Prior's Hall. Archaeological sites are recorded south of Claypits Farm. There are no recorded heritage assets in the north and east of the parcel. Modern agricultural practices and an increase in settlement size have removed most historic field patterns, although some remain east of The Mead. 	<ul style="list-style-type: none"> Moderate sensitivity Lower sensitivity Lower sensitivity
Character and setting of settlement	<ul style="list-style-type: none"> The parcel provides a rural setting to Thaxted. The importance of the open recreational space at the junction of Dunmow Road and Bardfield Road is noted in the Conservation Area Appraisal. Woodland along the watercourse to the north of Copthall Lane provides a strong boundary feature. 20th century and more recent expansion of Thaxted to the east, has resulted in an open settlement edge which is visible from Copthall Lane, Bardfield Road and the B1051 Pightle, which reduces sensitivity. Development would provide opportunities to soften this settlement edge. 	<ul style="list-style-type: none"> Higher sensitivity Lower sensitivity
Visual character	<ul style="list-style-type: none"> A largely open character, some areas of enclosure along the rural lanes. Views to the church spire are possible from many of the footpaths to the east and south. There are long-distance views from the north of the parcel across the Chelmer valley towards Thaxted. 	<ul style="list-style-type: none"> Moderate sensitivity
Perceptual and scenic qualities	<ul style="list-style-type: none"> Thaxted emits some light pollution, however there are dark skies away from the settlement edge. Public rights of way cross the parcel, linking Thaxted with the wider countryside. A rural landscape influenced within the parcel by electricity pylons to the north of Thaxted, modern development on the eastern settlement edges and ribbon development along Bardfield Road. Flights in and out of Stansted Airport are intrusive modern influences. 	<ul style="list-style-type: none"> Higher sensitivity Moderate sensitivity Moderate sensitivity

Thaxted T2

Landscape Character Area B8 Thaxted Farmland Plateau and A6 Upper Chelmer River Valley

Landscape sensitivity assessment: T2		
Criteria	Description	Sensitivity
Physical character	<ul style="list-style-type: none"> Steeply sloping valley sides, rising from the River Chelmer, from 75m to 100m AOD. Fields are medium to large scale with a semi-open character, with hedgerows providing enclosure. There are some smaller-scale pasture fields at the settlement edge. 	<ul style="list-style-type: none"> Higher sensitivity Moderate sensitivity
Natural character	<ul style="list-style-type: none"> Priority habitat deciduous woodlands line the course of the River Chelmer, with some priority habitat traditional orchards west of the river. Trees, roadside vegetation, hedgerows and hedgerow trees border the arable fields and roadsides, and provide semi-natural habitats. 	<ul style="list-style-type: none"> Moderate sensitivity Moderate sensitivity
Sense of time depth	<ul style="list-style-type: none"> Thaxted Conservation Area extends into the west and south of the parcel, and includes the Grade II* listed Thaxted Windmill, for which the parcel provides a rural context. Two farmhouses are listed buildings, and there is an archaeological site north of the B1051. Modern agricultural practices have removed most historic field patterns, although some evidence of earlier enclosure patterns in the west towards Cutlers Green. 	<ul style="list-style-type: none"> Higher sensitivity Moderate sensitivity
Character and setting of settlement	<ul style="list-style-type: none"> The parcel provides a scenic rutting setting to Thaxted, including much of the historic settlement edge which increases sensitivity. It also contributes to the separation of Thaxted and Cutlers Green. Modern development on the northern edge of Thaxted along Walden Road and Watling Lane is well integrated with the rural landscape, and largely screened by roadside or riverside vegetation. 	<ul style="list-style-type: none"> Higher sensitivity Moderate sensitivity
Visual character	<ul style="list-style-type: none"> The parcel has a largely open character, with woodland and trees providing a wooded backdrop to views. There are long views across the Chelmer valley from the B184 Walden Road. The Church of St John the Baptist and the Thaxted Windmill are landmark features in views across the parcel, rising above the undeveloped surrounding countryside. Some enclosure is provided by roadside vegetation and hedgerows. 	<ul style="list-style-type: none"> Higher sensitivity Higher sensitivity Moderate sensitivity
Perceptual and scenic qualities	<ul style="list-style-type: none"> Thaxted emits some light pollution, however there are dark skies away from the settlement edge, particularly to the south and west. Harcamlow Way promoted route and a number of public rights of way provide access from Thaxted to the wider countryside, and good access into the parcel. The recreation ground east of Walden Road is a valued recreational area. A rural landscape - human influences within the parcel are limited to electricity pylons in the north. Flights in and out of Stansted Airport are intrusive modern influences. 	<ul style="list-style-type: none"> Higher sensitivity Higher sensitivity Moderate sensitivity

Overall assessment of landscape sensitivity: Thaxted

Landscape sensitivity scores		
	T1	T2
Residential development	M-H	H
Mixed use development	M-H	H
Sports facilities and flood lighting	M-H	H

Summary

The characteristics and values of the landscape in parcel **T1** including the rural character, and rural setting to Thaxted, dark skies, semi-natural habitats and extension of the Conservation Area into the parcel are all sensitive to change as a result of the introduction of residential development, and the parcel is assessed as having an overall **moderate-high** sensitivity. There are areas of lower sensitivity around the harsh modern settlement edges in the north-east. Sensitivity to mixed use development was assessed at **moderate-high**, due to the existing scale and general pattern of the current built form and the open character of the landscape. The parcel is considered to have **moderate-high** sensitivity to sports facility development to the rural character and dark skies.

T2 is assessed as having a **high** overall sensitivity to future change from residential development due to the steeper topography, strong rural and perceptual characteristics, setting to the historic edge of Thaxted and open views to the windmill and church. Areas to the north of the settlement boundary, west of the B184 Walden Road may have lower sensitivity as there are fewer semi-natural habitats and a more modern settlement edge. Sensitivity to mixed use development was assessed as **high**, due to the small scale of the landscape and existing scale and general pattern of the current built form and the open character of the landscape. The parcel has **high** sensitivity to sports facility development due to the sloping topography, rural character and dark skies.