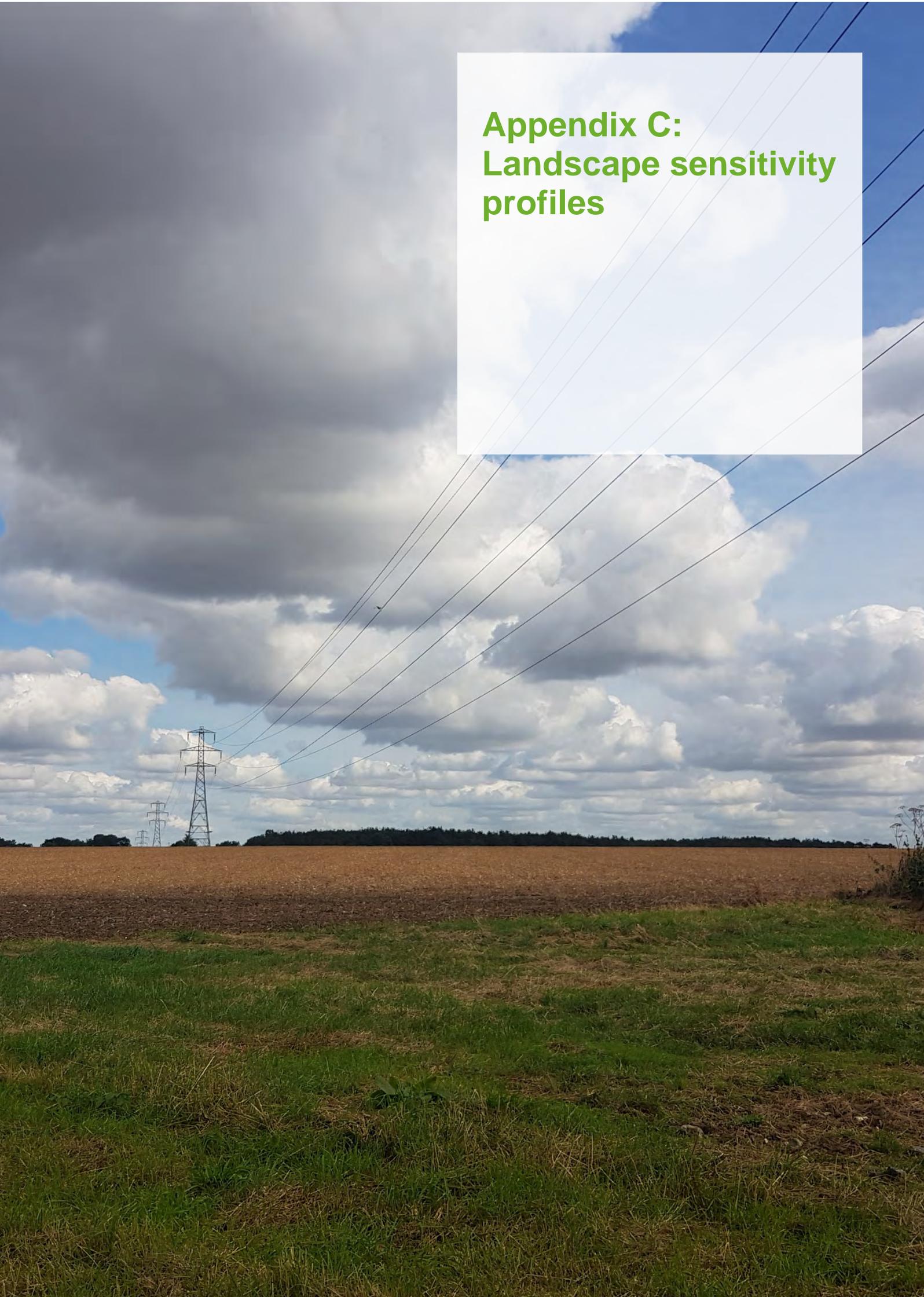


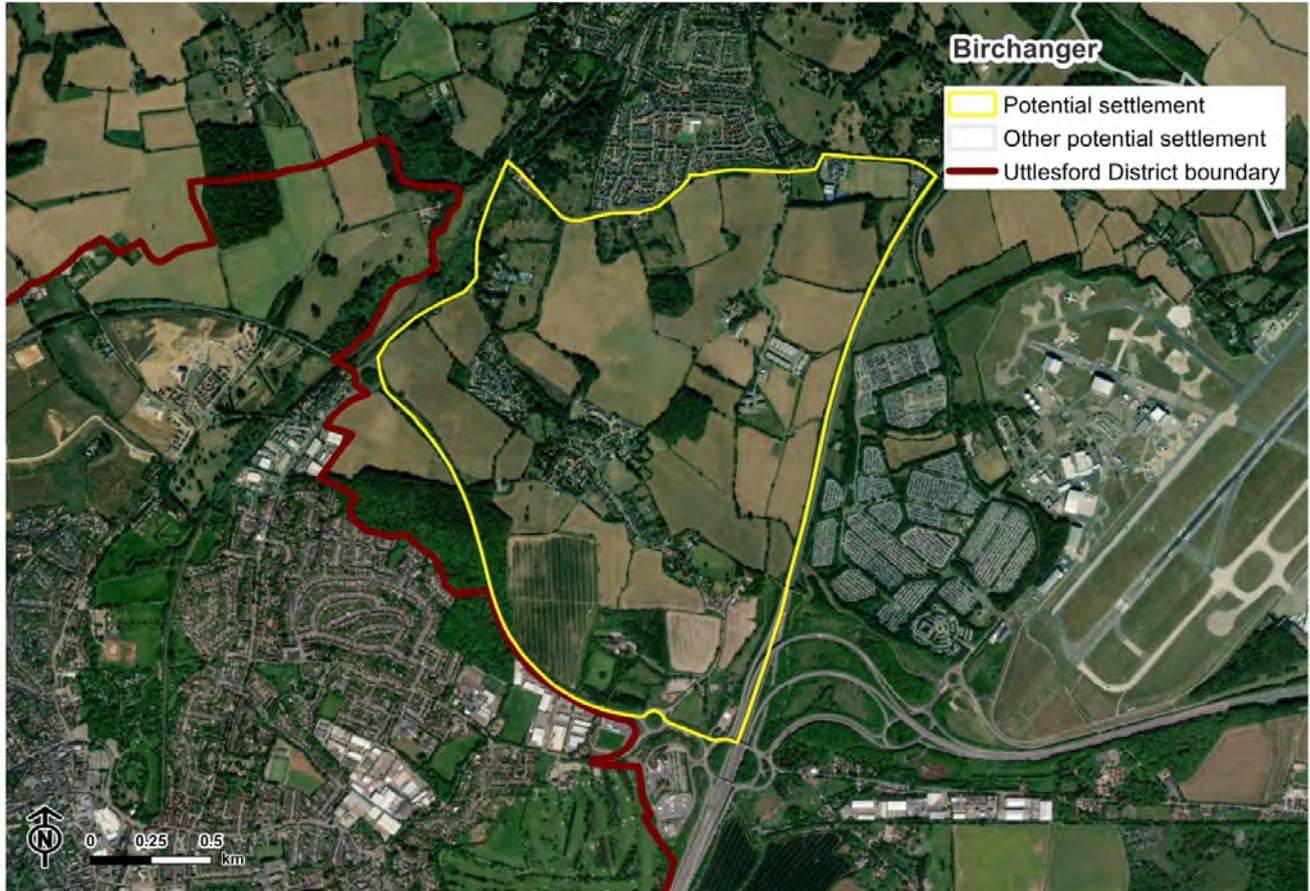
Appendix C: Landscape sensitivity profiles



Appendix C

Landscape sensitivity profiles

Birchanger



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

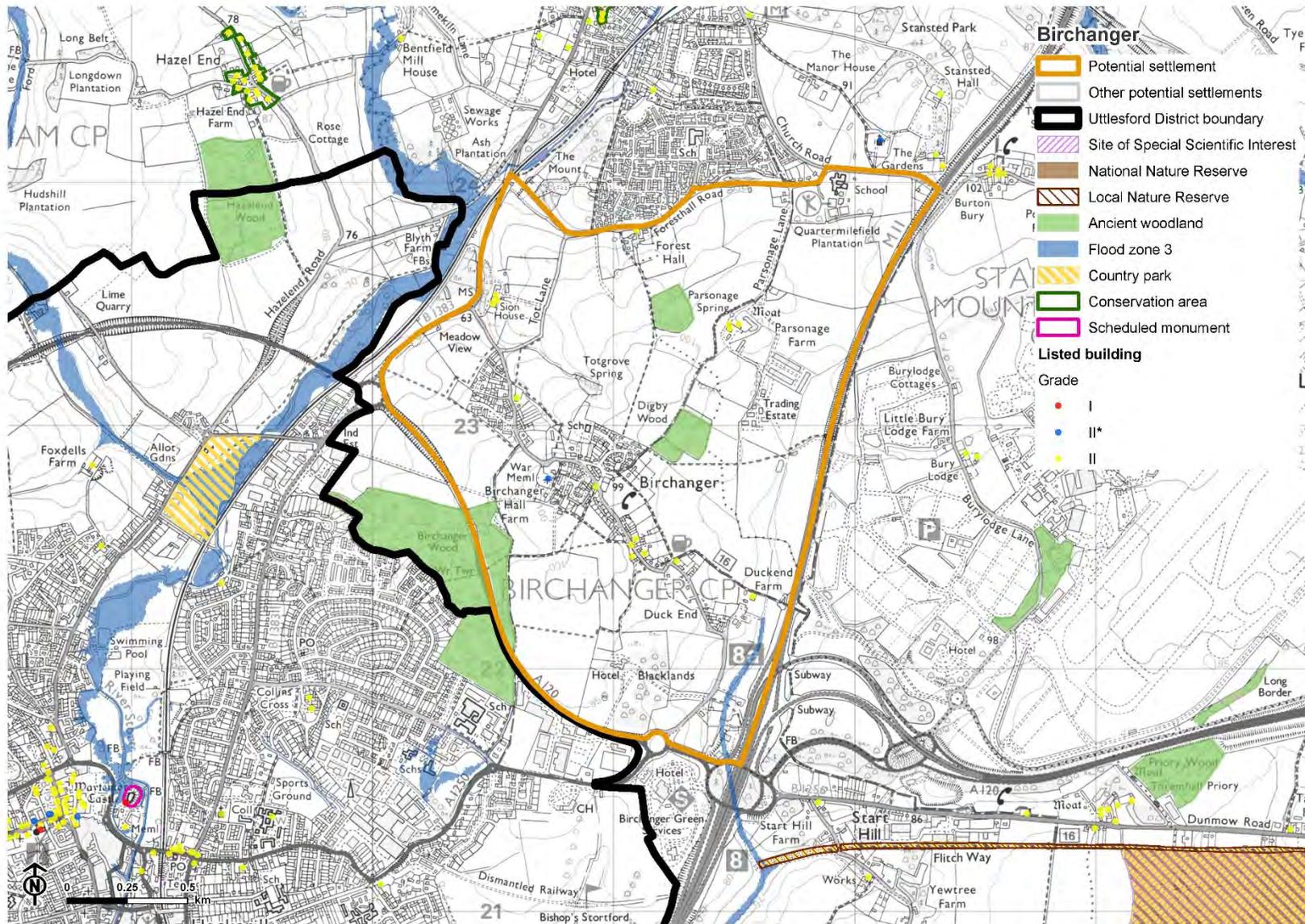
Source: UDC

Location and description

The site is located immediately to the south of Stansted Mountfitchet, west of the M11, north of the A120 and east of the B1383. It is 223ha in extent and is proposed for approximately 3,500 dwellings and associated infrastructure including roads, a bus route and primary school provision.

The site lies within LCA A3: Stort River Valley and is largely in arable use. Birchanger village, which lies within the site contains a number of listed buildings, including the 12th century Grade II* Church of St Mary the Virgin.

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Birchanger representative photos



View across the plateau to northern settlement edge of Birchanger



View west across the Stort valley, with new development at Hazel End Bishop's Stortford visible



Enclosed character south of Birchanger



View from Parsonage Lane to settlement edge of Stansted Mountfitchet

Birchanger

Landscape Character Area: A3 Stort River Valley

Landscape sensitivity assessment: Birchanger		
Criteria	Description	Sensitivity
Physical character	<ul style="list-style-type: none"> ■ High, flat plateau at Birchanger around 100m AOD. ■ Gently falling topography to the south-east and north-west towards the River Stort and its tributaries, ranging from 75m to 100m AOD. ■ Medium scale arable fields, interspersed with woodland copses and hedgerow field boundaries. Smaller pasture fields are found west of Tot Lane. 	<ul style="list-style-type: none"> ■ Lower sensitivity ■ Moderate sensitivity ■ Moderate sensitivity
Natural character	<ul style="list-style-type: none"> ■ Much of the site is intensively farmed. ■ Valued semi natural habitats include scattered copses of priority habitat deciduous woodland, often of ancient origin. Digby Wood, Birchanger Wood and Parsonage Spring are LoWS and Important Woodlands. ■ Hedgerows, mature hedgerow trees and roadside trees provide semi-natural habitats. 	<ul style="list-style-type: none"> ■ Low sensitivity ■ Higher sensitivity ■ Moderate sensitivity
Sense of time depth	<ul style="list-style-type: none"> ■ Clusters of Grade II listed buildings at Parsonage Farm and Sion House. The Grade II* listed Church of St Mary, Birchanger, lies outside the settlement boundary of Birchanger. ■ Historic field patterns have largely been lost to modern agricultural practices. Evidence of older enclosure patterns remains east of Birchanger. 	<ul style="list-style-type: none"> ■ Higher sensitivity ■ Lower sensitivity
Character and setting of settlement	<ul style="list-style-type: none"> ■ The site provides a rural setting to Birchanger village, including its historic church, and to the modern southern settlement boundary of Stansted Mountfitchet. ■ The site is part of the wider rural area which provides separation between Bishop's Stortford and Stansted Mountfitchet. Development would risk coalescence of Bishop's Stortford, Birchanger and Stansted Mountfitchet. 	<ul style="list-style-type: none"> ■ Moderate sensitivity ■ Higher sensitivity
Visual character	<ul style="list-style-type: none"> ■ The landscape north of Birchanger has an open character, with long-distance views across the arable fields of the plateau and river valley to a wooded horizon and there is a high degree of visibility from surrounding landscapes. ■ South of Birchanger, the woodlands, mature hedgerows and roadside vegetation along the A120 and M11, provide a more enclosed character. 	<ul style="list-style-type: none"> ■ Higher sensitivity ■ Lower sensitivity
Perceptual and scenic qualities	<ul style="list-style-type: none"> ■ The well-used public right of way network provides connections between Birchanger, Stansted Mountfitchet and the wider countryside. ■ Modern development within the site detracts from its rural character including residential expansion at Birchanger, a caravan site on Old Buryldge Lane, Forest Hall School, and commercial development at M11 Business Link and the Ibis hotel complex. ■ The area is influenced by modern development in the wider landscape, with views from the north of the site to the settlement edge of Stansted Mountfitchet, and new residential development at Hazel End, Bishop's Stortford. ■ The A120, M11 and Stansted Airport to the east are largely screened by vegetation but are still audibly intrusive and reduce tranquillity. ■ Light pollution from the M11, Bishop's Stortford and Stansted Mountfitchet reduces dark skies in the site. 	<ul style="list-style-type: none"> ■ Higher sensitivity ■ Moderate sensitivity ■ Lower sensitivity ■ Lower sensitivity ■ Lower sensitivity

Key landscape and visual sensitivities

- Parsonage Spring, Digby Wood and Birchanger Wood are all LoWS, recorded as priority habitat deciduous woodland and ancient woodland. The woodlands are of higher sensitivity due to their contribution to the landscape pattern, complexity and time depth.
- Hedgerow trees and woodland copses are valued landscape features and contribute to a rural character.
- Older enclosure field patterns east of Birchanger are of higher sensitivity due to their time depth.
- Historic assets at Parsonage Farm, Sion House and St Mary, Birchanger are valued for their time-depth.
- The site contributes to the rural backdrop to Birchanger, which retains some of its historic linear settlement pattern, and particularly to the small flint Church of St Mary on the edge of the village.
- The site provides rural separation between Stansted Mountfitchet and Bishop's Stortford. Foresthall Road provides a hard southern boundary to Stansted Mountfitchet.
- The open character of the Birchanger plateau is a key sensitivity, especially where there is intervisibility with the wider landscape across the Stort valley in the west of the site.
- Tot Lane is a sunken rural lane, which contributes to the rural pattern of the landscape and time-depth.
- Valued public right of way network connecting Stansted Mountfitchet and Birchanger.

Conclusion

3.3 The key sensitivities of the site relate to its function and value as a rural landscape which provides separation between Bishop's Stortford and Stansted Mountfitchet, and should be maintained to avoid coalescence, or perceived coalescence, between these settlements. The rural setting provided to Birchanger village, particularly to the St Mary's Church, is also sensitive to change. Ecologically valued woodlands provide an important part of the rural landscape pattern, and along with the built heritage assets are valued landscape features which provide time depth to the site.

3.4 The elevated open character of the plateau has long-distance intervisibility with the wider countryside and areas on the edge of the plateau to the west of the site are particularly sensitive due to the potential visual impacts on the wider landscape outside the site.

3.5 The east of the site has a lower sensitivity due to the influence of existing development within the site and the audible intrusion of the M11 on the perceptual qualities of the landscape, the limited semi-natural habitats and more enclosed character. The landscape south and south-east of Birchanger is also less sensitive due to its more enclosed character and proximity to the M11.

3.6 It is therefore considered that the east and south of the site could accommodate some development, providing the key sensitivities are respected and the landscape and visual impacts minimised.

Carver Barracks, Wimbish



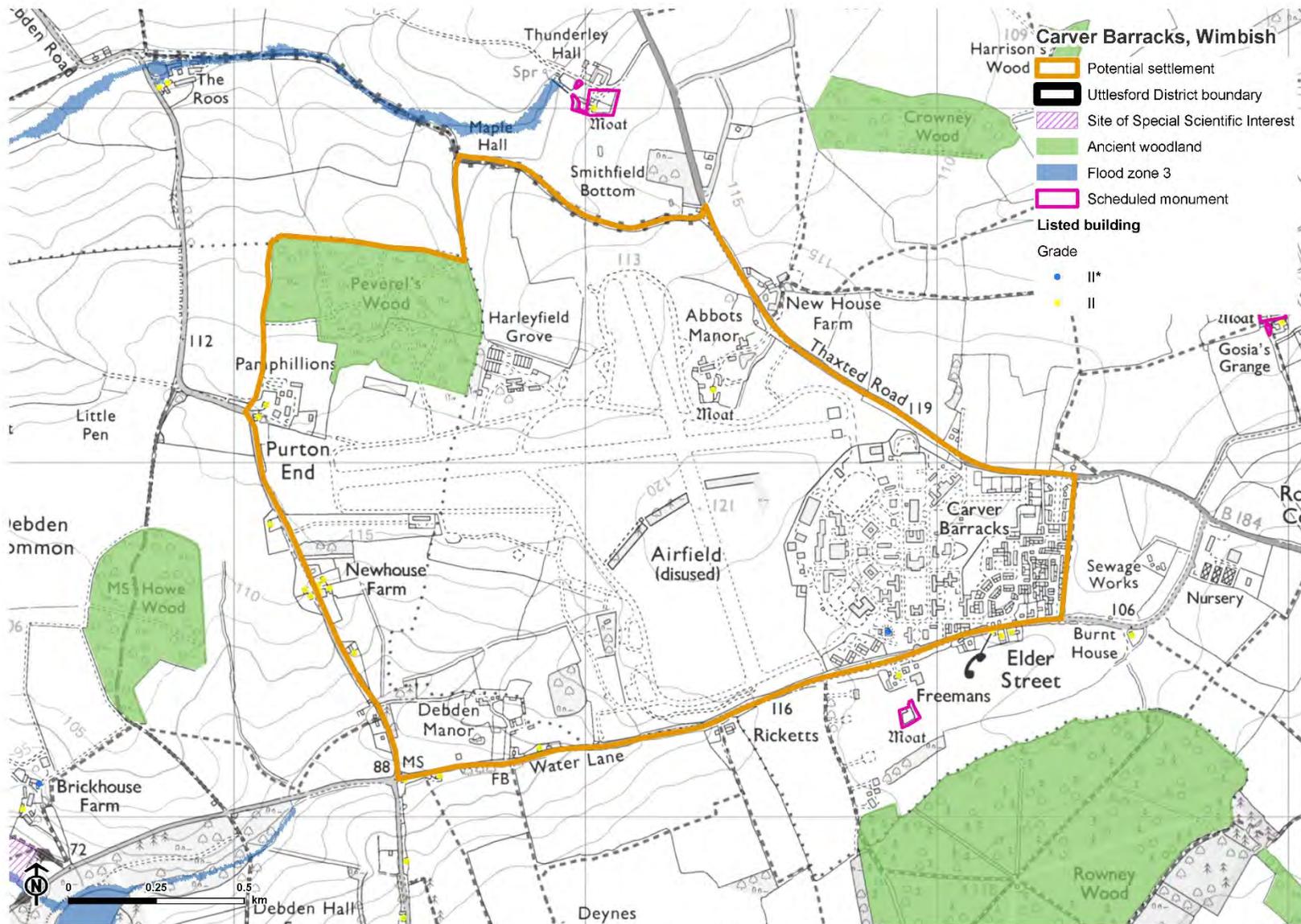
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Source: UDC

Location and description

The site is located in the north of the district, south-east of Saffron Walden and north of Debden. It extends to 154ha. No details are available on the number of dwellings or employment space.

The site lies within LCA B7: Debden Farmland Plateau. It is a British Army base located on the former site of RAF Debden.



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Landscape sensitivity profiles

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Carver Barracks representative photos



Limited views across the flat landform of the former airfield.



View across open arable fields from Fulfen Slade Lane, with Peverel's Wood providing a wooded backdrop



Mature roadside vegetation along Water Lane



Military fencing prevents access into the site

Carver Barracks, Wimbish

Landscape Character Area: B7 Debden Farmland Plateau

Landscape sensitivity assessment: Carver Barracks, Wimbish		
Criteria	Description	Sensitivity
Physical character	<ul style="list-style-type: none"> ■ Largely flat landform around 120m AOD, reflected in its former use as airfield. ■ Land falls gently in the north-west and south-west towards the Fulfen Slade and Debden Water respectively, from 115m to 90m AOD. ■ Large scale open landscape in the centre of the site with medium scale arable fields with in the north and south west. Hedgerow trees and fragmented hedgerows provide smaller-scale features. 	<ul style="list-style-type: none"> ■ Lower sensitivity ■ Moderate sensitivity ■ Moderate sensitivity
Natural character	<ul style="list-style-type: none"> ■ Peverel's Wood is a priority habitat deciduous woodland and ancient woodland, designated as LoWS and Important Woodland. ■ Scattered areas of priority habitat woodland, grassland and traditional orchard habitats are present on the periphery of the site, including at Elder Street and Fulfen Slade Lane, designated as a Special Roadside Verge and LoWS. ■ There are no recorded semi-natural habitats on the former airfield. 	<ul style="list-style-type: none"> ■ Higher sensitivity ■ Moderate sensitivity ■ Lower sensitivity
Sense of time depth	<ul style="list-style-type: none"> ■ The Operations Block in Carver Barracks is Grade II* listed. There are small clusters of Grade II listed buildings at Newhouse Farm and Purton End, and at Abbots Manor in the east. Archaeological sites cover Abbots Manor and Peverel's Wood. ■ Carver Barracks is a former RAF airfield built in 1935. The construction of the airfield has removed any historic field patterns. Some older enclosure patterns remain around Harley field Grove and Debden Manor. 	<ul style="list-style-type: none"> ■ Higher sensitivity ■ Moderate sensitivity
Character and setting of settlement	<ul style="list-style-type: none"> ■ The site is part of the wider countryside between Debden and Saffron Walden. ■ Carver Barracks lies adjacent to Elder Street, which is characterised by modern residential housing. The barracks do not form an attractive backdrop to Elder Street. 	<ul style="list-style-type: none"> ■ Moderate sensitivity ■ Lower sensitivity
Visual character	<ul style="list-style-type: none"> ■ The perimeter of the site is largely enclosed by roadside vegetation and military fencing. ■ Within the site there are open views across the former airfield, with a wooded skyline provided by Peverel's Wood to the north-west and by woodland outside the site including Rowney Wood and Forty Acre Wood. 	<ul style="list-style-type: none"> ■ Lower sensitivity ■ Moderate sensitivity
Perceptual and scenic qualities	<ul style="list-style-type: none"> ■ Light pollution from Carver Barracks reduces dark skies in the south and south-east of the site. ■ Dark skies are present in the north-west, west and south-west. ■ Access is limited across the site due to its military use. ■ Existing development is concentrated in the east at Carver Barracks and this along with the former airfield are modern influences on the site. ■ More historic houses and farmsteads are located in the north and west. ■ A generally tranquil character, although there is some noise from Stansted airport and passing road traffic. 	<ul style="list-style-type: none"> ■ Lower sensitivity ■ Higher sensitivity ■ Lower sensitivity ■ Lower sensitivity ■ Moderate sensitivity ■ Moderate sensitivity

Key landscape and visual sensitivities

- Semi-natural habitats at Peverel's Wood, Elder Street and Fulfen Slade Lane are ecologically valued and highly sensitive to change. The setting of the ancient woodland at Peverel's Wood is also sensitive.
- Priority habitat deciduous woodland, traditional orchard, hedgerows and hedgerow trees contribute to the landscape pattern, provide a wooded horizon, are ecologically valued and are vulnerable to loss from development.
- The site provides a rural setting to the cluster of Grade II listed historic buildings, which themselves provide time depth and contribute to the historic landscape character of the site.
- Dark skies, away from Carver Barracks, are sensitive to new development.

Conclusion

3.7 The key sensitivities of this site relate to the ancient woodland of Peverel's Wood, scattered priority habitats, historic farms and cottages, and dark skies away from Carver Barracks.

3.8 However, most of the site has a lower sensitivity due to the large-scale flat landform, limited semi-natural habitats, limited time-depth, influence of modern development from Carver Barracks and the airfield which detract from the rural character of the site, the visual enclosure and lack of access to the site due to its military use.

3.9 It is considered that the former airfield could accommodate development, providing the key sensitivities are respected and the landscape and visual impacts minimised. There are opportunities to integrate Elder Street into the new development.

Easton Park



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

Source: UDC

Location and description

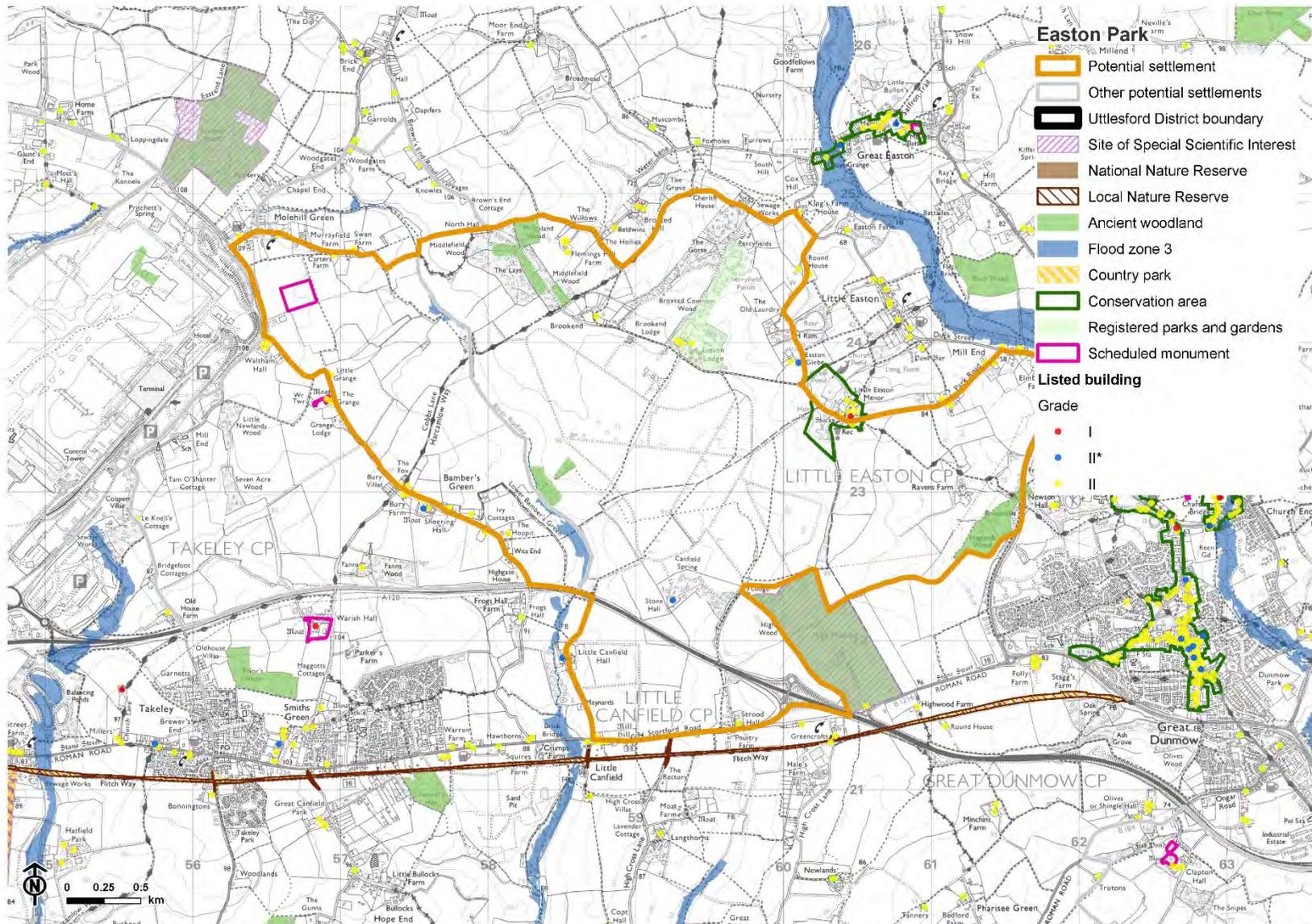
The site lies between Stansted Airport and Great Dunmow, east and north of Takeley and Priors Green. The area is 809ha and is proposed for 10,000 houses and associated commercial and community facilities.

The area lies predominately within LCA B10: Broxted Farmland Plateau, with the north-east within LCA A6: Upper Chelmer River Valley. The area is largely in arable use with small areas of pasture and woodland blocks. Highwood Quarry in the south of the site is still active. The site contains a few small farmsteads, Easton Lodge and part of the linear hamlets of Bamber's Green and Little Easton Manor.

NB The west of the site is also assessed within the Takeley potential new settlement site.

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Easton Park representative photographs



Open arable fields provide a rural setting to Little Easton



View to Great Dunmow across large open arable fields to a wooded skyline



View across arable fields and Roding valley to the wooded skyline



The large-scale open landscape around Highwood Quarry

Easton Park

Landscape Character Area: B10 Broxted Farmland Plateau and A6 Upper Chelmer River Valley

Landscape sensitivity assessment: Easton Park		
Criteria	Description	Sensitivity
Physical character	<ul style="list-style-type: none"> ■ Flat to very gently undulating plateau topography between 90 and 100m AOD. ■ Sloping topography in the north-east falling to the River Chelmer, from 85m to 60m AOD, and at Perryfield Ponds falling from 100m to 70m AOD. ■ Spoil heaps at Highwood Quarry have created a manmade topography. ■ Medium to large scale arable fields bound by hedgerows and interspersed with woodlands. 	<ul style="list-style-type: none"> ■ Lower sensitivity ■ Moderate sensitivity ■ Lower sensitivity ■ Moderate sensitivity
Natural character	<ul style="list-style-type: none"> ■ Priority habitat deciduous woodland concentrated in the north-east extending from the Chelmer Valley, much of ancient origin, designated as LoWS and Important Woodland. ■ Molehill Green LoWS is designated for its good quality semi-improved grassland. The River Roding and associated tributaries are priority habitat rivers. Priority habitat traditional orchard is recorded at Easton Lodge. ■ Much of the site is intensively farmed or is in use as a quarry and few priority habitats are recorded in the centre and west of the site. ■ Hedgerows, hedgerow trees and riverside vegetation provide semi-natural features. 	<ul style="list-style-type: none"> ■ Higher sensitivity ■ Higher sensitivity ■ Lower sensitivity ■ Moderate sensitivity
Sense of time depth	<ul style="list-style-type: none"> ■ Easton Lodge is a Grade II listed Registered Park and Garden and contains a number of Grade II listed buildings. Little Easton Conservation Area extends into the site in the north-east, and the landscape surrounding the village ponds is regarded as an important open space in the Conservation Area Appraisal. ■ Waltham Hall Scheduled Monument is in the north-west. Grade II listed houses and farmsteads line the road network on the edges of the site. Many of the rural lanes are designated as Protected Lanes. ■ The former RAF Great Dunmow airfield extends across the centre of the site, and the runways are still visible. Historic field patterns have largely been lost to modern agricultural practices. ■ Evidence of older enclosure patterns remain north and east of Bamber's Green, at The Grange and south of Molehill Green. 	<ul style="list-style-type: none"> ■ Higher sensitivity ■ Higher sensitivity ■ Lower sensitivity ■ Moderate sensitivity
Character and setting of settlement	<ul style="list-style-type: none"> ■ The rural landscape contributes to the undeveloped setting to Little Easton, as noted in the Conservation Area Appraisal. ■ The site contributes to the separation between Great Dunmow, Mill End and Little Easton. The west of the site forms part of the rural landscape separating Stansted Airport from surrounding settlements contributing to the 'airport in the countryside' character. ■ There are no settlements or buildings in the centre of the site on the former airfield. 	<ul style="list-style-type: none"> ■ Higher sensitivity ■ Higher sensitivity ■ Lower sensitivity
Visual character	<ul style="list-style-type: none"> ■ An open site, with long views across open fields on the plateau to a wooded skyline. Some localised enclosure is provided by mature hedgerow trees. ■ Views to the new settlement edge of Great Dunmow in the east reduce the rural character. Communications towers associated with Stansted Airport can be seen in the west, although vegetation screens the airport itself. 	<ul style="list-style-type: none"> ■ Higher sensitivity ■ Moderate sensitivity

	<ul style="list-style-type: none"> The open landscape around Highwood Quarry is contained by woodland with a low degree of visibility from surrounding landscape and no intervisibility with Little Easton or Great Dunmow. 	<ul style="list-style-type: none"> Lower sensitivity
Perceptual and scenic qualities	<ul style="list-style-type: none"> Light pollution from Stansted Airport reduces dark skies in the west, and Great Dunmow contributes to light pollution in the south-east. Darker skies characterise the north of the site, away from development. The Saffron Trail and Harcamlow Way promoted routes run through the site, and with the rest of the public right of way network provide connections between the settlements and into the wider countryside. Development is limited to the road network on the site boundaries including at Bamber's Green, Molehill Green and Easton Lodge. The A120 to the south is audibly intrusive, although generally screened by vegetation. Electricity pylons in the east are intrusive modern influences. 	<ul style="list-style-type: none"> Lower sensitivity Higher sensitivity Moderate sensitivity Higher sensitivity Lower sensitivity

Key landscape and visual sensitivities

- Woodlands and mature hedgerow trees within the site, including those designated as Important Woodland and LoWS, are ecologically valued and contribute to the rural character of the site. Vegetation in the west of the site screens Stansted Airport. These features are vulnerable to loss from new development.
- The River Roding and associated tributaries are ecologically valued as priority habitat, and provide some topographical variation.
- The site is part of the rural landscape which provides open space and separation between Stansted Airport and nearby settlements, and forms part of Stansted Airport's 'airport in the countryside' character.
- The eastern part of the site provides separation between the new settlement edge of Great Dunmow, Mill End and Little Easton, and also forms part of the rural setting to these settlements.
- Protected lanes at Waltham Hall Road, Kings Farm Lane, Browns End Lane and Laundry Lane are valued for their historic and rural character and are highly sensitive to 'road improvements' including lighting, signage and widening.
- Historic assets at Easton Lodge, Molehill Green and Bamber's Green are valued for their time-depth. The rural setting to the Easton Lodge Registered Park and Garden and the Little Easton Conservation Area in the north of the site has a high sensitivity to change.
- Much of the site has an open character, with long-distance views across the arable fields to wooded skylines, especially in the east where there is intervisibility with surrounding landscapes, as well as with Great Dunmow and Little Easton.
- The valued public right of way network including the Saffron Trail and Harcamlow Way promoted routes provide connections across the countryside.

Conclusion

3.10 This large site has a number of key sensitivities which are concentrated in the north and east. These include the semi-natural deciduous woodlands which provide wooded skylines to the site and could be vulnerable to loss from development. The north and east of the site also has a high density of heritage assets that are important to landscape character (including Easton Lodge and Little Easton) and a strong rural character, with limited views of existing development and is highly valued for recreation. This area also provides rural separation between Great Dunmow, Mill End and Little Easton which increases its sensitivity.

3.11 The west of the site is sensitive to change due to its importance in maintaining the character of Stansted Airport as an 'airport in the countryside'.

3.12 The centre of the site on and around the former Dunmow airfield and Highwood Quarry is visually contained by surrounding woodland and has no intervisibility with the Great Dunmow or Little Easton. This flat, open plateau has a large-scale landscape pattern, no recorded heritage assets and limited semi-natural habitats, although it is located in close proximity to High

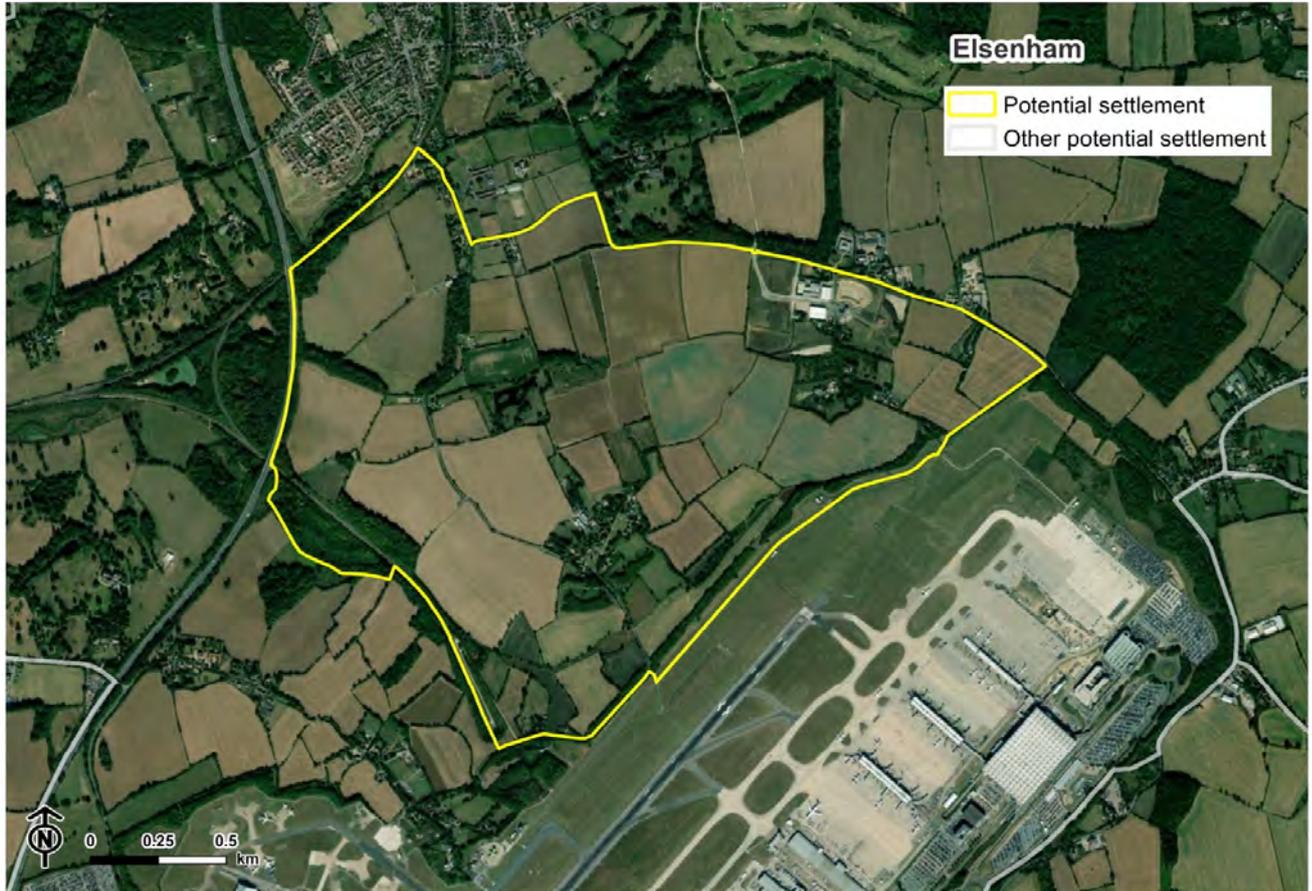
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Wood, which is designated as a SSSI for its semi-natural wet woodland (some of which is ancient in origin). The centre of the site is therefore less sensitive to development than the landscape in other areas of the site.

3.13 It is considered the centre of the site could accommodate development, providing the key sensitivities are respected and the landscape and visual impacts minimised.

Elsenham



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

Source: UDC

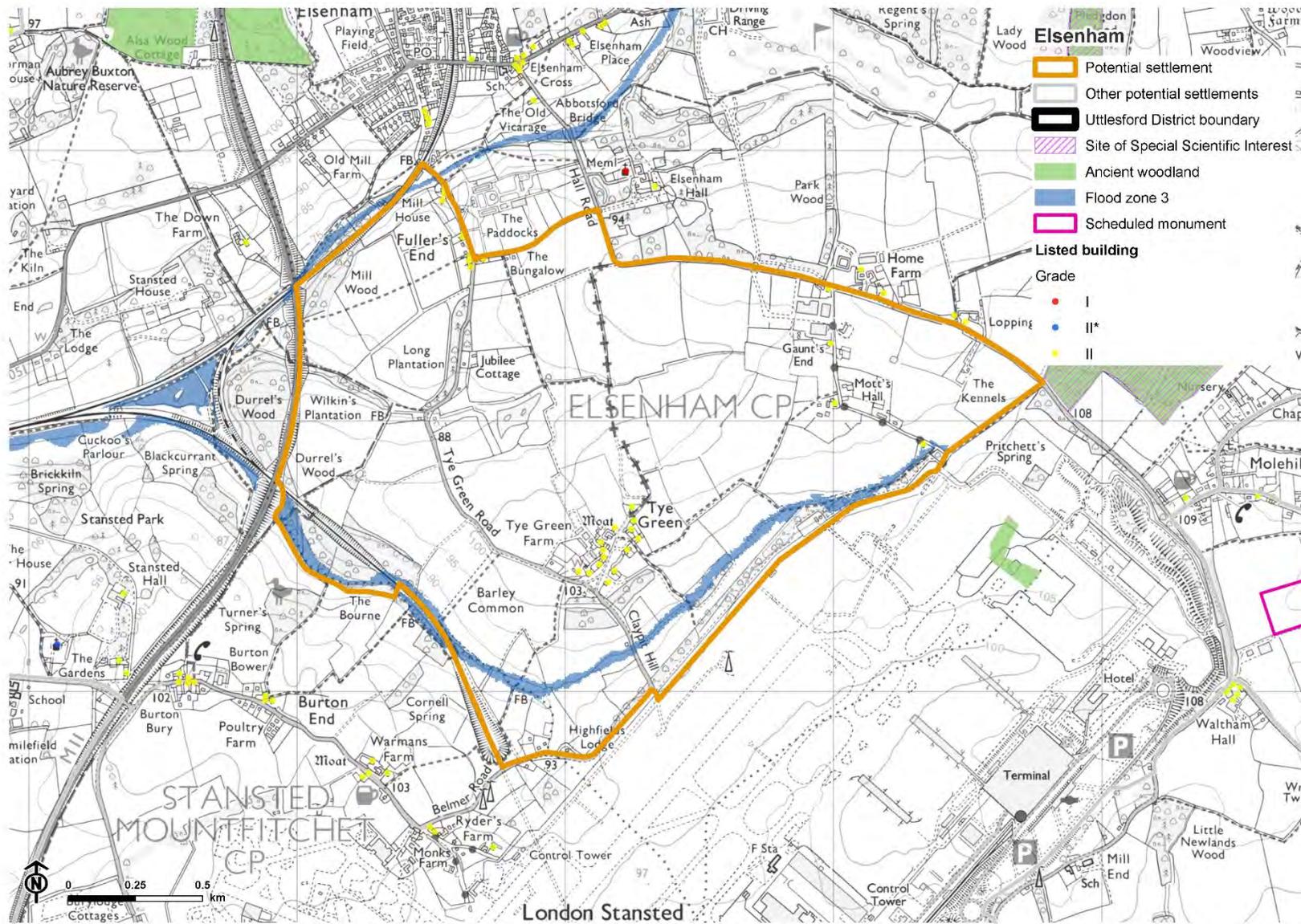
Location and description

The site lies south of Elsenham, north-west of Stansted Airport, east of the M11 and railway line. The area is 180ha, and is proposed for approximately 500 dwellings and commercial space.

The area predominately lies within LCA B10: Broxted Farmland Plateau, with a small area in the north within LCA A3: Stort River Valley. The area is largely in arable use, with scattered farmsteads often in airport-related commercial use. Tye Green is a small hamlet containing a number of listed buildings and is located in the centre of the site.

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Elsenham representative photographs



Undulating arable fields west of Tye Green Road



The historic hamlet at Tye Green



Incongruous business centre at Gaunt's End within the rural landscape



View across open arable fields to a wooded horizon

Elsenham

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

Landscape sensitivity assessment: Elsenham		
Criteria	Description	Sensitivity
Physical character	<ul style="list-style-type: none"> ■ Largely flat plateau at Tye Green, around 100m AOD. ■ Tributaries of the Stansted Brook in the south and centre of the area provide gentle undulations within the plateau landscape, from 100m to 85m AOD. ■ Medium to large scale arable fields bound by hedgerows with mature hedgerow trees and interspersed with woodlands. Some grazing west of Tye Green Road. 	<ul style="list-style-type: none"> ■ Lower sensitivity ■ Moderate sensitivity ■ Moderate sensitivity
Natural character	<ul style="list-style-type: none"> ■ Much of the site is intensively farmed. ■ Scattered linear deciduous woodlands in the west are notified as priority habitat and many designated as LoWS and Important Woodlands. Priority habitat good quality semi-improved grassland is recorded at Fuller's End and traditional orchard at Mott's Hall. ■ Hedgerows and mature hedgerow trees are valued natural features. 	<ul style="list-style-type: none"> ■ Lower sensitivity ■ Higher sensitivity ■ Moderate sensitivity
Sense of time depth	<ul style="list-style-type: none"> ■ Tye Green and Fuller's End contain a number of Grade II listed houses and cottages. There are archaeological sites at Mott's Hall, Tye Green and Durrel's Wood. ■ Historic field patterns have largely been lost to modern agricultural practices. Evidence of older enclosure patterns remain north and south-east of Tye Green. 	<ul style="list-style-type: none"> ■ Higher sensitivity ■ Moderate sensitivity
Character and setting of settlement	<ul style="list-style-type: none"> ■ The undeveloped character of the site contributes to the rurality and provides a rural setting to the scenic, historic hamlets of Fuller's End and Tye Green. ■ The site is part of a wider rural area which provides separation between Elsenham and Stansted Airport, and maintains Stansted as an 'airport in the countryside'. ■ The railway line and M11 provide a strong boundary to site to the west, and development beyond this would not relate well to any development within the site. 	<ul style="list-style-type: none"> ■ Higher sensitivity ■ Higher sensitivity ■ Higher sensitivity
Visual character	<ul style="list-style-type: none"> ■ An open character with views across the arable fields to a wooded skyline. Areas of enclosure are provided by woodland copses and mature hedgerow trees. ■ Communication towers at Stansted Airport are visible to the south, although the airport is well screened by surrounding vegetation. 	<ul style="list-style-type: none"> ■ Moderate sensitivity ■ Moderate sensitivity
Perceptual and scenic qualities	<ul style="list-style-type: none"> ■ There is considerable light pollution from Stansted Airport to the south/south-east. ■ The public right of way network provides connections across the road and rail infrastructure, and connects Tye Green to Elsenham. ■ Unmanaged fragmented hedgerows have resulted in a slightly neglected character along Tye Green Road. ■ A rural landscape lacking modern intrusive elements, despite its proximity to the airport. Tye Green and scattered farmsteads are traditional in character. ■ Small-scale development associated with the airport include a small hotel, commercial centre at Gaunt' End and Motts Hall, as well as audible intrusion 	<ul style="list-style-type: none"> ■ Lower sensitivity ■ Moderate sensitivity ■ Moderate sensitivity ■ Higher sensitivity ■ Lower sensitivity

	from the M11 and Stansted Airport, are intrusive modern elements that detract from the rural character of the site.	
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Key landscape and visual sensitivities

- Broadleaved woodlands in the west of the site are ecologically valued, contribute to the localised enclosure and provide a wooded horizon to the site and are vulnerable to loss from development.
- An intact rural landscape of undulating arable fields with mature hedgerow trees and woodland copses and limited modern development.
- The landscape provides an important open space and separation between Elsenham and Stansted Airport, and contributes to the character of Stansted Airport as an 'airport in the countryside'.
- The site provides a rural setting to the historic hamlet of Tye Green, which is valued for its time-depth and scenic qualities.
- Older enclosure field patterns at Tye Green are of high sensitivity due to their time depth.
- The public right of way network connects Tye Green and Elsenham is valued for recreation.

Conclusion

3.14 The key sensitivities of the site relate to its function as a rural landscape, which provides a backdrop to the scenic hamlet of Tye Green, and separation between Elsenham and Stansted Airport. The woodlands and mature hedgerow trees are natural features which provide an important part of the rural landscape pattern. The concentration of built heritage assets, including at Tye Green and Fuller's End, provide time depth.

3.15 Despite its proximity to the airport, and the resulting impact on tranquillity and dark skies, this is a landscape with a high degree of perceived traditional rural character. However, the flat landform and modern field pattern across much of the site reduce sensitivity to development. Small modern scale developments largely associated with the airport, in the north-east of the site at Gaunt's End and Mott's Hall introduce modern influences to the landscape.

3.16 It may be difficult to reconcile new development while respecting the key sensitivities of the site, especially retaining the rural separation between Elsenham and Stansted, the character of Stansted Airport as an 'airport in the countryside', and the rural setting to Tye Green.

Felsted



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

Source: UDC

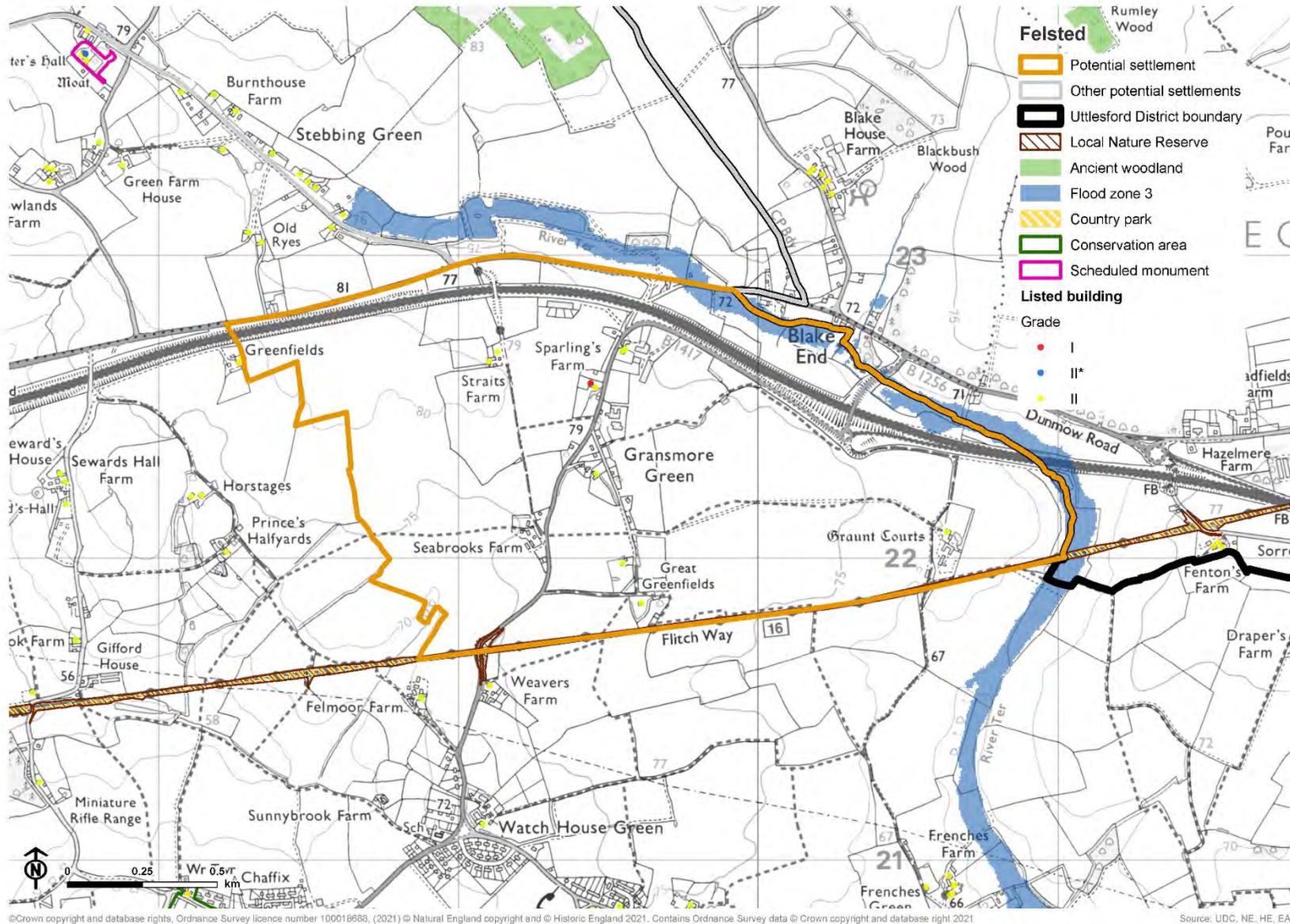
Location and description

The site lies in the east of the district, north of Felsted and Watch House Green. The site is 133ha and is proposed for 2000 dwellings, education, medical and commercial facilities.

The site lies within LCA B16: Felsted Farmland Plateau with the north-east within LCA A6: Upper Chelmer River Valley, and is in arable use. The A120 runs through the north of the site, and the Flich Way long distance path marks the southern boundary. The site contains Gransmore Green hamlet and a number of small farms.

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Felsted representative photos



View across the open arable fields to Gransmore Green in its wooded setting



Fritch Way enclosed by mature trees



Arable fields provide a rural setting to Gransmore Green



View across arable fields to the A120 which is screened by vegetation

Felsted

Landscape Character Area: B16 Felsted Farmland Plateau

Landscape sensitivity assessment: Felsted		
Criteria	Description	Sensitivity
Physical character	<ul style="list-style-type: none"> Very gently undulating plateau topography, between 70m and 80m AOD. Medium scale arable fields, with hedgerow field boundaries in varied condition, some fragmented and some missing. 	<ul style="list-style-type: none"> Lower sensitivity Moderate sensitivity
Natural character	<ul style="list-style-type: none"> Small areas of priority habitat deciduous woodland at Great Greenfields and Graunt Courts. Flitch Way on the southern boundary is a LoWS and LNR. Much of the site is intensively farmed and there are no recorded priority habitats west of the B1417. Hedgerows, mature hedgerow trees and roadside vegetation provide semi-natural features. 	<ul style="list-style-type: none"> Higher sensitivity Lower sensitivity Moderate sensitivity
Sense of time depth	<ul style="list-style-type: none"> Gatehouse Farmhouse is a Grade I listed building dating from the 1300s. There are many Grade II listed farmhouse and cottages around Gransmore Green. Archaeological sites are recorded at Great Greenfields, Seabrooks Farm and west of Straits Farm. Historic field patterns have largely been lost to modern agricultural practices. Evidence of remnant older enclosure patterns remain at Great Greenfields. 	<ul style="list-style-type: none"> Higher sensitivity Moderate sensitivity
Character and setting of settlement	<ul style="list-style-type: none"> The site has no relationship with Felsted to the south, as the Flitch Way provides separation between them. The site contributes to the rural setting of the historic hamlet at Gransmore Green. 	<ul style="list-style-type: none"> Lower sensitivity Higher sensitivity
Visual character	<ul style="list-style-type: none"> Open views across farmland, with hedgerows, mature hedgerow trees and roadside vegetation providing a wooded skyline. The tree-lined Flitch Way provides a wooded backdrop to the south, screens the site from the south. 	<ul style="list-style-type: none"> Moderate sensitivity
Perceptual and scenic qualities	<ul style="list-style-type: none"> Light pollution at the Blake End roundabout on the A120 reduces dark skies in the north and east. Dark skies are evident in the west of the site. Flitch Way on the southern boundary is a Country Park, promoted route and route of National Cycle Route 16. Public rights of way link Gransmore Green and isolated farmsteads to the wider countryside. Existing development in the site is limited to the hamlet at Gransmore Green and scattered small farmsteads which contribute to the landscape character of the site. Some new small-scale developments are under construction in the hamlet and at Seabrooks Farm. There is limited road access within the site, however the A120 to the north reduces the sense of remoteness. Stansted airport is also an audible modern intrusion. 	<ul style="list-style-type: none"> Moderate sensitivity Higher sensitivity Moderate sensitivity Moderate sensitivity Moderate sensitivity

Key landscape and visual sensitivities

- Areas of priority habitat deciduous woodland in the east and west are ecologically valued, and along with mature hedgerow trees would be vulnerable to loss from development.

- Mature hedgerow trees and roadside hedgerows along the B1417 are valued landscape features which contribute to a rural character.
- The majority of buildings within the site are listed, and provide time depth and contribute to the landscape character of the site.
- The A120 provides a strong boundary to the north of the site, and development in this area of the site, between the A120 and B1256, would have little relationship with the rest of the site.
- Fritch Way Country Park, LoWS and LNR on the southern boundary of the site are sensitive features and valued for recreation.
- Dark skies in the west of the site are sensitive to new development.

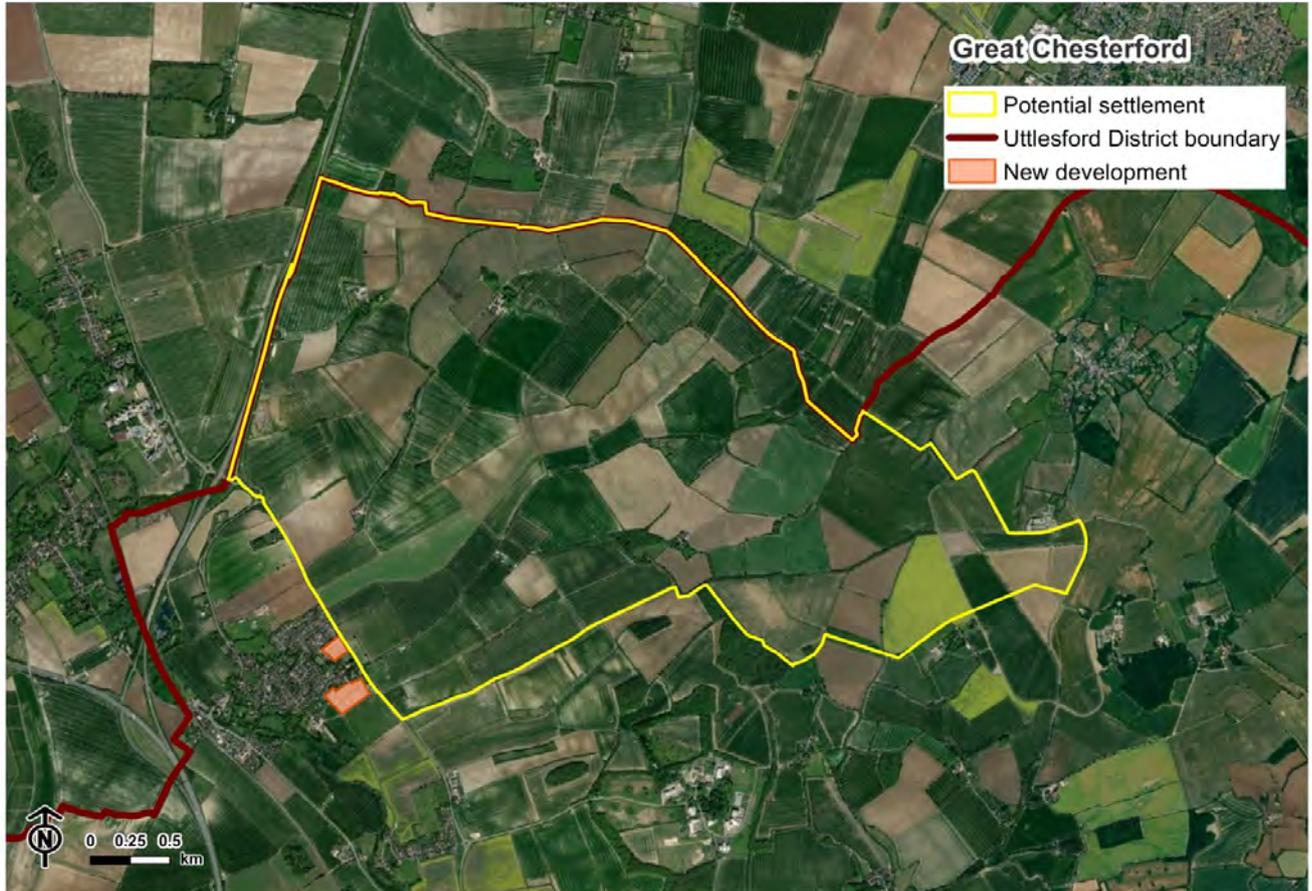
Conclusion

3.17 The key sensitivities relate to the historic cottages and farmsteads within the site, and small areas of priority habitat deciduous woodland. The public rights of way, in particular Fritch Way to the south are also sensitive.

3.18 However, the flat landform, limited semi-natural habitats, and modern field pattern reduce sensitivity to development. The audible intrusion of the A120 on the perceptual qualities of the site, as well as visual enclosure provided by roadside vegetation to the north and mature trees along Fitch Way to the south also lower landscape sensitivity. The A120 provides a strong boundary to the north of the site, and development between the A120 and B1256, would have little relationship with the rest of the site.

3.19 It is considered the site could accommodate development south of the A120 providing the key sensitivities are respected and the landscape and visual impacts minimised. Any planned new development in Braintree District to the east would need to be taken into consideration if development is planned in the east of this site.

Great Chesterford



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

Source: UDC

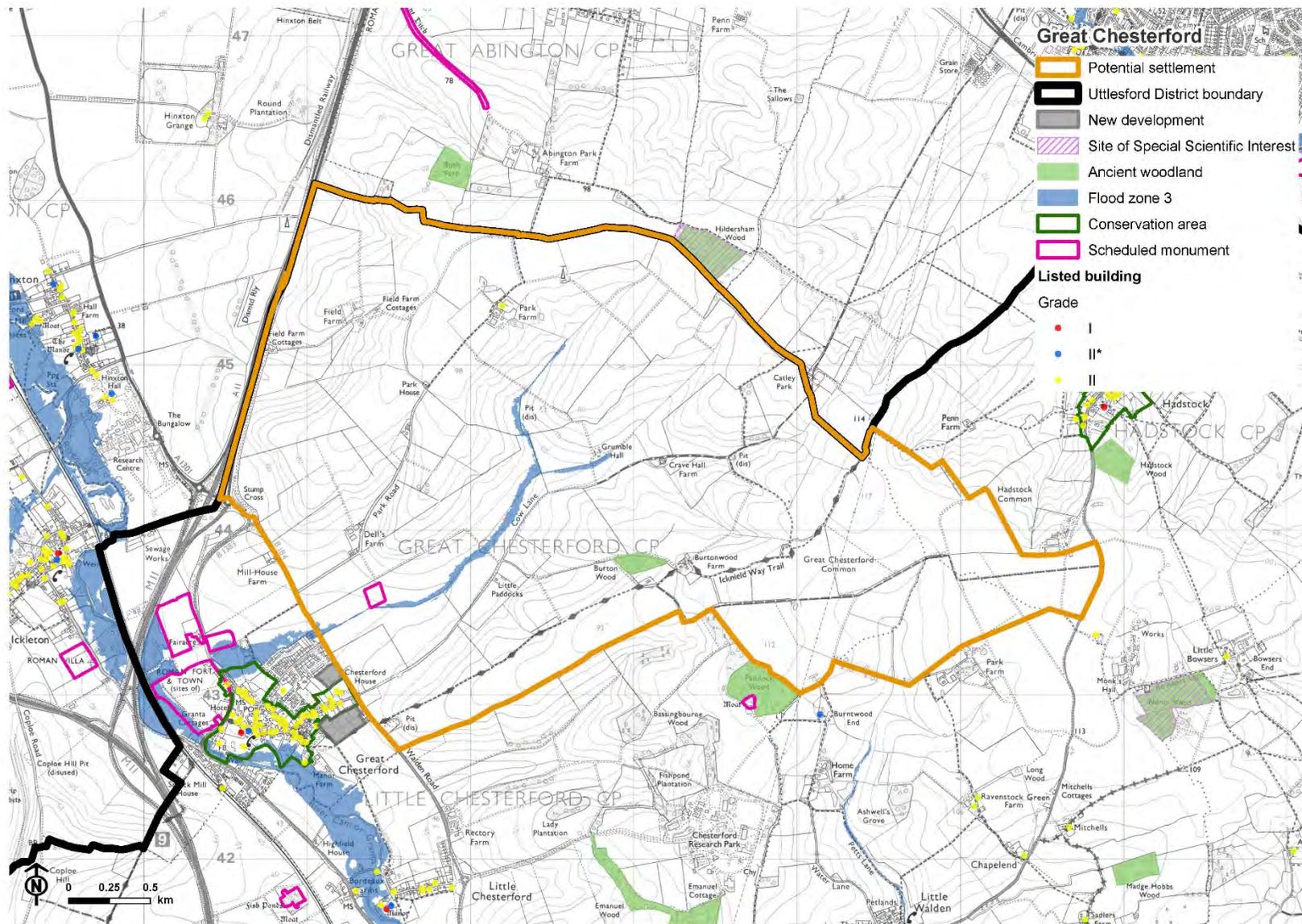
Location and description

The site lies in the north of the district, to the east of Great Chesterford. The site is approximately 268ha and is proposed for 3500 dwellings, associated commercial space and community facilities.

The site lies predominately within LCA A1: Cam River Valley, and a small area in the east is within LCA B1: Ashdon Farmland Plateau. The site is in arable use and contains a number of farmsteads.

Appendix C
Landscape sensitivity profiles

New Settlements LSA
November 2021



Great Chesterford representative photos



View south-west from Park Road across the Cam Valley with under managed hedgerows



View from Cow Lane to the settlement edge of Great Chesterford



Large scale undulating arable fields with a wooded skyline and prominent electricity pylons



Extensive open views across undulating arable farmland

Great Chesterford

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

Landscape sensitivity assessment: Great Chesterford		
Criteria	Description	Sensitivity
Physical character	<ul style="list-style-type: none"> ■ Undulating topography, between 55m and 95m AOD. ■ Some areas of flatter plateau landscape in the north around Park Farm and in the east around Great Chesterford Common. ■ Large scale arable fields with fragmented hedgerows with small areas of pasture around farmsteads. Hedgerow trees and small woodland clumps provide small-scale landscape features. 	<ul style="list-style-type: none"> ■ Higher sensitivity ■ Lower sensitivity ■ Moderate sensitivity
Natural character	<ul style="list-style-type: none"> ■ Small areas of priority habitat deciduous woodland in the north-east and south-east. Burton Wood is recorded as ancient woodland and is a designated Important Woodland and LoWS. Crave Hall Meadow is also a LoWS. ■ Much of the site is intensively farmed and there are no recorded priority habitats north of Cow Lane. ■ Mature hedgerow trees and roadside vegetation provide semi-natural features. 	<ul style="list-style-type: none"> ■ Higher sensitivity ■ Lower sensitivity ■ Moderate sensitivity
Sense of time depth	<ul style="list-style-type: none"> ■ Park Farm is the only listed building within the site, and has a parkland character setting. A Romano-Celtic temple south of Dell's Farm is designated as a Scheduled Monument. There are large archaeological sites at Field Farm, Stump Cross and Crave Hall Farm. ■ There are no recorded heritage assets in the east of the site. ■ Historic field patterns have largely been lost to modern agricultural practices, and in the east due to the Little Walden airfield off the B1052 Linton Road. 	<ul style="list-style-type: none"> ■ Higher sensitivity ■ Lower sensitivity ■ Lower sensitivity
Character and setting of settlement	<ul style="list-style-type: none"> ■ The west of the site provides a highly rural setting to Great Chesterford. ■ The site has no visual relationship with Hadstock to the north-east due to roadside vegetation within Hadstock and the undulating topography. 	<ul style="list-style-type: none"> ■ Moderate sensitivity ■ Lower sensitivity
Visual character	<ul style="list-style-type: none"> ■ An open site with long views across undulating arable farmland to wooded skylines outside the site. A high degree of visibility from surrounding landscapes, with views to Great Chesterford and into Cambridgeshire to the north, north-east and west. ■ Fragmented hedgerows, roadside vegetation and mature hedgerow trees on the rural Park Road and Cow Lane provide occasional areas of enclosure. ■ No long-distance views from the east off the B1052 Linton Road due to intervening hedgerow vegetation. 	<ul style="list-style-type: none"> ■ Higher sensitivity ■ Moderate sensitivity ■ Lower sensitivity
Perceptual and scenic qualities	<ul style="list-style-type: none"> ■ Dark skies characterise the site in the north, centre and east. ■ Great Chesterford and the B184 Walden Road create some light pollution in the west. ■ Extensive public right of way network, including the Icknield Way Trail promoted route, which provide links into the wider countryside. ■ Highly rural area which lacks intrusive modern elements, has limited access by road and is characterised by traditional farms and cottages located along the ridges. ■ The A11 and M11 which run along the north-west boundary of the site, are intrusive modern influences, and the M11 is visible across the site. 	<ul style="list-style-type: none"> ■ Higher sensitivity ■ Moderate sensitivity ■ Moderate sensitivity ■ Higher sensitivity ■ Lower sensitivity

	<ul style="list-style-type: none"> ■ A communications tower in the north, electricity pylons in the east and wind turbines from Burton Wood are intrusive modern influences. 	<ul style="list-style-type: none"> ■ Lower sensitivity
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Key landscape and visual sensitivities

- The landform of rolling arable fields.
- Small areas of priority habitat deciduous woodland in the north-east and south-east including Burton Wood, and Crave Hall Meadow LoWS are ecologically valued, and are vulnerable to loss from development.
- Mature hedgerow trees, minimal road access and traditional farms and cottages creates a rural character, which is sensitive to new development.
- Heritage assets including the Scheduled Monument Romano-Celtic temple south of Dell's Farm and Grade II listed Park Farm provide time depth and contribute to the landscape character of the site.
- The open, expansive views and high level of visibility across the site and intervisibility with the surrounding landscape.
- The west of the site along the B184 Walden Road provides part of the rural setting to Great Chesterford and its historic settlement edge at High Street and there is an intervisibility with the village in this part of the site.
- The Icknield Way Trail and other rights of way within the site are sensitive features and valued for recreation.
- High levels of tranquillity and dark skies, with a strong rural character across most of the site, despite proximity to the A11 and M11.

Conclusion

3.20 The key sensitivities of the site relate to the rolling landform, the open character of the site and expansive views to surrounding landscapes, the rural character of the site with limited human influences and the setting this provides to Great Chesterford.

3.21 However, the uniform large-scale of the arable landscape with modern field patterns, some areas of flatter plateau landscape in the north and east (at Park Farm and Great Chesterford Common), scattered semi-natural habitats and limited heritage assets reduce sensitivity across the site. The intrusion of the M11 and A11, also reduce sensitivity in the west of the site.

3.22 There are fewer sensitivities in the east of the site on the site of the former Little Walden airfield, between the B1052 Linton Road and Great Chesterford Common, due to the flatter landform, more enclosed character, and the influence of the B1052 and large-scale farm buildings. It is considered that the east of the site could accommodate some development, providing the key sensitivities are respected and the landscape and visual impacts minimised.

3.23 The landscape in the north around Park Farm also has a flatter plateau landform and is influenced by proximity to the M11/A11 and therefore is less sensitive. However, there are extensive long views from Park Farm and new development in this location may be intrusive on views from the surrounding countryside. The area could accommodate some small-scale development, although careful consideration would need to be given to the intervisibility of development with the wider countryside. Careful consideration would also need to be given to the relationship between development of the site and any development in South Cambridgeshire District to the north and west.

Great Dunmow



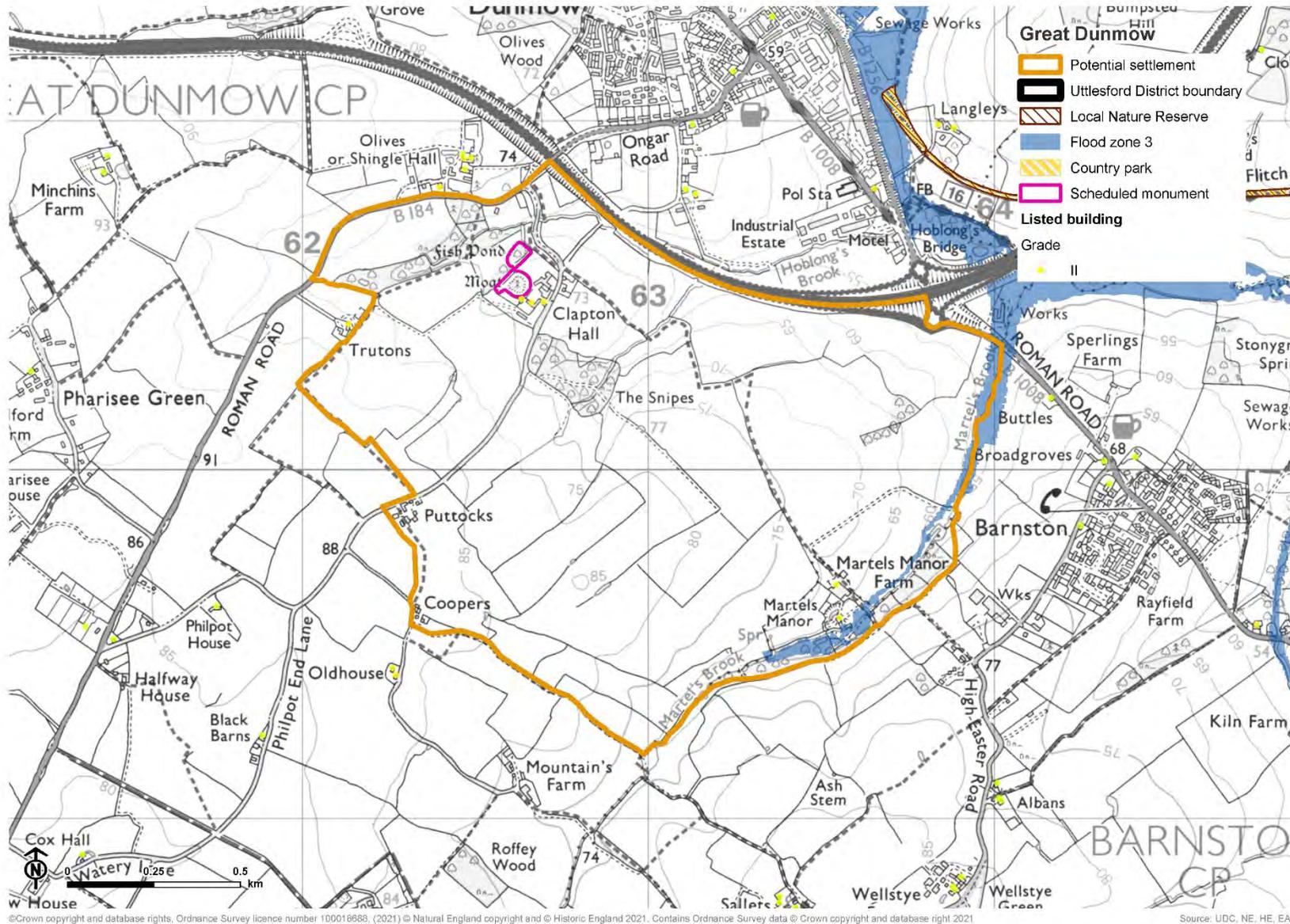
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Source: UDC

Location and description

The site lies in the south east of the district, to the south of Great Dunmow, and west of the small village of Barnston. The site is 120ha and is proposed for 2,200 dwellings, primary and secondary education facilities and commercial facilities.

The site lies within LCA B14: Roding Farmland Plateau, with the north-east within LCA A6: Upper Chelmer River Valley. It is in arable use with small areas of woodland, and contains small farmsteads at Clapton Hall and Martels Manor.



Great Dunmow representative photos



Large arable fields with mature hedgerow trees providing enclosure



Distant views across Hoblong's Brook valley to Great Dunmow and a wooded skyline



Occasional views to A120 and to the wooded skyline across the valley



Arable fields on the flat plateau with mature hedgerow trees providing enclosure

Great Dunmow

Landscape Character Area: B14 Roding Farmland Plateau

Landscape sensitivity assessment: Great Dunmow		
Criteria	Description	Sensitivity
Physical character	<ul style="list-style-type: none"> Gently undulating plateau topography, around 85m AOD. The landform falls to the east towards Martel's Brook, and to the north to Hoblong's Brook, ranging from 85m to 55m AOD Medium to large scale arable fields, with mature hedgerow field boundaries. 	<ul style="list-style-type: none"> Lower sensitivity Moderate sensitivity Moderate sensitivity
Natural character	<ul style="list-style-type: none"> Areas of priority habitat deciduous woodland are concentrated around Clapton Hall and Hoblong's Brook to the north west and around Martels Manor and along Martel's Brook to the south east. The site is intensively farmed and there are no recorded priority habitats in the centre away from the brook valleys. Mature hedgerow trees, riverside and roadside vegetation provide semi-natural features. 	<ul style="list-style-type: none"> Higher sensitivity Lower sensitivity Moderate sensitivity
Sense of time depth	<ul style="list-style-type: none"> Clapton Hall includes a moated site and fishpond designated as a Scheduled Monument and a cluster of Grade II listed buildings. Martels Manor also has two Grade II listed buildings and an archaeological site. Clapton Hall Lane is designated as a protected lane. There are no recorded heritage assets in the centre of the site. Historic field patterns have largely been lost to modern agricultural practices. Evidence of older enclosure patterns remain around Clapton Hall and The Snipes. 	<ul style="list-style-type: none"> Higher sensitivity Lower sensitivity Moderate sensitivity
Character and setting of settlement	<ul style="list-style-type: none"> There are no buildings in the centre of the site. The A120 and associated vegetation provides a strong barrier between the site and Great Dunmow to the north. Martel's Brook provides a barrier between the site and Barnston to the south. 	<ul style="list-style-type: none"> Lower sensitivity Lower sensitivity
Visual character	<ul style="list-style-type: none"> Woodland, mature hedgerow trees, and vegetation along Martel's Brook provide a wooded skyline, although there is some intervisibility with Barnston across the Martel's Brook valley. Vegetation along the A120 restricts most views into the site from the north. although there is some intervisibility with the modern settlement edge south of the B184. 	<ul style="list-style-type: none"> Moderate sensitivity Moderate sensitivity
Perceptual and scenic qualities	<ul style="list-style-type: none"> Light pollution from Great Dunmow reduces dark skies in the north. Dark skies are evident in the south of the site. Two public footpaths cross the site, in the north and the south. There is limited access to the site except for small rural lanes (Clapton Hall Lane and Mountain's Farm Road) in the west of the site, reinforcing the rural character of the site. The area is influenced by modern development in the wider landscape, with distant views from the north of the site across the river valleys to the settlement edges of Great Dunmow and to Barnston to the east. The A120 to the north is largely screened by vegetation, but is audibly intrusive and reduces tranquillity. 	<ul style="list-style-type: none"> Lower sensitivity Higher sensitivity Moderate sensitivity Higher sensitivity Lower sensitivity Lower sensitivity

Key landscape and visual sensitivities

- Areas of priority habitat deciduous woodland in the east and west along the brook valleys are ecologically valued, and are vulnerable to loss from development.
- Martel's Brook and Hoblong's Brook are important features in the landscape, and provide topographic variation to the site.
- The landscape pattern of arable fields, mature hedgerow trees, small woodland copses and limited modern development within the site creates a rural character.
- Clapton Hall Lane is a protected lane, valued for its historic and rural wooded character, and is of higher sensitivity in terms of its contribution to the landscape pattern, visual character and time depth.
- Historic assets at Clapton Hall and Martels Manor are valued for their time-depth. The setting to the Scheduled Monument at Clapton Hall is sensitive to change.
- Public rights of way provide limited access through the site.
- Dark skies in the south of the site are sensitive to new development.

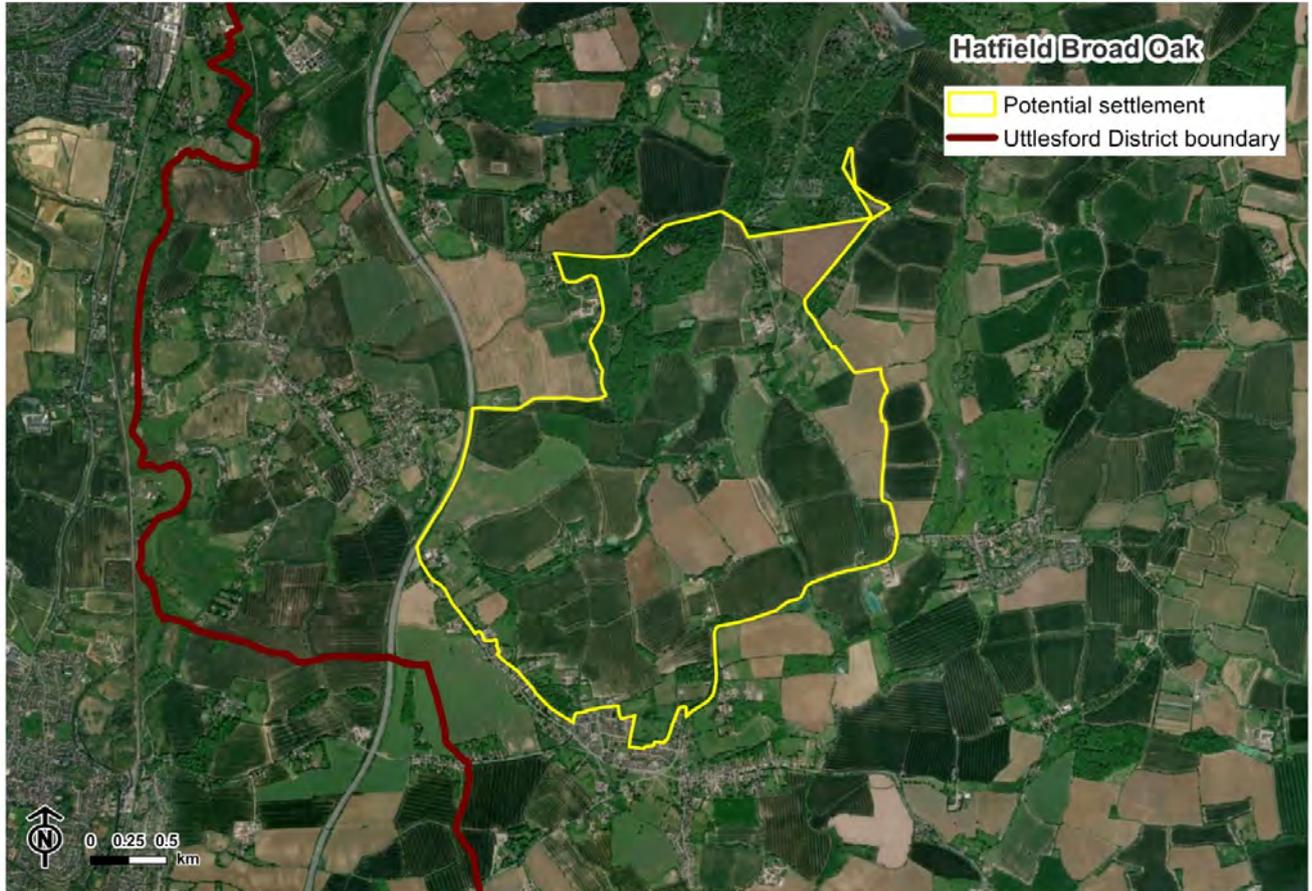
Conclusion

3.24 The key sensitivities are generally located on the edges of the site, including Martel's Brook to the south east and Hoblong's Brook to the north west and associated semi-natural habitats including deciduous woodland, as well as historic assets at Clapton Hall and Martels Manor, and Clapton Hall Lane protected lane.

3.25 The centre and north of the site are less sensitive to development change, due to the flat plateau landform, medium to large scale of the intensively farmed arable fields, the influence of modern development at Great Dunmow and Barnston and the influence of the A120 on the perceptual qualities of the landscape as well as the strong boundary it provides between the site and Great Dunmow to the north. These areas of the site have limited semi-natural habitats and cultural heritage assets and enclosure is provided by surrounding vegetation.

3.26 It is considered the site could accommodate development in the centre and north of the site, providing the key sensitivities are respected and the landscape and visual impacts minimised. It is particularly important to respect the setting of the heritage and natural heritage sensitivities at Clapton Hall and Martels Manor and along the brook valleys.

Hatfield Broad Oak



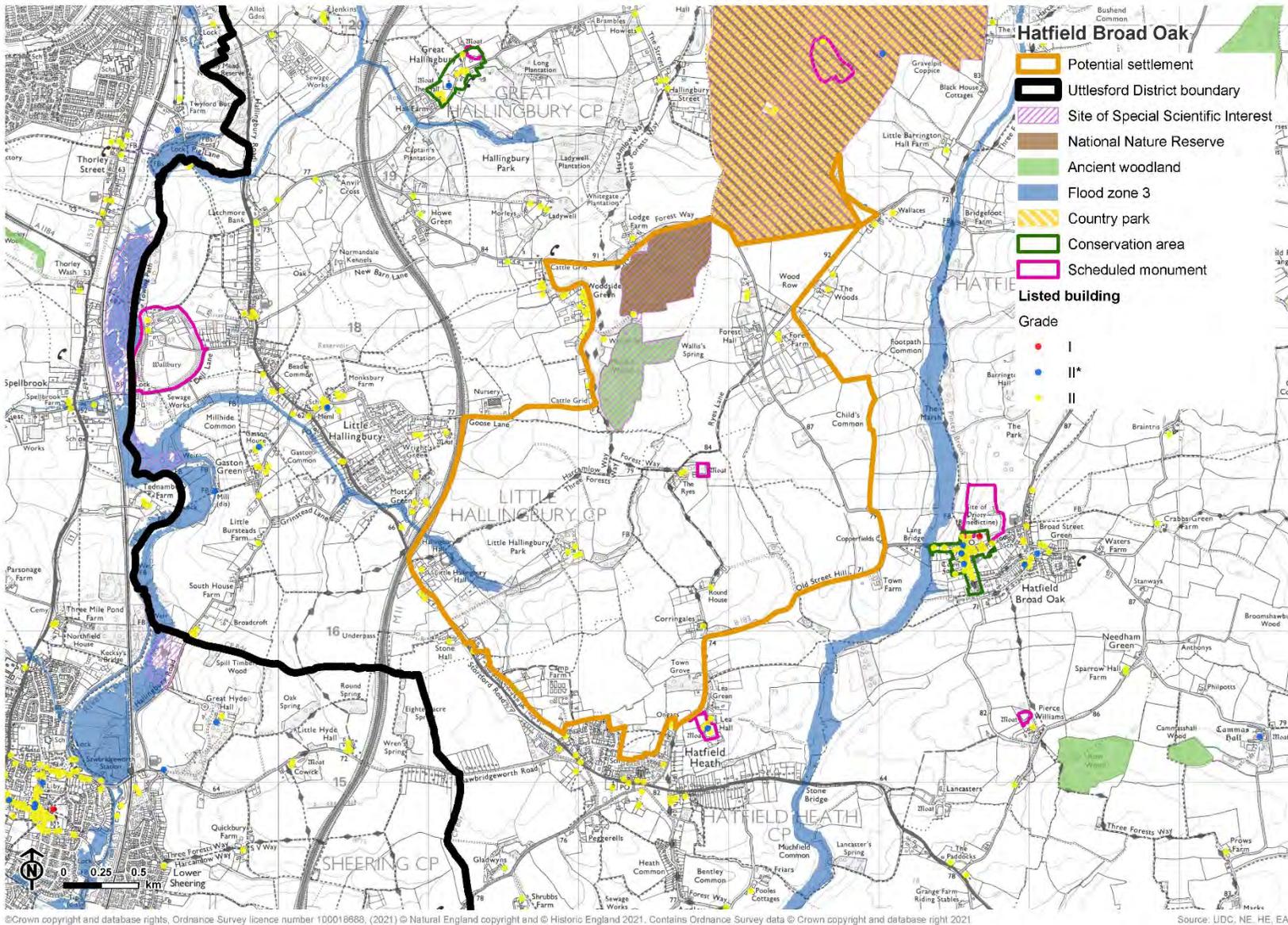
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Source: UDC

Location and description

The site lies in the south-west of the district, west of Hatfield Broad Oak and north of Hatfield Heath. The site is 580ha and is proposed for a new garden settlement of 6500 dwellings, associated commercial, education and community facilities.

The majority of the site lies within LCA B12: Hatfield Forest Farmland Plateau, and a small area in the west is within LCA A3: Stort River Valley. The site is in arable use with some areas of pasture around the small farmsteads.



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Source: UDC, NE, HE, EA

Appendix C
Landscape sensitivity profiles

New Settlements LSA
November 2021

Hatfield Broad Oak representative photos



The rural setting to Woodside Green



Open arable fields with mature hedgerow trees along Goose Lane



Hatfield Forest provides a wooded skyline west of Ryes Lane



Long views east across open arable fields to a wooded skyline

Hatfield Broad Oak

Landscape Character Area: B12 Hatfield Forest Farmland Plateau and A3 Stort River Valley

Landscape sensitivity assessment: Hatfield Broad Oak		
Criteria	Description	Sensitivity
Physical character	<ul style="list-style-type: none"> ■ Gently undulating topography, between 75m and 90m AOD. ■ Steeper sloping stream valley sides around small water courses. ■ Medium scale arable fields bounded by fragmented hedgerows and smaller-scale pasture fields at Forest Hall and Forest Farm. Mature hedgerow trees and small woodland clumps provide smaller-scale landscape features. 	<ul style="list-style-type: none"> ■ Moderate sensitivity ■ Higher sensitivity ■ Moderate sensitivity
Natural character	<ul style="list-style-type: none"> ■ Monk's Wood and Wall Wood are part of the Hatfield Forest SSSI, contain ancient woodland and are Important Woodlands. Wall Wood is also an NNR. Woodside Green west of Wall Wood, is a LoWS and Town Grove is an Important Woodland. Small areas of priority habitat deciduous woodland are recorded in Little Hallingbury Park, around The Ryes and south of Camp Farm, and there is priority habitat lowland heathland at Hatfield Heath. ■ Mature hedgerow trees, hedgerows and roadside vegetation provide semi-natural features. 	<ul style="list-style-type: none"> ■ Higher sensitivity ■ Moderate sensitivity
Sense of time depth	<ul style="list-style-type: none"> ■ Ryes Moated Site is a Scheduled Monument. Grade II listed buildings are found at Little Hallingbury Park and The Ryes, and at isolated farms. Forest Cottage in the far north is the only Grade II* building in the site. There are scattered archaeological sites, and Howe Green Road is designated as a protected lane. ■ Wall Wood and Monks Wood were outside the boundary of Hatfield Forest, but Woodside Green was created as a miniature Hatfield Forest, where forest law applied. ■ Historic field patterns have largely been lost to modern agricultural practices although there are some older enclosure patterns in the north around Monk's Wood, and the National Trust is creating woodpasture on Woodside Green common. 	<ul style="list-style-type: none"> ■ Higher sensitivity ■ Higher sensitivity ■ Moderate sensitivity
Character and setting of settlement	<ul style="list-style-type: none"> ■ The south of the site provides a rural setting and approach to Hatfield Heath, particularly along Old Street Hill. The site is part of the wider rural setting to Hatfield Broad Oak, and contributes to the separation between Hatfield Heath and Hatfield Broad Oak. ■ The north of the site provides an important rural setting to the historic cottages in the linear hamlet that extends along Woodside Green, and the open common forms part of the wider rural setting to Hatfield Forest. 	<ul style="list-style-type: none"> ■ Higher sensitivity ■ Higher sensitivity
Visual character	<ul style="list-style-type: none"> ■ The site has an open character with wide views across arable farmland to a wooded skyline. ■ Roadside vegetation provides enclosure and limits views to Hatfield Heath, although there are some scenic views from the B183. 	<ul style="list-style-type: none"> ■ Moderate sensitivity ■ Moderate sensitivity
Perceptual and scenic qualities	<ul style="list-style-type: none"> ■ Dark skies characterise the centre and north of the site. ■ Dark skies are reduced in immediate vicinity to Hatfield Heath, Hatfield Broad Oak and the M11. ■ Woodside Green and Wall Wood (owned by the National Trust) are Open Access Land. The extensive public right of way network, including the Harcamlow Way, Forest Way and Three Forests Way promoted routes, provide links into the wider countryside and to Hatfield Forest. 	<ul style="list-style-type: none"> ■ Higher sensitivity ■ Moderate sensitivity ■ Higher sensitivity

	<ul style="list-style-type: none"> ■ A rural character with limited modern human influence where development is restricted to isolated farmsteads. ■ The M11 to the west and Stansted Airport to the north are intrusive modern influences. ■ Unmanaged hedgerows, some replaced by post and rail fencing, are often associated with horse grazing at Forest Hall and Forest Farm 	<ul style="list-style-type: none"> ■ Higher sensitivity ■ Lower sensitivity ■ Lower sensitivity
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Key landscape and visual sensitivities

- The historic common at Woodside Green and its surrounding ancient woodland (which forms part of the Hatfield Forest SSSI) in the north has a high sensitivity to change.
- Scattered deciduous woodland, copses and riparian woodlands lining watercourses as well as mature hedgerow trees and lowland heathland north of Hatfield Heath are ecologically valued and contribute to the landscape pattern.
- Heritage assets including the Scheduled Monument at The Rye, listed houses and farm buildings provide time depth and contribute to the landscape character of the site.
- Open expansive views extend across undulating farmland, to wooded skylines provided by Monk's Wood, Wall Wood and Hatfield Forest in the north and woodlands outside of the site to the east and south-west.
- The south of the site and land along Old Hill Lane contribute to the rural setting and approach to Hatfield Heath.
- Road access is limited, contributing to the site's rural character. Howe Green Road is a protected lane, valued for its historic and rural character, and is of higher sensitivity in terms of its contribution to the landscape pattern, visual character and time depth and sensitive to 'road improvements' including lighting, signage and widening.
- The National Trust Open Access Land, Harcamlow Way, Three Forests Way, Forest Way and other rights of way within the site are sensitive features and highly valued for recreation.
- A strong rural character across most of the site, despite proximity to the M11 in the west with relatively high levels of tranquillity and dark skies (away from Hatfield Heath, Hatfield Broad Oak and the M11).

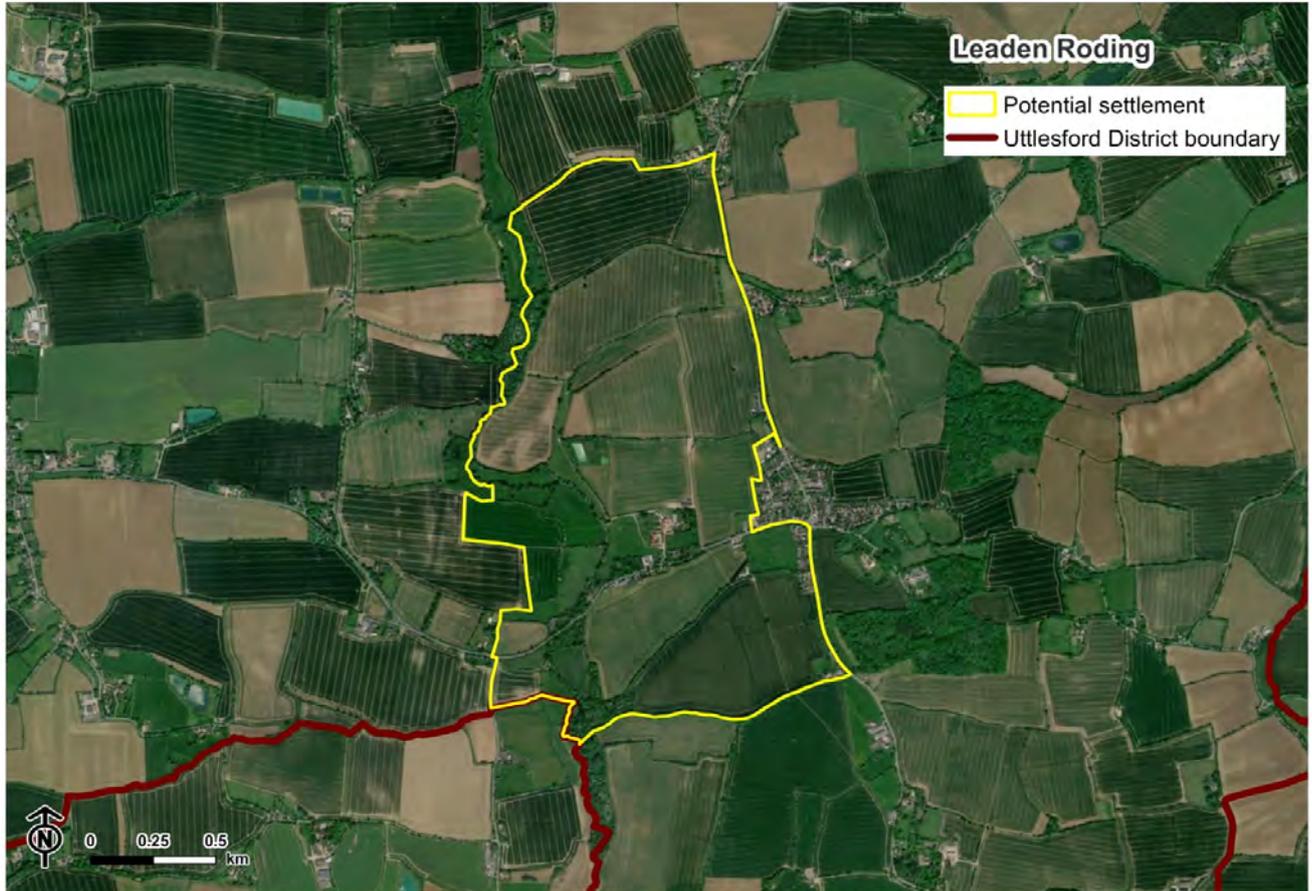
Conclusion

3.27 The key sensitivities of the site relate to the natural and cultural heritage importance of Wall Wood and Monk's Wood in the north of the site, the recreational value of the open common at Woodside Green and the setting this provides to the historic cottages along its western edge. The ecologically valued woodlands, which are concentrated in the north, but also extend along the stream valley, provide an important part of the rural landscape pattern, and along with the built heritage assets provide time depth to the site. Promoted routes extending from the Forest across the site are highly valued for recreation. The site's function as a backdrop to Hatfield Forest result in high sensitivity in the north and north-west of the site.

3.28 The rural backdrop the site provides to Hatfield Heath in the south also results in higher sensitivity, although the landscape north and west of Camp Farm plays less of a role in the rural setting to Hatfield Heath, and proximity to the M11 in the west reduces sensitivity.

3.29 The landscape in the east of the site is less sensitive as there are fewer recreational routes, large-scale open fields along Old Street Hill south of Ryes Lane, fragmented hedgerows, often replaced with post and rail and no intervisibility with Hatfield Broad Oak or Hatfield Heath. Any new development would need to ensure there is no coalescence, or perceived coalescence, between Hatfield Broad Oak and Hatfield Heath.

Leaden Roding



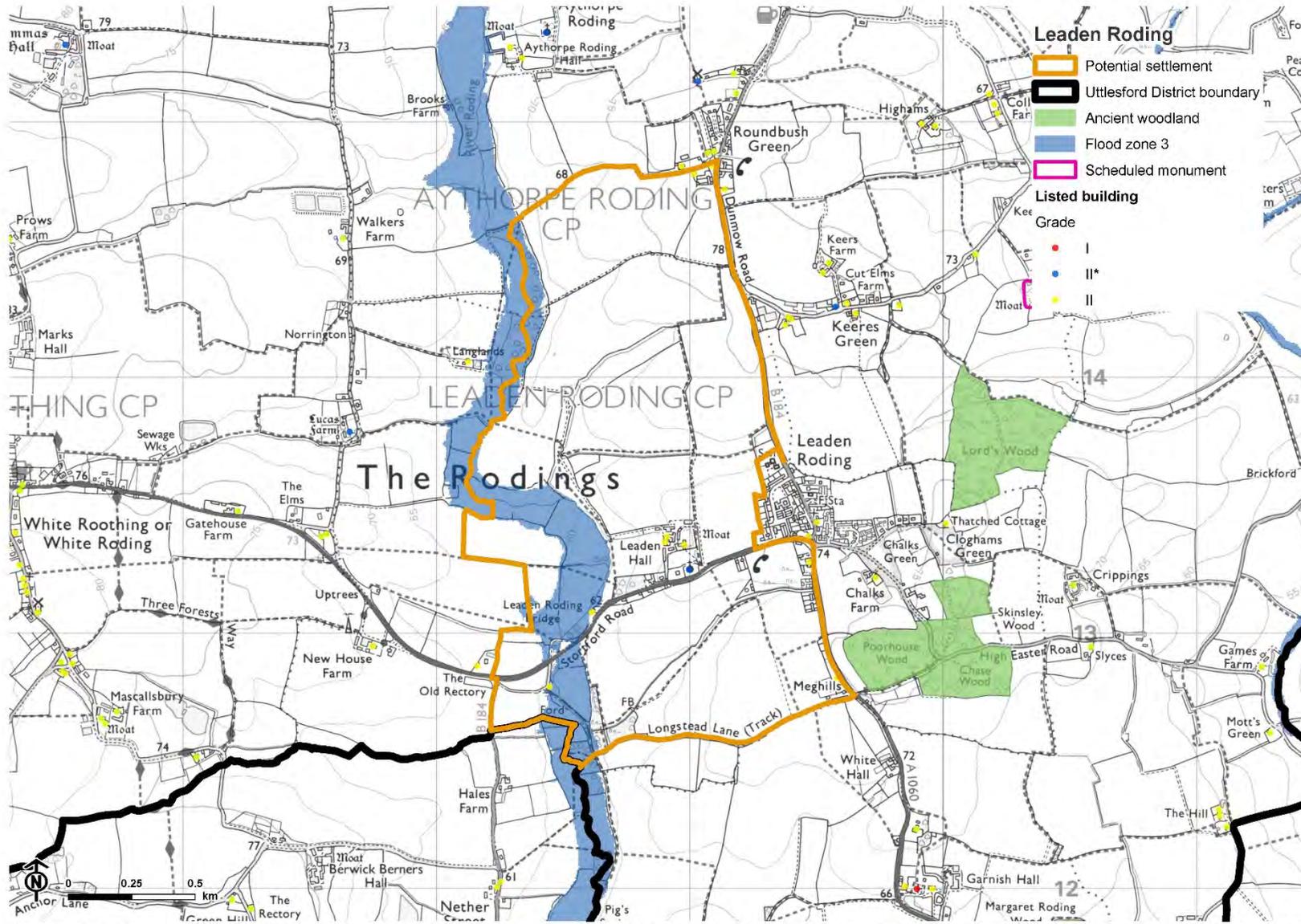
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Source: UDC

Location and description

The site lies in the south of the district, west of Leaden Roding and south of Roundbush Green. The site is 140ha and is proposed for 1500 dwellings.

The site lies within LCA B14: Roding Farmland Plateau, and is in arable use with strong hedgerow boundaries.



Leaden Roding representative photos



Open arable fields provide a rural backdrop to the north of Leaden Roding



Large scale arable fields with mature hedgerow trees



Arable fields provide a rural backdrop to the south of Leaden Roding



Arable fields with wooded horizons

Leaden Roding

Landscape Character Area: B14 Roding Farmland Plateau

Landscape sensitivity assessment: Leaden Roding		
Criteria	Description	Sensitivity
Physical character	<ul style="list-style-type: none"> Flat plateau landscape, very gently rising to the east from the River Roding, from 60m to 75m AOD. Medium to large scale arable fields, with strong hedgerows, and riverside vegetation providing 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 lines the River Roding in the west and south, and is present at Leaden Hall. Woodland in the south is designated as Important Woodland. Longstead Lane in the south is a LoWS. Much of the site is intensively farmed and there are limited semi-natural habitats recorded in the east of the site. Mature hedgerows and hedgerow trees provide valued landscape features. 	<ul style="list-style-type: none"> Higher sensitivity Lower sensitivity Moderate sensitivity
Sense of time depth	<ul style="list-style-type: none"> There is limited development within the site, except for historic listed buildings, including the cluster of buildings at Leaden Hall and the Grade II* Church of St Michael and All Angels on Stortford Road. The historic field patterns have largely been lost to modern agricultural practices, although there are some older enclosure patterns around Leaden Hall. 	<ul style="list-style-type: none"> Higher sensitivity Moderate sensitivity
Character and setting of settlement	<ul style="list-style-type: none"> The site provides a rural backdrop and approach to Leaden Roding from the south, north and west. The site also provides separation between the historic church and Leaden Hall and Leaden Roding, although ribbon development on the A1060 Stortford Road diminishes this gap. The site contributes to the sense of separation between Leaden Roding and Keeres Green and Roundbush Green to the north. 	<ul style="list-style-type: none"> Moderate sensitivity Moderate sensitivity
Visual character	<ul style="list-style-type: none"> Open arable fields are enclosed by woodland lining the Roding to the west, Longstead Lane to the south and roadside vegetation to the north and east. There is limited intervisibility between the site and the wider countryside. Limited views into the site from Stortford Road and Dunmow Road due to roadside vegetation. 	<ul style="list-style-type: none"> Moderate sensitivity Lower sensitivity
Perceptual and scenic qualities	<ul style="list-style-type: none"> There are dark skies across much of the site. Low level light pollution from Leaden Roding reduces dark skies in the immediate vicinity of the village. A strong public right of way network, with paths running through the site connect Leaden Roding and the wider countryside, including to Epping Forest District to the south-west. A rural area with few intrusive modern human influences and a high degree of tranquillity, except for traffic noise on the A1060 Stortford Road and some noise from Stansted Airport. Existing development in the site is limited to the historic church and Leaden Hall, with some individual houses and cottages along the roads, including a small business centre on the A1060 Stortford Road. 	<ul style="list-style-type: none"> Higher sensitivity Moderate sensitivity Higher sensitivity Moderate sensitivity Moderate sensitivity Moderate sensitivity

	<ul style="list-style-type: none">■ Modern development on the site boundary, including the settlement edge of Leaden Roding and along Dunmow Road detracts from the rural character of the site in these areas.	
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Key landscape and visual sensitivities

- Priority habitat deciduous woodland along the course of the River Roding and at Leaden Hall contributes to the landscape pattern and is ecologically valued.
- Strong hedgerow boundaries and hedgerow trees are valued landscape features.
- The site provides a setting to heritage assets including the Grade II* Church of St Michael and All Angels and Leaden Hall. The historic buildings provide time depth and contribute to the landscape character of the site.
- The rural gap between Leaden Hall and the church and Leaden Roding is particularly sensitive to new development.
- The hedgerows, roadside vegetation and woodland on the River Roding which provide enclosure to the site.
- Public rights of way within the site are sensitive features and highly valued for recreation.
- The strong rural character across most of the site, due to the lack of modern human influences, relatively high levels of tranquillity and dark skies, despite disturbance from the A1060 Stortford Road in the south and Stansted Airport.

Conclusion

3.30 The key sensitivities of the site relate to the wooded river corridor of the River Roding, the landscape backdrop provided to historic buildings and to Leaden Roding and the rural and tranquil character of the site. The public rights of way are also sensitive features.

3.31 However, the flat landform, limited semi-natural habitats and large-scale modern field pattern as well as the visual enclosure provided by roadside and riverside vegetation, reduce sensitivity to development across the site.

3.32 It is considered the site could accommodate development, especially in proximity to Leaden Roding, as long as separation is maintained between the village and the historic church/Leaden Hall, and the landscape and visual impacts minimised.

Stebbing



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

Source: UDC

Location and description

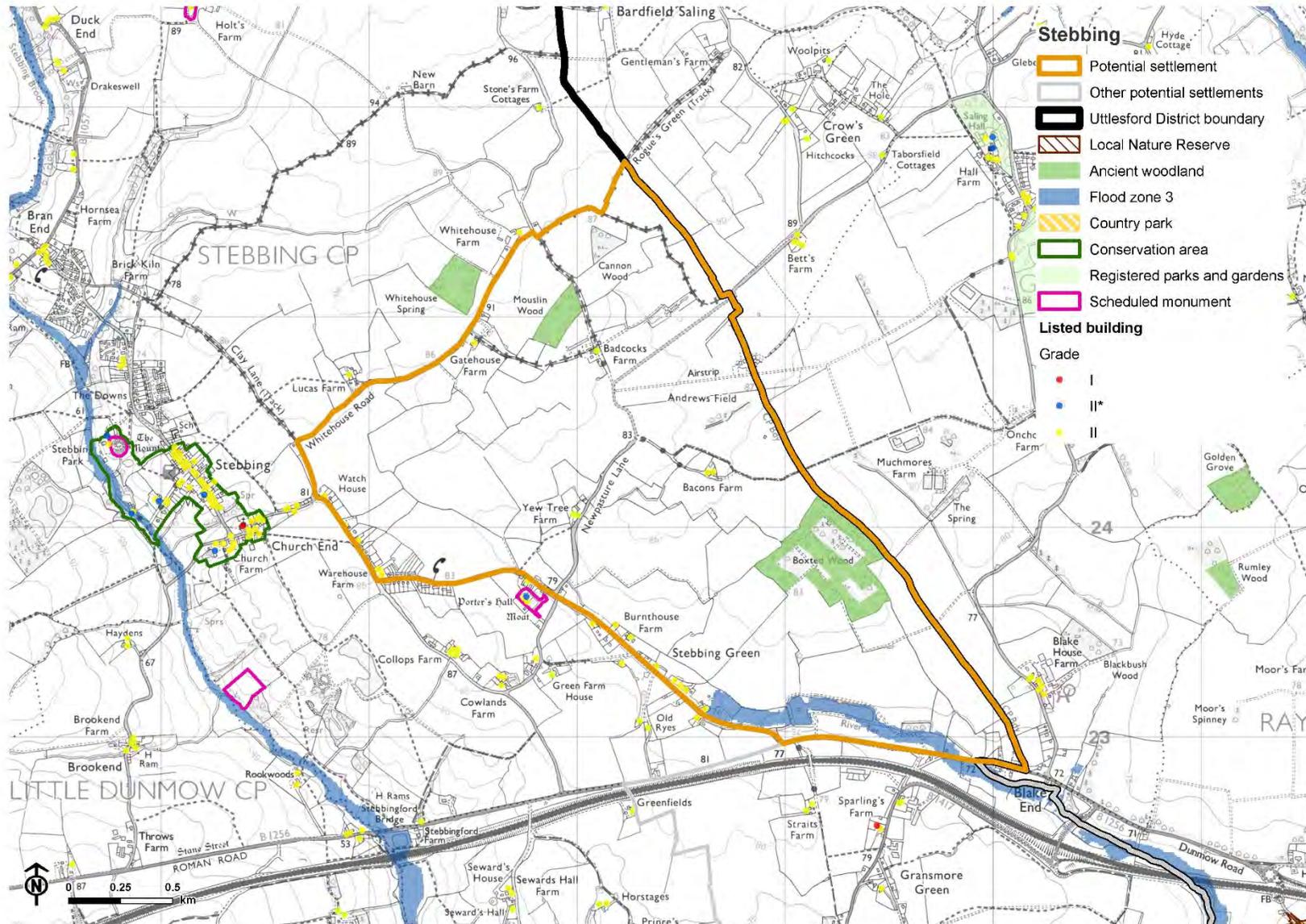
The site lies in the east of the district, to the east of Stebbing. Within Uttlesford, the site is approximately 176ha, although the overall potential developable area extends into Braintree district. The wider West of Braintree Garden Community, which includes the 176ha site within Uttlesford and 731ha within Braintree district is proposed for up to 13,500 new homes and associated medical, educational and community facilities.

This report only assesses the land within Uttlesford district.

The site lies predominately within LCA B13: Rayne Farmland Plateau, within a small area in the north part of LCA B11: Lindsell and Bardfield Farmland Plateau. The site is in arable use, with small-scale ribbon development along roads and part of the Andrews Field airfield.

Appendix C
Landscape sensitivity profiles

New Settlements LSA
November 2021



Stepping representative photographs



Open arable fields with wooded horizon



Andrews Field airfield with uncharacteristic conifer block



Grade II listed Yew Tree Farmhouse



Open arable fields with woodland blocks providing visual enclosure

Stebbing

Landscape Character Area: B13 Rayne Farmland Plateau, B11 Lindsell and Bardfield Farmland Plateau

Landscape sensitivity assessment: Ugley		
Criteria	Description	Sensitivity
Physical character	<ul style="list-style-type: none"> ■ Largely flat plateau, from 85m to 90m AOD. ■ Small water features and ponds associated with the River Ter in the south-east. ■ Medium scale arable fields with fragmented hedgerows and small woodlands provide smaller-scale landscape features. 	<ul style="list-style-type: none"> ■ Lower sensitivity ■ Moderate sensitivity ■ Moderate sensitivity
Natural character	<ul style="list-style-type: none"> ■ Priority habitat deciduous woodlands are often of ancient origin and designated as Important Woodland and LoWS. Stebbing Street is a LoWS as part of the Stebbing village green. ■ Hedgerows and hedgerow trees provide semi-natural features. 	<ul style="list-style-type: none"> ■ Higher sensitivity ■ Moderate sensitivity
Sense of time depth	<ul style="list-style-type: none"> ■ Properties at Stebbing Green and a number of scattered farmsteads are Grade II listed. Whitehouse Road is designated as a Protected Lane. Archaeological sites are noted east of Stebbing Green. ■ Historic field patterns have largely been lost to modern agricultural practices, although older enclosure patterns remain in the south-east. 	<ul style="list-style-type: none"> ■ Higher sensitivity ■ Moderate sensitivity
Character and setting of settlement	<ul style="list-style-type: none"> ■ The site is part of the wider open countryside between Stebbing, Felsted and Rayne (within Braintree district). ■ The site contributes to the rural setting of the historic linear hamlet of Stebbing Green. 	<ul style="list-style-type: none"> ■ Moderate sensitivity ■ Moderate sensitivity
Visual character	<ul style="list-style-type: none"> ■ Open views across arable fields, although hedgerows, mature hedgerow trees and occasional woodland limit intervisibility with the surrounding landscape outside the site. 	<ul style="list-style-type: none"> ■ Moderate sensitivity
Perceptual and scenic qualities	<ul style="list-style-type: none"> ■ Dark skies are present across the site, with some light pollution from Blake End / A120 in the south-east and Bran End north-west of the site which impacts the edge of the site. ■ Public rights of way link the rural road network and the farms, and provide access into the wider countryside. ■ Development within the site is limited to a small number of houses at Stebbing Green and scattered farmhouses. ■ Andrews Field airfield is a modern element and the A120 is audibly intrusive. ■ A rural character, although in places hedgerows are unmanaged, and a line of conifers at the airfield is out of character in the landscape. 	<ul style="list-style-type: none"> ■ Moderate sensitivity ■ Higher sensitivity ■ Higher sensitivity ■ Moderate sensitivity ■ Moderate sensitivity

Key landscape and visual sensitivities

- Priority habitat deciduous woodland blocks, including ancient woodland, hedgerows and mature hedgerow trees contribute to the landscape pattern, are ecologically valued and vulnerable to loss from development.
- The site provides a setting to the Grade II listed historic buildings at Stebbing Green and the rural farmsteads, which themselves provide time depth and contribute to the landscape character of the site.
- The public right of way network has recreational value.

- Whitehouse Road is a protected lane, valued for its historic and rural character, and contributes to the landscape pattern, visual character and time depth of the landscape, and is sensitive to 'road improvements' including lighting, signage and widening.
- Dark skies in the north and east are sensitive to new development.

Conclusion

3.33 The key sensitivities of the site relate to the deciduous woodland blocks, many of which are ancient woodlands, the landscape setting provided to the historic buildings at Stebbing Green, and the rural character with dark skies experienced across much of the site.

3.34 However, the flat plateau landform, modern field pattern as well as the visual enclosure provided by woodland blocks, reduce sensitivity to development across the site. The centre and east of the site around the airfield have lower sensitivity to new development due to the limited landscape features and lack of intervisibility with Stebbing Green. Consideration of planned new development in Braintree District would need to form an important part of any further investigation of this site.

3.35 It is considered that the east and centre of the site could accommodate some development, providing the key sensitivities are respected and the landscape and visual impacts minimised.

Takeley



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

Source: UDC

Location and description

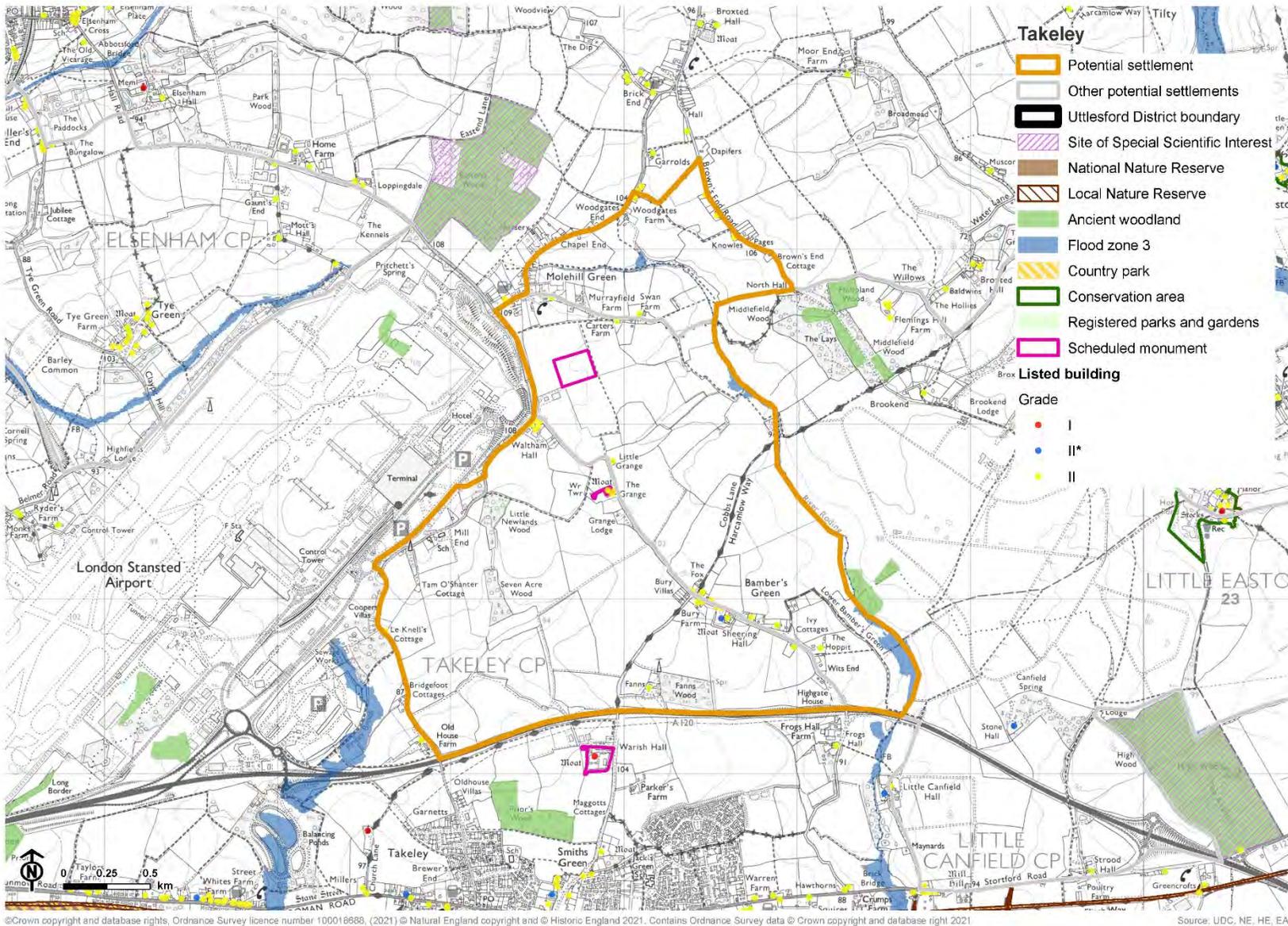
The site lies north of Takeley and Priors Green and east of Stansted Airport. The site is 307ha, and is proposed for housing, employment and transport infrastructure.

The site lies within LCA B10: Broxted Farmland Plateau, and is largely in arable use with small areas of woodland. The site contains the linear hamlets of Bamber's Green to the south-east and Molehill Green to the north-west.

NB The east of the site is also assessed within the Easton Park potential new settlement site.

Appendix C
Landscape sensitivity profiles

New Settlements LSA
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Takeley representative photos



Flat, open arable fields with mature hedgerow trees at Molehill Green



Open arable fields with view towards business park at Woodgates Farm and a wooded skyline



View to the Harcamlow Way crossing large open arable fields, looking towards the Roding valley



Mature hedgerow trees mark field boundaries and provide a wooded skyline

Takeley

Landscape Character Area: B10 Broxted Farmland Plateau

Landscape sensitivity assessment: Takeley		
Criteria	Description	Sensitivity
Physical character	<ul style="list-style-type: none"> ■ Generally flat topography between 100m and 105m AOD. ■ More sloping topography to the Pincey Brook in the south-west and the River Roding to the east, from 105m to 85m OAD. ■ Medium to large scale arable fields with hedgerow field boundaries, interspersed with small woodlands in the south and south-west. 	<ul style="list-style-type: none"> ■ Lower sensitivity ■ Moderate sensitivity ■ Moderate sensitivity
Natural character	<ul style="list-style-type: none"> ■ Small blocks of priority habitat woodland in the south and south-west, most designated as Important Woodland. Priority habitat good quality semi-improved grassland is recorded at Molehill Green and is a LoWS. The streams within the area are all designated as priority habitat rivers. ■ Hedgerows, hedgerow trees and roadside trees provide semi-natural features. There is less woodland in the north. 	<ul style="list-style-type: none"> ■ Higher sensitivity ■ Moderate sensitivity
Sense of time depth	<ul style="list-style-type: none"> ■ Scheduled Monuments are found at Waltham Hall and The Grange. There are clusters of Grade II listed buildings in the small settlements and farmsteads. A number of Archaeological Sites are scattered through the area. ■ Historic field patterns have largely been lost to modern agricultural practices. Evidence of older enclosure patterns remain north and east of Bamber's Green, at The Grange, and south of Molehill Green. 	<ul style="list-style-type: none"> ■ Higher sensitivity ■ Moderate sensitivity
Character and setting of settlement	<ul style="list-style-type: none"> ■ The site forms part of the rural setting to Stansted Airport, and is important to retaining its 'airport in the countryside' character and rural separation between the airport and larger villages at Takeley and Priors Green. ■ The landscape provides a rural backdrop to Bamber's Green and Molehill Green, and forms part of the rural approach to Takeley and Priors Green to the south. 	<ul style="list-style-type: none"> ■ Higher sensitivity ■ Higher sensitivity
Visual character	<ul style="list-style-type: none"> ■ The landscape has an open character, particularly in the north, with areas of enclosure from mature oak hedgerow trees and woodland blocks. ■ Stansted Airport is generally well screened by mature vegetation, although some communications towers are visible above the treeline 	<ul style="list-style-type: none"> ■ Moderate sensitivity ■ Moderate sensitivity
Perceptual and scenic qualities	<ul style="list-style-type: none"> ■ The public right of way network including the promoted route Harcamlow Way provides connections between the small settlements and into the wider countryside. ■ A rural landscape with small linear settlements at Bamber's Green and Molehill Green. ■ Small-scale airport related development including warehouses and rural business parks introduce a more urban-edge character. This is reinforced by scrubby and fragmented hedgerow boundaries. ■ The A120 and Stansted Airport are audibly intrusive modern influences and light pollution from the airport reduces dark skies across the site. 	<ul style="list-style-type: none"> ■ Higher sensitivity ■ Moderate sensitivity ■ Lower sensitivity ■ Lower sensitivity

Key landscape and visual sensitivities

- Important semi-natural habitats designated as Important Woodland and LoWS are ecological valued landscape features that are vulnerable to loss from development. The woodlands would also be sensitive to adjacent residential development

- Hedgerow trees and woodland blocks are valued landscape features that contribute to a rural character.
- The streams and watercourses including Pincey Brook and River Roding are sensitive landscape features.
- The landscape forms part of the rural open space surrounding Stansted Airport, creating its 'airport in the countryside' character. Vegetation encloses Stansted Airport and provides an important visual screen.
- Historic assets at Molehill Green, Grange Lodge and Bamber's Green, and the historic linear settlements at Molehill Green and Bamber's Green are valued for their time-depth. The site provides a rural backdrop to these villages and heritage assets.
- The site forms part of the rural setting and approach to Takeley and Priors Green.
- The public right of way network connecting Molehill Green, Bamber's Green and into the wider countryside, including the Harcamlow Way promoted route is highly valued for recreation.
- The strong rural character of the site, with higher levels of tranquillity away from the A120 and Stansted Airport.

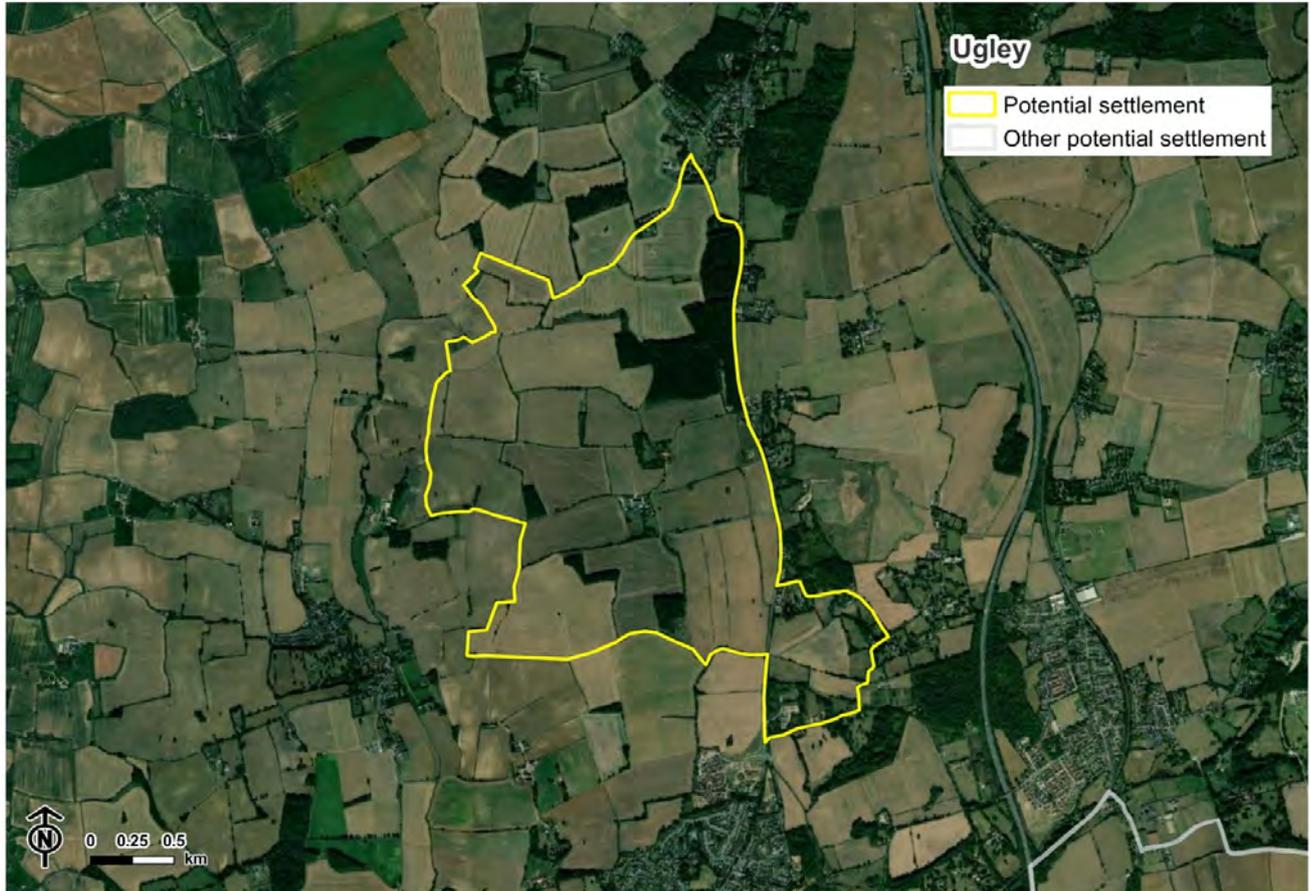
Conclusion

3.36 The main sensitivities of the site relate to its function as part of the rural setting to Stansted Airport, Bamber's Green and Molehill Green, and the historic character of these small rural hamlets which provide time depth to the landscape. The ecologically valued woodlands provide an important part of the rural landscape pattern. The public rights of way, in particular the promoted route Harcamlow Way, are also sensitive features.

3.37 However, the flat landform, modern field pattern (except at Bamber's Green) as well as the visual enclosure provided by woodland blocks, reduce sensitivity to development across the site. Rural characteristics of the site have been compromised by the influence of the airport in the form of small-scale commercial development as well as the busy A120 to the south and the resulting visual and audible intrusion on the countryside.

3.38 It is considered the site could accommodate development, although particular care would need to be taken to ensure the rural setting of Stansted Airport is retained and the separation it provides to Takeley and Prior's Green to the south, as well as the respecting the key sensitivities and minimising the landscape and visual impacts.

Ugley



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

Source: UDC

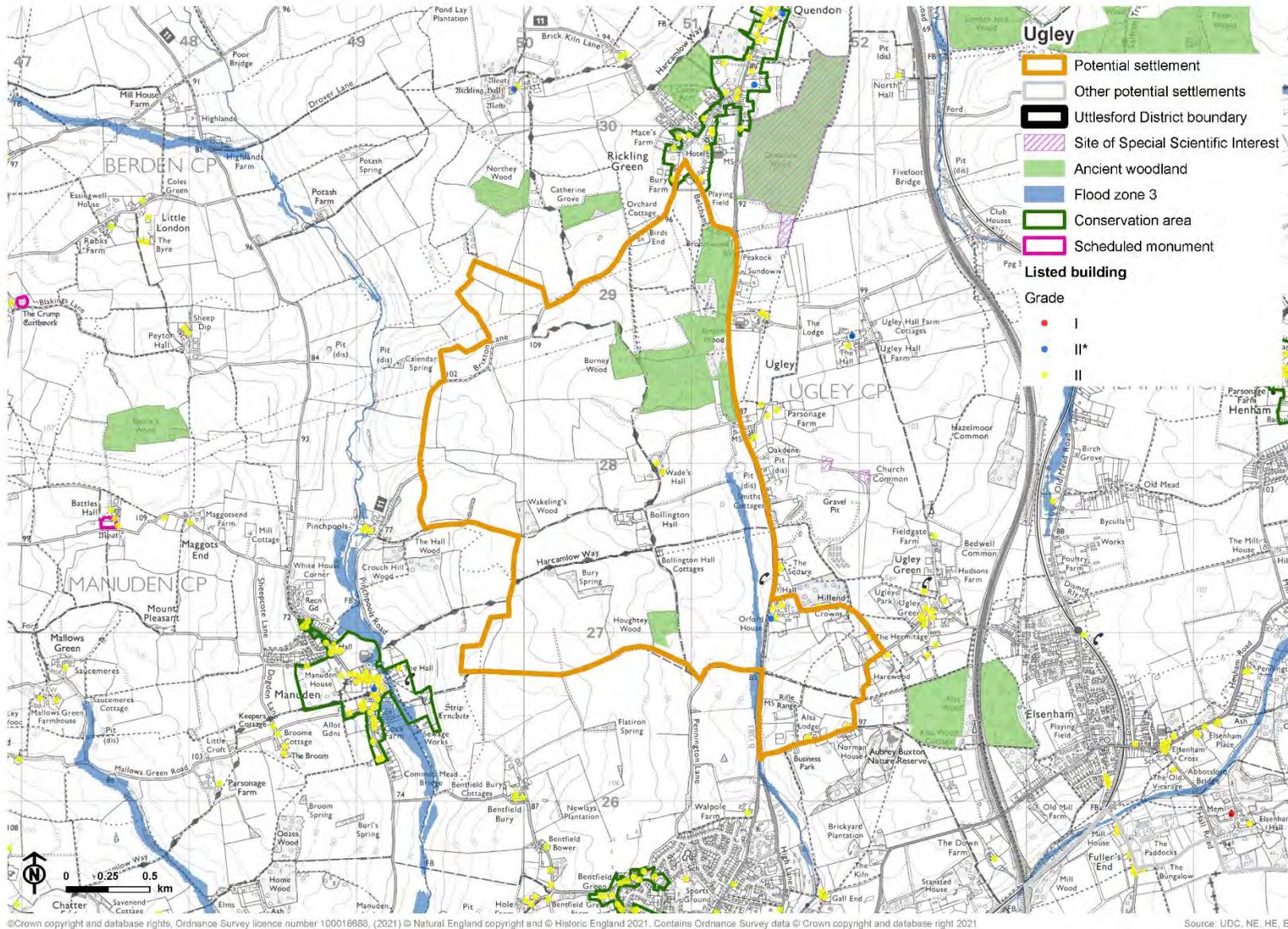
Location and description

The site lies in the west of the district, west of Ugley, east of Manuden, south of Rickling Green and north of Stansted Mountfitchet. The site is 324ha and is proposed for 4800 dwellings, 20,000m² of employment space and educational facilities.

The site lies predominately within LCA B7: Debden Farmland Plateau, with the east within LCA B10: Broxted Farmland Plateau and the south and west in LCA A3: Stort River Valley. The site is in arable use with small woodland blocks and some pasture east of the B1383.

Appendix C
Landscape sensitivity profiles

New Settlements LSA
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Representative Ugley photographs



Large arable fields with Broom Wood providing wooded skyline. Pylons are intrusive modern influences.



Village green at Rickling Green, covered by the Quendon Conservation Area.



Enclosed character along Snakes Lane.



Sloping arable fields with wooded backdrop and Orford House visible.

Ugley

Landscape Character Area: B7 Debden Farmland Plateau, B10 Broxted Farmland Plateau, A3 Stort River Valley

Landscape sensitivity assessment: Ugley		
Criteria	Description	Sensitivity
Physical character	<ul style="list-style-type: none"> ■ Gently rolling plateau between 90m and 105m AOD. ■ Slightly steeper slopes in the west falling towards the River Stort, and to the east towards a tributary of the Stort. ■ Alsa Lodge Sand Pit is a Local Geological Site with exposures of glacial sand and gravel. ■ Medium to large scale arable fields, with fragmented hedgerows and small woodland blocks providing smaller-scale features. Smaller scale pasture fields are located east of the B1383. 	<ul style="list-style-type: none"> ■ Lower sensitivity ■ Moderate sensitivity ■ Higher sensitivity ■ Moderate sensitivity
Natural character	<ul style="list-style-type: none"> ■ Scattered areas of priority habitat woodland including at Broom/Burney Woods and Houghtey Wood, which are recorded as ancient woodland and designated as LoWS. Broom/Burney Woods is also an Important Woodland. Alsa Lodge Pit is a LoWS designated for its insect wildlife. ■ Much of the site is intensively farmed and there are limited semi-natural habitats recorded in the north-west of the site. ■ Mature hedgerow trees provide semi-natural landscape features. 	<ul style="list-style-type: none"> ■ Higher sensitivity ■ Lower sensitivity ■ Moderate sensitivity
Sense of time depth	<ul style="list-style-type: none"> ■ Isolated clusters of listed buildings along the rural road network, including the Grade II* listed Orford House. The village green at Rickling Green is designated as part of the Quendon Conservation Area. Pennington Lane and Brixton Lane are protected lanes. ■ Historic field patterns have largely been lost to modern agricultural practices, although there are some older enclosure patterns around Wade's Hall. 	<ul style="list-style-type: none"> ■ Higher sensitivity ■ Moderate sensitivity
Character and setting of settlement	<ul style="list-style-type: none"> ■ The north of the site provides a rural backdrop and wooded approach to Rickling Green and Quendon, including the historic village green. The west of the site also provides a rural backdrop to the rural riverside village of Manuden. ■ The south of the site provides a rural backdrop to the new Walpole Meadows development at Stansted Mountfitchet. 	<ul style="list-style-type: none"> ■ Higher sensitivity ■ Moderate sensitivity
Visual character	<ul style="list-style-type: none"> ■ The site has an open character, with views across rolling farmland. There is intervisibility with the wider countryside across the Stort valley from the valley slopes in the west of the site and from the slopes on the eastern edge of the site. ■ Burney Wood/Broom Wood provide a wooded skyline in views in the north of the site. ■ Roadside vegetation on Pennington Lane and Pound Lane/Snakes Lane/Alsa Street provides some enclosure in the south-east. 	<ul style="list-style-type: none"> ■ Higher sensitivity ■ Moderate sensitivity ■ Moderate sensitivity
Perceptual and scenic qualities	<ul style="list-style-type: none"> ■ Dark skies are present across much of the site, particularly away from the B1383. ■ Light pollution from Stansted Mountfitchet reduces dark skies in the south and south-east. ■ Public rights of way including the Harcamlow Way promoted route cross the site, providing links between the small settlements and the wider countryside. 	<ul style="list-style-type: none"> ■ Higher sensitivity ■ Lower sensitivity ■ Moderate sensitivity

	<ul style="list-style-type: none"> ■ A rural character with limited modern influences except for electricity pylon routes in the north and the B1383 in the east. Stansted Airport and the M11 to the south east of the site are audibly intrusive and reduce tranquillity. ■ Existing development in the site is limited, with only rural farm complexes at Wade's Hall and Bollington Hall in the centre of the site and Orford House in the south-east. There are a small number of houses on the edge of Rickling Green/Quendon. 	<ul style="list-style-type: none"> ■ Moderate sensitivity ■ Moderate sensitivity
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Key landscape and visual sensitivities

- Priority habitat deciduous woodland and ancient woodland at Broom Wood and Houghtey Wood contribute to the landscape pattern, are ecologically valued and vulnerable to loss from development.
- Small woodland copses, hedgerow boundaries and mature hedgerow trees are valued landscape features and contribute to the rural character of the site.
- The site provides a setting to heritage assets including the Grade II* Orford House, and the Quendon Conservation Area. The historic buildings provide time depth and contribute to the landscape character of the site.
- The site provides a rural backdrop and approach to Rickling Green and Quendon in the north, Manuden in the west and Stansted Mountfitchet to the south.
- Protected lanes at Brixton Lane and Pennington Lane are valued for their historic and rural character and are highly sensitive to 'road improvements' including lighting, signage and widening. Alsa Street, Pound Lane and Snakes Lane are wooded and have an enclosed, rural character.
- Public rights of way within the site are sensitive features and highly valued for recreation.
- Relatively high levels of tranquillity and dark skies (away from Stanstead Mountfitchet) with few human influences create a strong rural character across most of the site.

Conclusion

3.39 The key sensitivities of the site relate to the priority habitats and ancient woodland of Broom Wood and Houghtey Wood, its function as a rural backdrop to Rickling Green and Quendon in the north, Manuden in the west and the historic buildings within them. The open character of the site is sensitive to change, particularly the slopes of the River Stort due to their intervisibility with the wider countryside. The public rights of way and protected lanes through the site are also sensitive features.

3.40 However, the plateau landform, modern field pattern (with fragmented hedgerows) as well as the visual enclosure provided by woodland blocks, reduce sensitivity to development across the site. Sensitivity is reduced in immediate proximity to the B1383 in the east of the site, and there is some aural intrusion from the M11 and Stansted Airport which reduces rural tranquillity.

3.41 The southern edge of the site is sensitive to new development due its proximity to the northern edge of Stansted Mountfitchet and the potential role of the landscape here as a rural a rural gap between the settlement edge and any new development proposed within the site.

3.42 The west of the site has a strong rural character, with long open views across the Stort valley which increases its sensitivity.

3.43 The north of the site provides a rural setting to the historic village green at Rickling Green, making it highly sensitive to new development.

3.44 The area of the site east of the B1383 is smaller scale, with pasture fields and wooded rural lanes, which increase sensitivity to change. Any new development east of the B1383 should carefully consider the relationship with Stansted Mountfitchet in order to avoid coalescence.

3.45 It is considered that the site could accommodate development in the south-west of the site, providing there is no coalescence, or perceived coalescence, with Stansted Mountfitchet, the key sensitivities are respected, and the landscape and visual impacts minimised.