

Uttlesford District Council
Uttlesford Green Belt Review
Annex Report 1

246505-4-05-03

Issue | 24 March 2016

This report takes into account the particular instructions and requirements of our client.

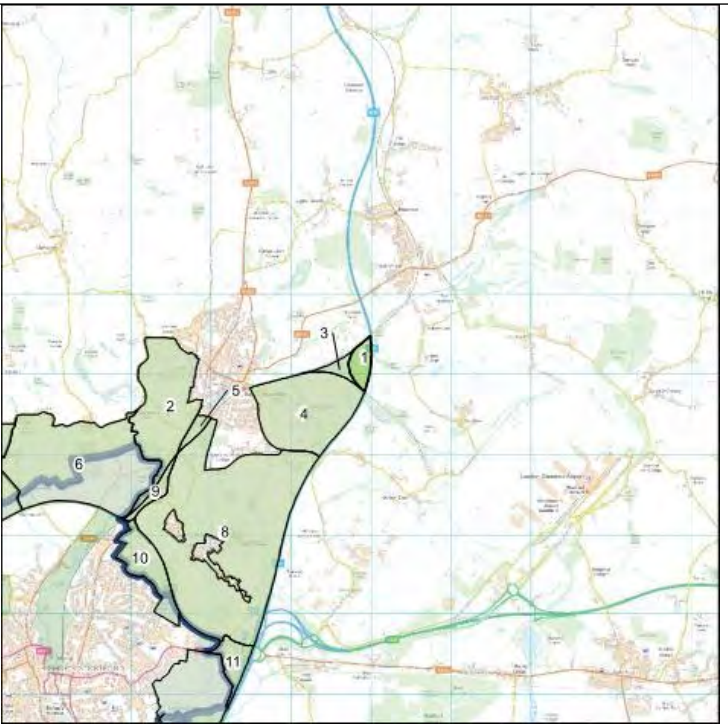
It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 246505-00

Ove Arup & Partners Ltd
13 Fitzroy Street
London
W1T 4BQ
United Kingdom
www.arup.com

ARUP

General Area	1
Area (ha)	12.71
Local Authority	Uttlesford
Description	General Area 1 is located to the east of Stansted Mountfitchet and to the south-west of Elsenham, and is located at the outer (north-east) edge of the Uttlesford / Metropolitan Green Belt. The General Area is bounded by the M11 to the east and railway lines to the north-west, west and south-west.



Location Plan



Purpose 1	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0
Purpose 1: Total Score			0/5

Purpose 2	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The land parcel forms part of the wider gap between the non-Green Belt settlements of Elsenham, Stansted Mountfitchet, and Stansted Airport. There may be scope for some development in the land parcel without these settlements coalescing, though the openness and scale of the gap is important to restricting the merging of these settlements.	3
Purpose 2: Total Score			3/5

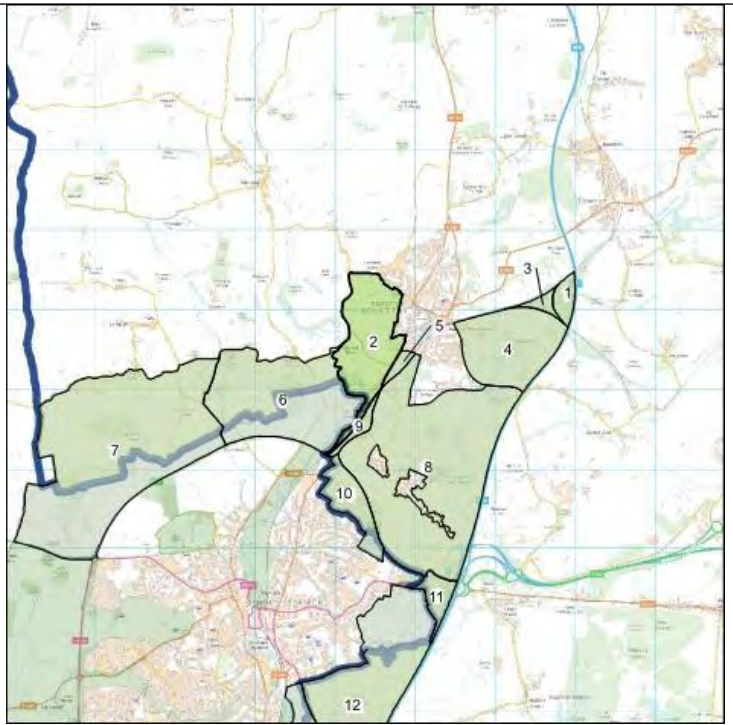
Purpose 3	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	The land parcel contains no built-form (0%). Durrel's Wood covers the majority of the land parcel, with some areas of open grassland in the north. A number of small brooks/watercourses cross this northern section, including Stansted Brook along the northern edge. While the sense of openness is slightly diminished by the presence of the M11 and railway lines, and the parcel is largely cut off from the wider countryside, the parcel retains a strong unspoilt rural character.	5
Purpose 3: Total Score			5/5

Site Photos

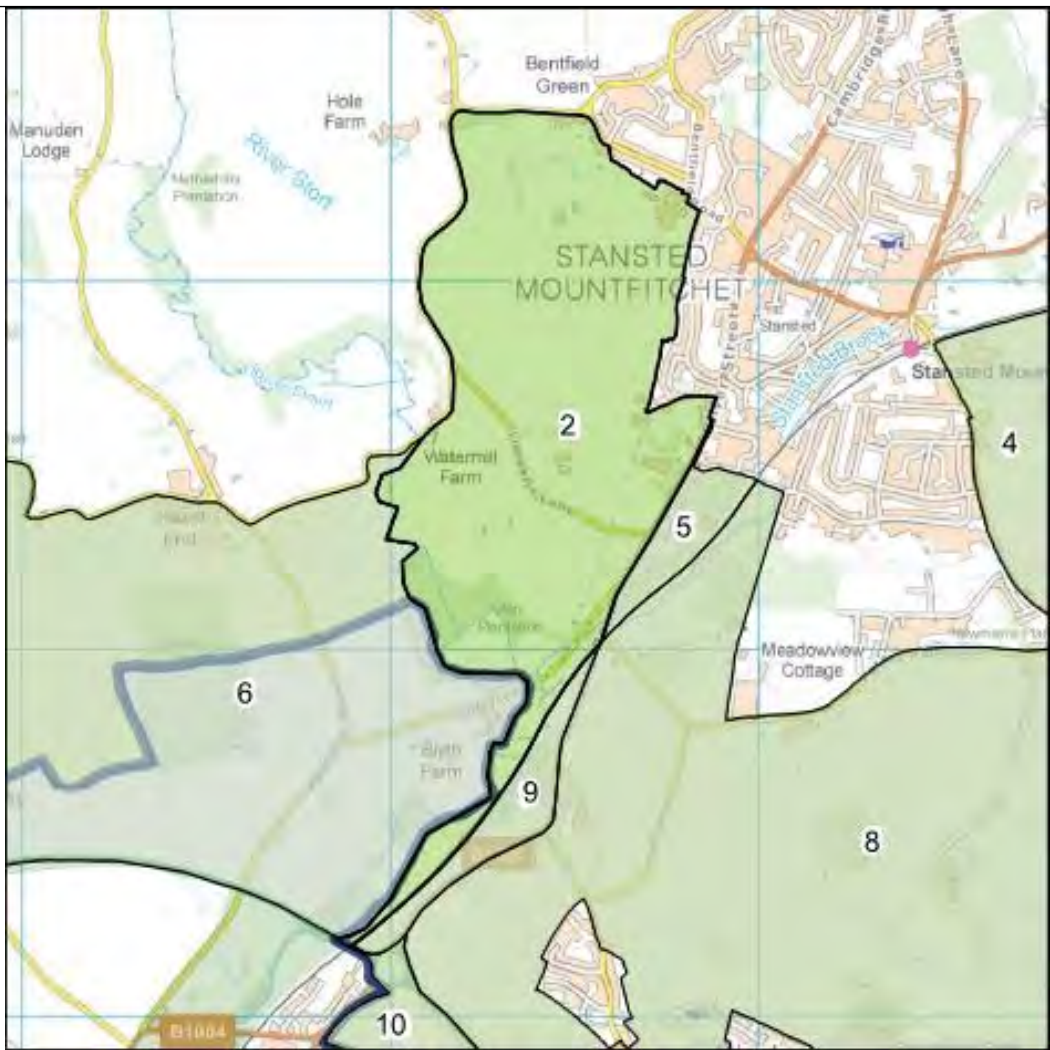
Photograph 1:
NB: Site
inaccessible
during site visit.
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right from Bing
Maps.



General Area	2
Area (ha)	99.76
Local Authority	Uttlesford
Description	General Area 2 is located to the north of Bishop's Stortford and west of Stansted Mountfitchet. It is located at the outer (north-east) edge of the Uttlesford / Metropolitan Green Belt. The General Area is bounded by a tributary to the River Stort / Watermill Lane to the west, Bentfield Bowler / Bentfield Green / Bentfield End Causeway to the north, and the B1383 (Silver Street) / railway line to the east.



Location Plan



Purpose 1	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the large built-up areas of Bishop's Stortford and Stansted Mountfitchet.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	<p>The land parcel is connected to the large built-up areas of Bishop's Stortford and Stansted Mountfitchet, preventing their outward sprawl into open land.</p> <p>The boundary between the land parcel and the Stansted Mountfitchet built-up area is predominantly bordered by features lacking in durability or permanence, consisting of the rear gardens of properties on Bentfield End Causeway / Bentfield Road / Blythwood Gardens. The built form overlaps with the land parcel boundary in a number of locations (e.g. Bentfield Place).</p> <p>The small boundary between the land parcel and the Bishop's Stortford built-up area is formed by the A120 which is a prominent and consistent boundary feature.</p> <p>Overall, the land parcel is an important barrier to sprawl.</p>	3+
Purpose 1: Total Score			3+/5

Purpose 2	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The land parcel forms part of the wider gap between the non-Green Belt settlements of Bishop's Stortford and Stansted Mountfitchet. There may be scope for some development in the north-east of the land parcel without causing coalescence but the overall scale of the gap is important to restricting the merging of these settlements.	3
Purpose 2: Total Score			3/5

Purpose 3	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 3% of the land parcel is covered by built form, which consists of houses especially on the north-east side of the land parcel, farm buildings throughout the land parcel, and a sewage works.</p> <p>The overall character of the land parcel has a rural feel with a general absence of built development. Land use is predominantly open fields or used for arable farming, with hedgerows and small areas of tree plantations in the south-west of the parcel. There is an undulating topology which contributes to long views across open countryside.</p> <p>However, the north and east of the land parcel contains some housing development, for example on Bentfield Green, Bentfield Place and Silver Street /Pineshill. Similarly on Limekiln Lane there is a sewage works.</p> <p>While the sense of openness is diminished by this built form, overall the land parcel retains a largely rural character.</p>	4
Purpose 3: Total Score			4/5

Site Photos



Photograph 044:
View of sewage
works on
Limekiln Lane
in the centre
of the land
parcel.



Photograph 045:
View across
open fields,
facing west
from Limekiln
Lane.



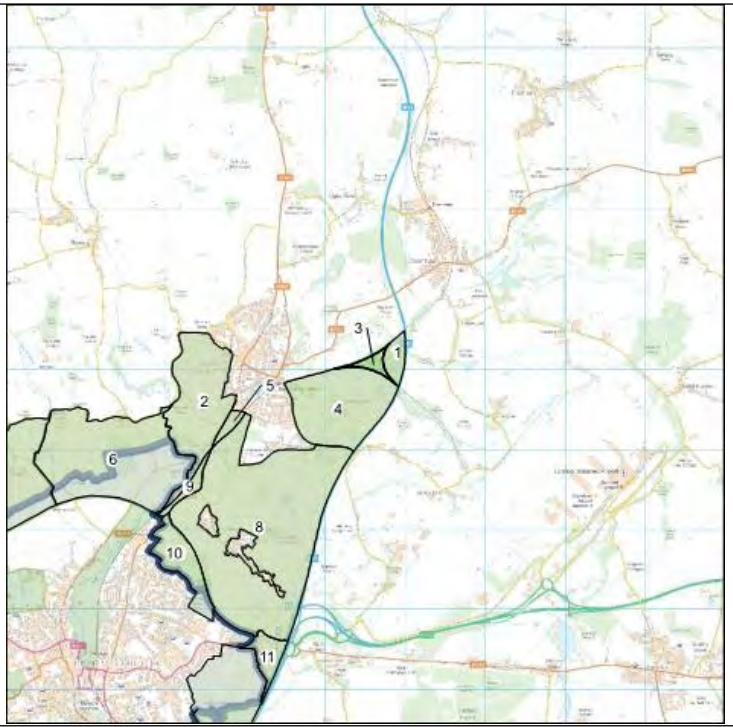
Photograph 035:
Residential
development
located on
Silver Street in
the north-east of
the land parcel
(view looking
west from the
junction of
Silver Street and
Old Bell Close).



Photograph 046:
Open field,
facing south-
east from
Watermill Lane.



General Area	3
Area (ha)	6.94
Local Authority	Uttlesford
Description	General Area 1 is located to the east of Stansted Mountfitchet and to the south-west of Elsenham, and is located at the outer (north-east) edge of the Uttlesford/Metropolitan Green Belt. The General Area is bounded by railway lines on all sides.



Location Plan	
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Purpose 1	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0
Purpose 1: Total Score			0/5

Purpose 2	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The land parcel forms part of the wider gap between the non-Green Belt settlements of Elsenham, Stansted Mountfitchet, and Stansted Airport. There may be scope for some development in the land parcel without these settlements coalescing, though the openness and scale of the gap is important to restricting the merging of these settlements.	3
Purpose 2: Total Score			3/5

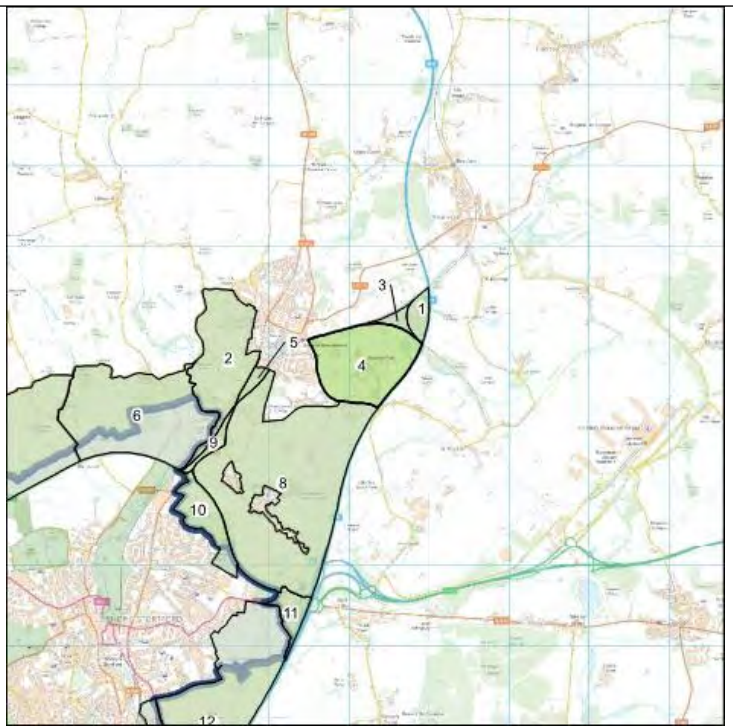
Purpose 3	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 1% of the land parcel is covered by built form.</p> <p>The parcel is covered by woodland and a pond, linking to a number of small watercourses including Stansted Brook along the northern edge and The Bourne along the parcel's eastern boundary.</p> <p>Despite the presence of the railway lines and the fact that the parcel is largely cut off from the wider countryside, the parcels retains a strong unspoilt rural character.</p>	5
Purpose 3: Total Score			5/5

Site Photos

Photograph 1:
NB: Site
inaccessible
during site visit.
Image to the
right from Bing
Maps.



General Area	4
Area (ha)	102.97
Local Authority	Uttlesford
Description	General Area 4 is located to the east of Stansted Mountfitchet and is located at the outer (north-east) edge of the Uttlesford / Metropolitan Green Belt. It is bounded to the east by the M11, to the north by the railway line, and to the west and south by Church Road.



Location Plan



Purpose 1	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the Stansted Mountfitchet built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	The land parcel is connected to the large built-up area of Stansted Mountfitchet, preventing its outward sprawl into open land. The boundary between the land parcel and the Stansted Mountfitchet built-up area is bordered by Church Road which is a permanent and consistent feature. The land parcel therefore serves as an additional barrier to sprawl.	3
Purpose 1: Total Score			3/5

Purpose 2	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The parcel forms part of the wider gap between the non-Green Belt settlements of Stansted Mountfitchet and Stansted Airport. There may be scope for some development in the west of the land parcel without causing coalescence but the overall openness and scale of the gap is important to restricting the merging of these settlements.	3
Purpose 2: Total Score			3/5

Purpose 3	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 3% of the land parcel is covered by built form, which consists of a The Arthur Findlay College of Psychic Science, a church and Stansted Hall in the south-east of the land parcel, together with some farm buildings, and development associated with the entrance gate to Stansted Park. In addition, there is a development site located in the north-west corner of the site at Elms Farm, where planning permission was recently granted for the construction of 53 residential units, together with flood alleviation works and landscape re-profiling, public open space, community allotments, footpaths / cycleways / bridleways.</p> <p>The land parcel has a very rural character and feel, with open fields, arable farming, and horse paddocks. Gently rolling hills allow for mid to long views into open countryside, which only begin to get interrupted by Stansted Mountfitchet near to the large built-up area. The Arthur Findlay Collage is also a large man-made development with associated sports fields, and the church has large grounds that encroach into the countryside. This built-form is sporadic, and despite its presence, the land parcel retains a largely rural character.</p>	4
Purpose 3: Total Score			4/5

Site Photos



Photograph 052:
View across
open fields,
looking north-
west from the
access road to
Stansted Hall
through
Stansted Park.



Photograph 051:
View across
arable fields,
looking south-
east from the
access road to
Stansted Hall
through
Stansted Park.



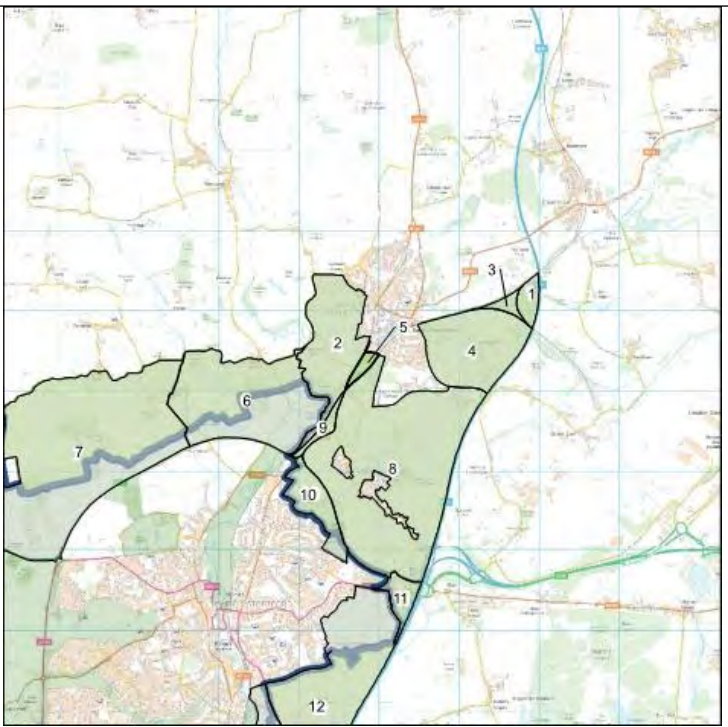
Photograph 053:
View of horse
paddocks
looking north-
west from the
access road to St
Mary's Church
off Church Lane
in the south-east
of the land
parcel.



Photograph 054:
View of St
Mary's Church
and grounds on
Church Road in
the south-east of
the land parcel.



General Area	5
Area (ha)	6.30
Local Authority	Uttlesford
Description	General Area 5 is located to the north-east of Bishop's Stortford and south-west of Stansted Mountfitchet, which it abuts on its northern boundary. It is bounded to the east by the railway line, to the west by Pines Hill / Stansted Road, and to the north by Stoney Common Road. The land parcel is at the northern extent of the Uttlesford / Metropolitan Green Belt.



Location Plan



Purpose 1	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the Stansted Mountfitchet built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	The land parcel is connected to the large built-up area of Stansted Mountfitchet, preventing its outward sprawl into open land. The boundary between the land parcel and the Stansted Mountfitchet built-up area is bordered by Stoney Common Road, which is a permanent and consistent boundary feature. The land parcel therefore serves as an additional barrier to sprawl.	3
Purpose 1: Total Score			3/5

Purpose 2	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The land parcel forms part of the wider gap between the non-Green Belt settlements of Stansted Mountfitchet and Bishop's Stortford. There may be scope for some development in the north of the land parcel without causing coalescence but the overall openness and scale of the gap is important to restricting the merging of these settlements.	3
Purpose 2: Total Score			3/5

Purpose 3	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Approximately 13% of the land parcel is covered by built form, which consists of Brooklands Manor House, houses and light industrial use.</p> <p>This is a small land parcel, bounded to the east by the railway line. The northern end of the land parcel is characterised with thick woodland, which thins out further south into the land parcel. Due to the height and density of the trees, there are limited views across the land parcel. Views into and across the land parcel are further restricted by high trees and fences and several houses at the north end of Pines Hill, although this eventually gives way to meshed fence against open countryside and planted trees.</p> <p>In the north-east of the land parcel, there is a small light-industrial site. There are several houses dispersed throughout the land parcel, and a large manor house with grounds off Pines Hill. The built-form is dispersed throughout the land parcel, however views into the wider countryside are not diminished to a large extent. The land parcel therefore has a largely rural character.</p>	3
Purpose 3: Total Score			3/5

Site Photos



Photograph 032:
View looking south-west along the eastern edge of the land parcel from an access road off Stoney Common Road, with the railway to the east and the woodland to the west.



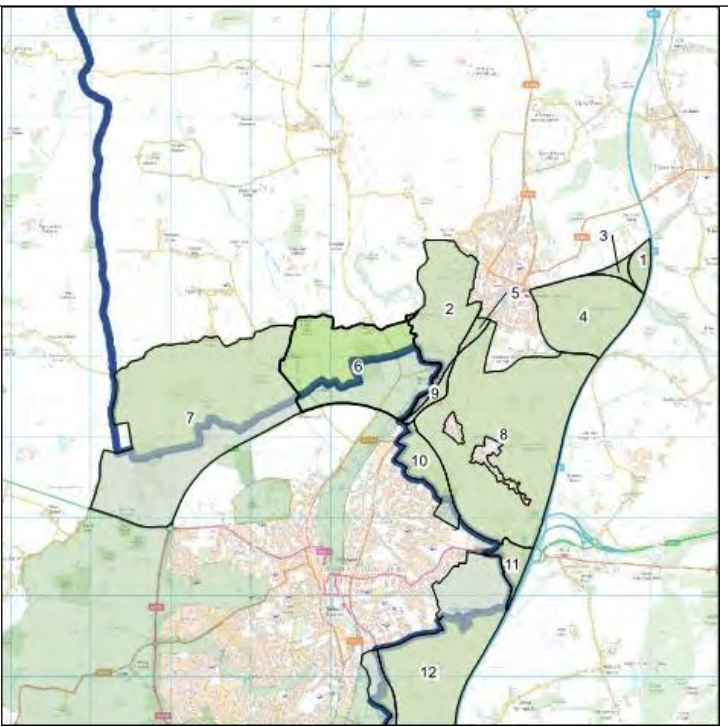
Photograph 033:
View of light
industrial uses
in the east of the
land parcel.



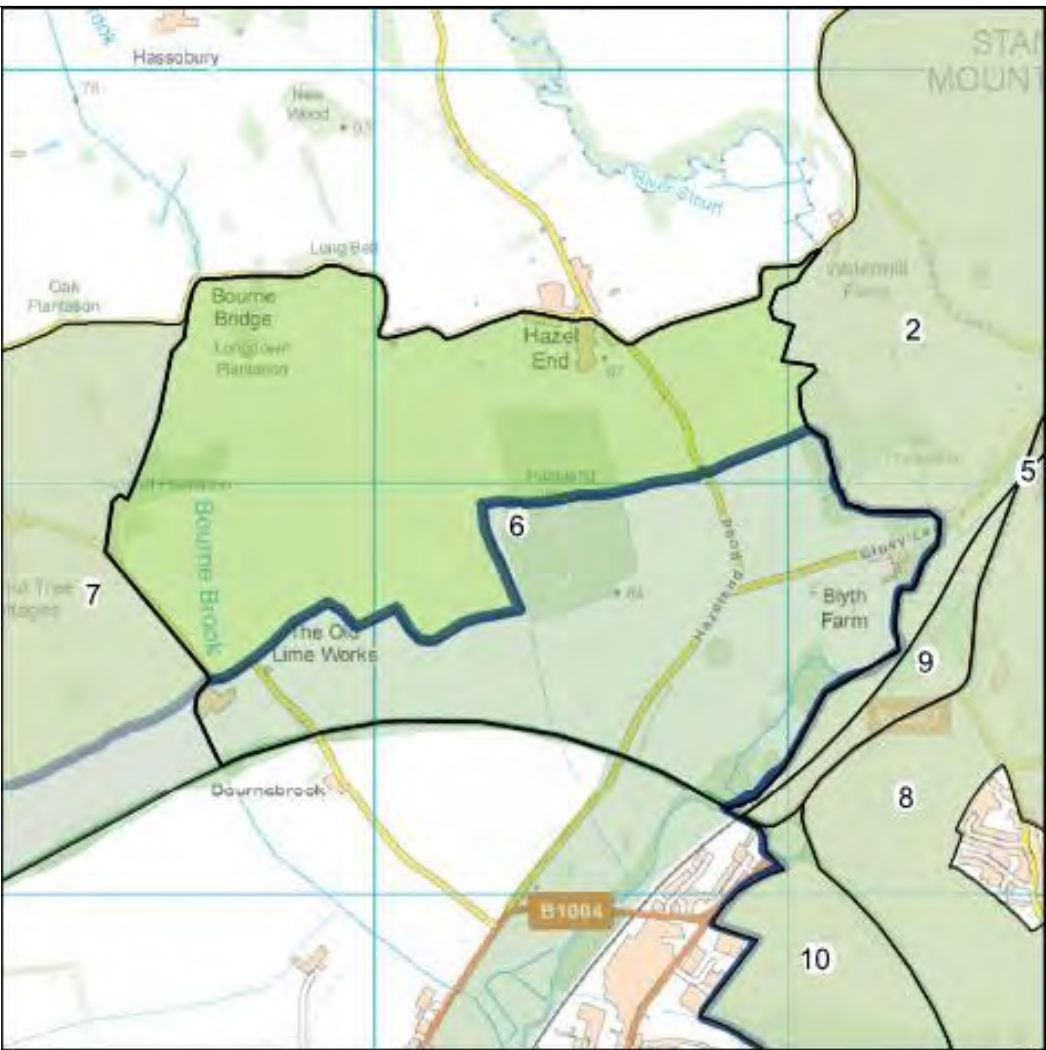
Photograph 040:
View of
Brookland
Manor House
on Pines Hill in
the centre of the
land parcel.



General Area	6
Area (ha)	180.44
Local Authority	Uttlesford/ <i>East Hertfordshire</i>
Description	General Area 6 is located to the north of Bishop's Stortford, and is located at the outer (north) edge of the Uttlesford / Metropolitan Green Belt. It is bounded by the A120 to the south, Bourne Brook to the west, and the River Stort to the east. The northern boundary is formed by Hazel End / Watermill Lane and comprises the outer edge of the Green Belt.



Location Plan	
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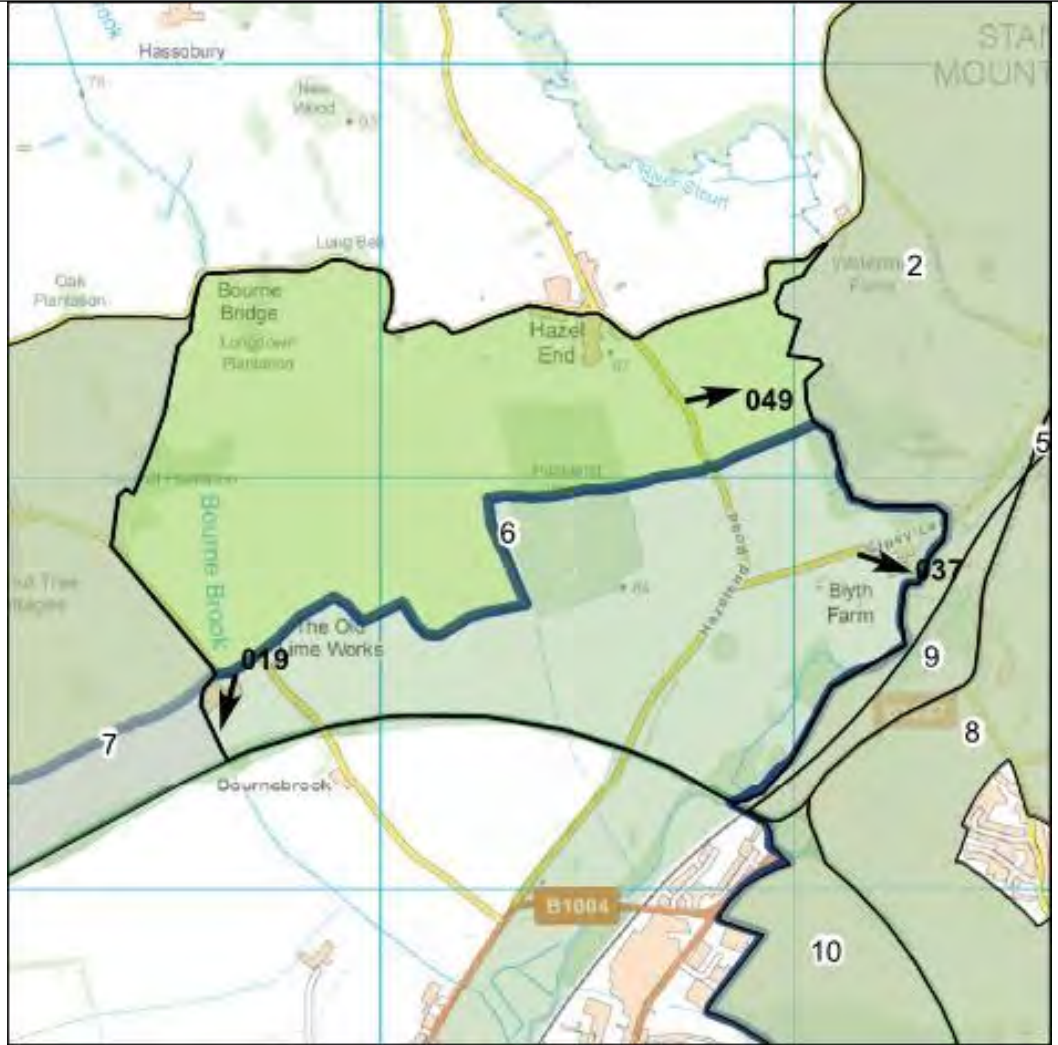


Purpose 1	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the distinct large built-up area of Bishop's Stortford.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	The land parcel is connected to the large built-up area of Bishop's Stortford preventing its outward sprawl into open land. The boundary between the land parcel and the Bishop's Stortford built-up area is bordered by the A120 which is a prominent, permanent and consistent boundary feature. The land parcel therefore serves as an additional barrier to sprawl.	3
Purpose 1: Total Score			3/5

Purpose 2	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The land parcel forms part of the wider gap between the non-Green Belt settlements of Bishop's Stortford and Stansted Mountfitchet. There may be scope for some development in the north-east of the land parcel without causing coalescence but the overall scale of the gap is important to restricting the merging of these settlements.	3
Purpose 2: Total Score			3/5

Purpose 3	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Approximately 1% of the land parcel is covered by built form, which consists of several houses (both historic and new build) to the south of Hazel End, Blythe Farm in the east, light industrial at the Lime Quarry in the south-west corner of the parcel near the site of the Old Lime Works, and farm buildings.</p> <p>This built form is dispersed throughout the General Area and are dispersed from one another such that they do not dominate the landscape. There is an absence of other large built up areas, and the land parcel is overall very open and characterised by agricultural use, arable farming, and open fields. The topography of the land is gently undulating which promotes unspoilt wide views across the rural character of the parcel and into the wider countryside surrounding.</p> <p>Despite the presence of some sporadic built form, the land parcel retains an open and strong unspoilt rural character.</p>	5
Purpose 3: Total Score			5/5

Site Photos



Photograph 019:
View from
Farnham Road
into the Lime
Quarry (Delta
Hammerock)
in the south-
west corner of
the land parcel.



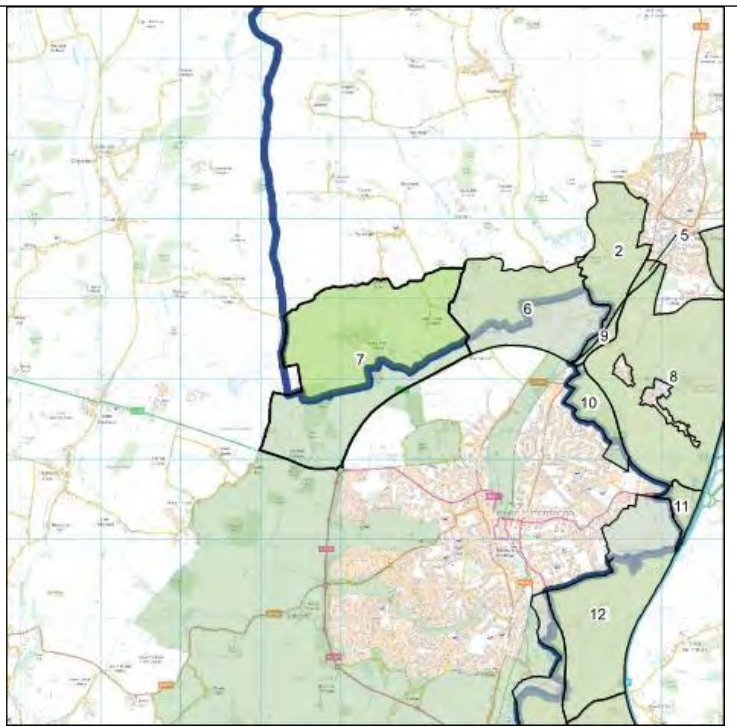
Photograph 049:
View looking
west from
Hazelend Road
across open
fields typical
of the character
of the land parcel.



Photograph 037:
A tile shop and
houses
associated with
Blyth Farm
along Gipsy
Lane, in the east
of the parcel.



General Area	7
Area (ha)	378.47
Local Authority	Uttlesford/ <i>East Hertfordshire</i>
Description	General Area 7 is located to the north-west of Bishop's Stortford, and is located at the outer edge of the Uttlesford / Metropolitan Green Belt. The General Area is bounded by the A120 to the south and Bourne Brook to the east. The northern and western boundaries are formed by small watercourses and unnamed roads and comprise the outer edge of the Green Belt.



Location Plan

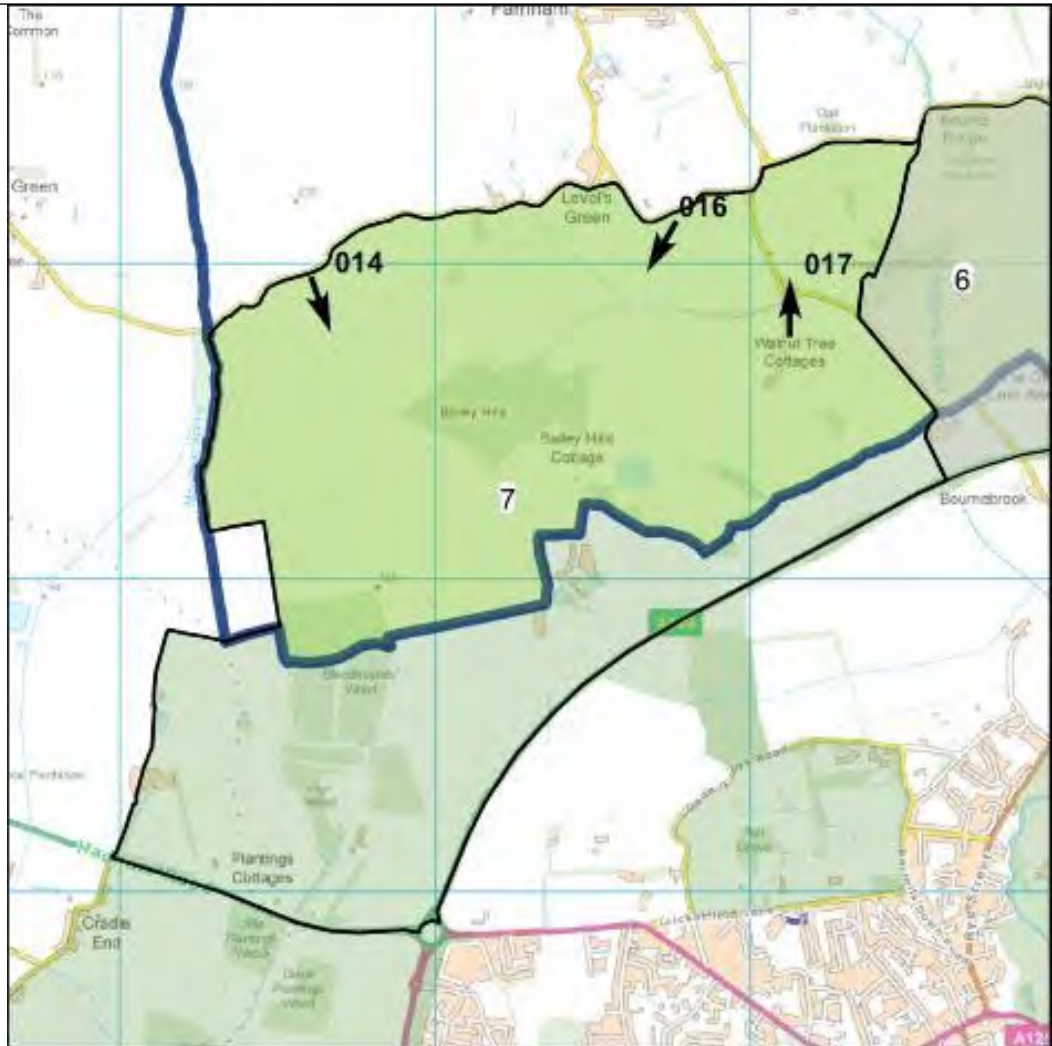


Purpose 1	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the distinct large built-up area of Bishop's Stortford.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	The land parcel is connected to the large built-up area of Bishop's Stortford preventing its outward sprawl into open land. The boundary between the land parcel and the Bishop's Stortford built-up area is bordered by the A120 which is a prominent, permanent and consistent boundary feature. The land parcel therefore serves as an additional barrier to sprawl.	3
Purpose 1: Total Score			3/5

Purpose 2	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The land parcel does not provide a gap between any settlements and makes no discernible contribution to separation.	0
Purpose 2: Total Score			0/5

Purpose 3	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 1% of the land parcel is covered by built form, which consists of several houses throughout the parcel and farm buildings.</p> <p>Despite the few houses and farm building in the General Area, the land parcel is very open and is characterised by rural land uses mainly used for crop growing. The topology of the parcel, which has gentle inclines and flatter fields, allows for wide sightlines into surrounding countryside, both across the parcel and into the wider countryside. The views are at times interrupted by pylons, houses, and the A120, but despite the presence of this built-form, the land parcel retains a predominantly open and a strong unspoilt rural character.</p>	5
Purpose 3: Total Score			5

Site Photos



Photograph 014: View looking south into the land parcel from the western end of the unnamed road on the north of the parcel boundary. This landscape is typical of the General Area.



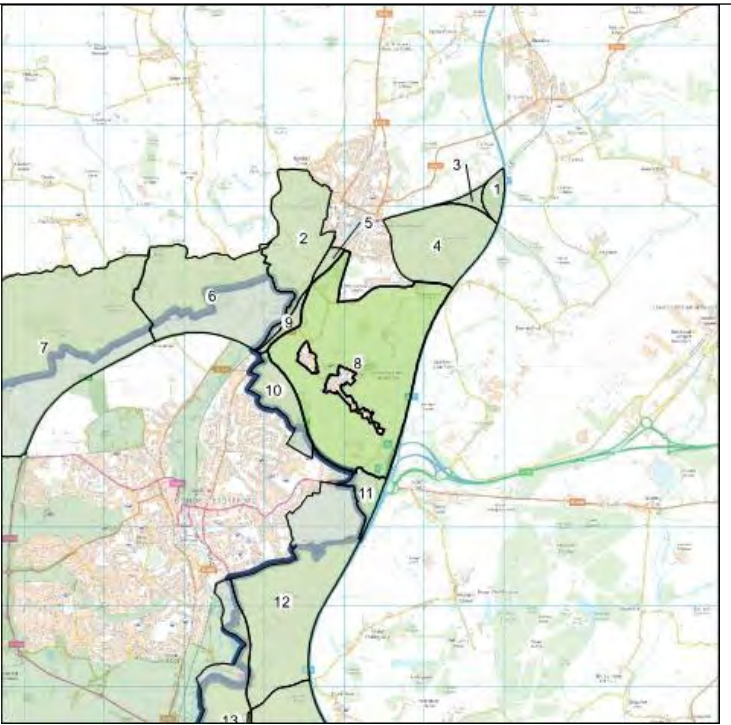
Photograph 016:
View across
arable fields,
typically seen
throughout the
land parcel,
looking south-
west from the
the eastern end
of the unnamed
road on the
north of the
parcel boundary.



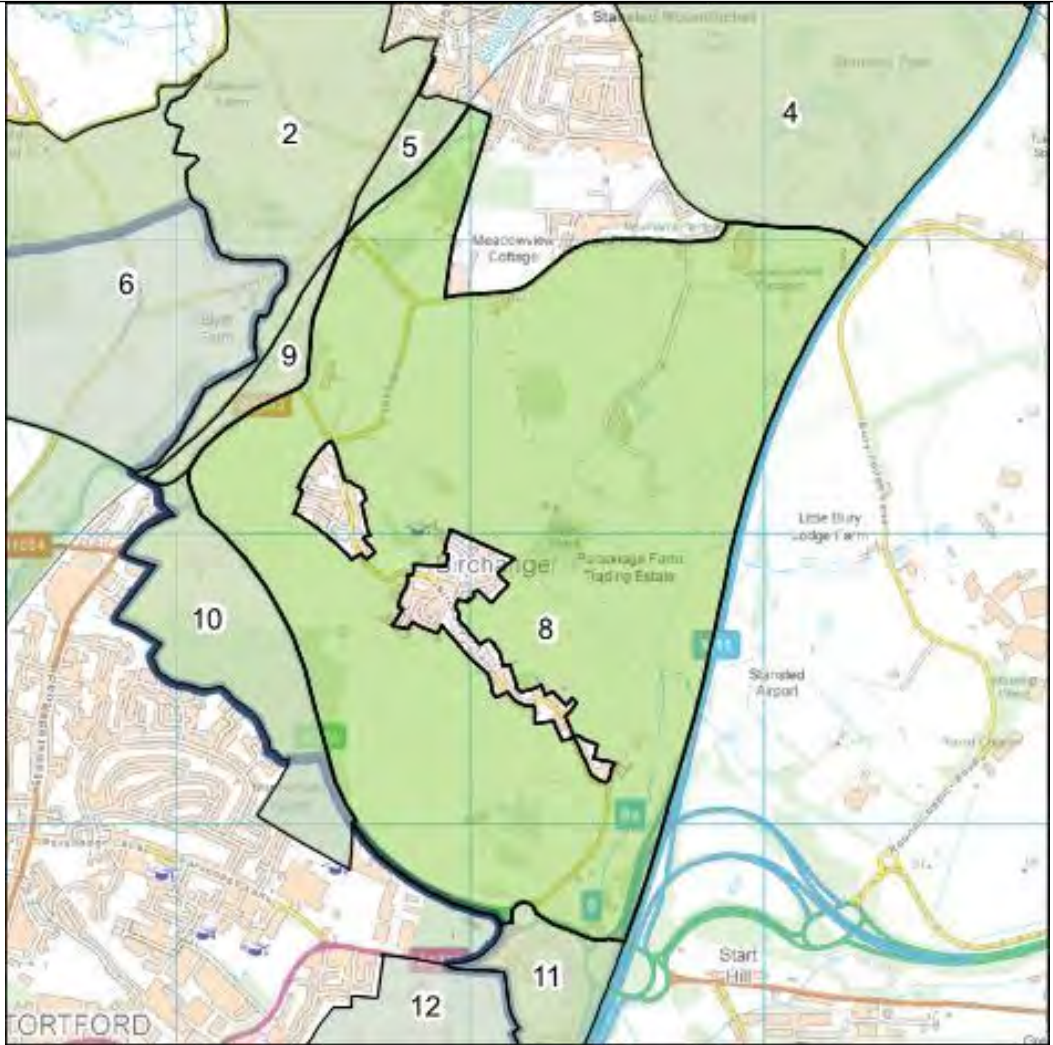
Photograph 017:
A house along
Walnut Tree
Lane, facing
north-east.



General Area	8
Area (ha)	329.45
Local Authority	Uttlesford
Description	General Area 8 is located to the north-east of Bishop's Stortford and abuts the south of Stansted Mountfitchet on its northern boundary. It is bounded by the A120 to the south, the B1388 (Stansted Road) and the railway line to the west, the M11 to the east, and Stansted Mountfitchet to the north (comprising Church Road / Forest Hall Road / Brook View / Stoney Common Road / woodland). The non-Green Belt settlement of Birchanger is contained within the General Area.



Location Plan

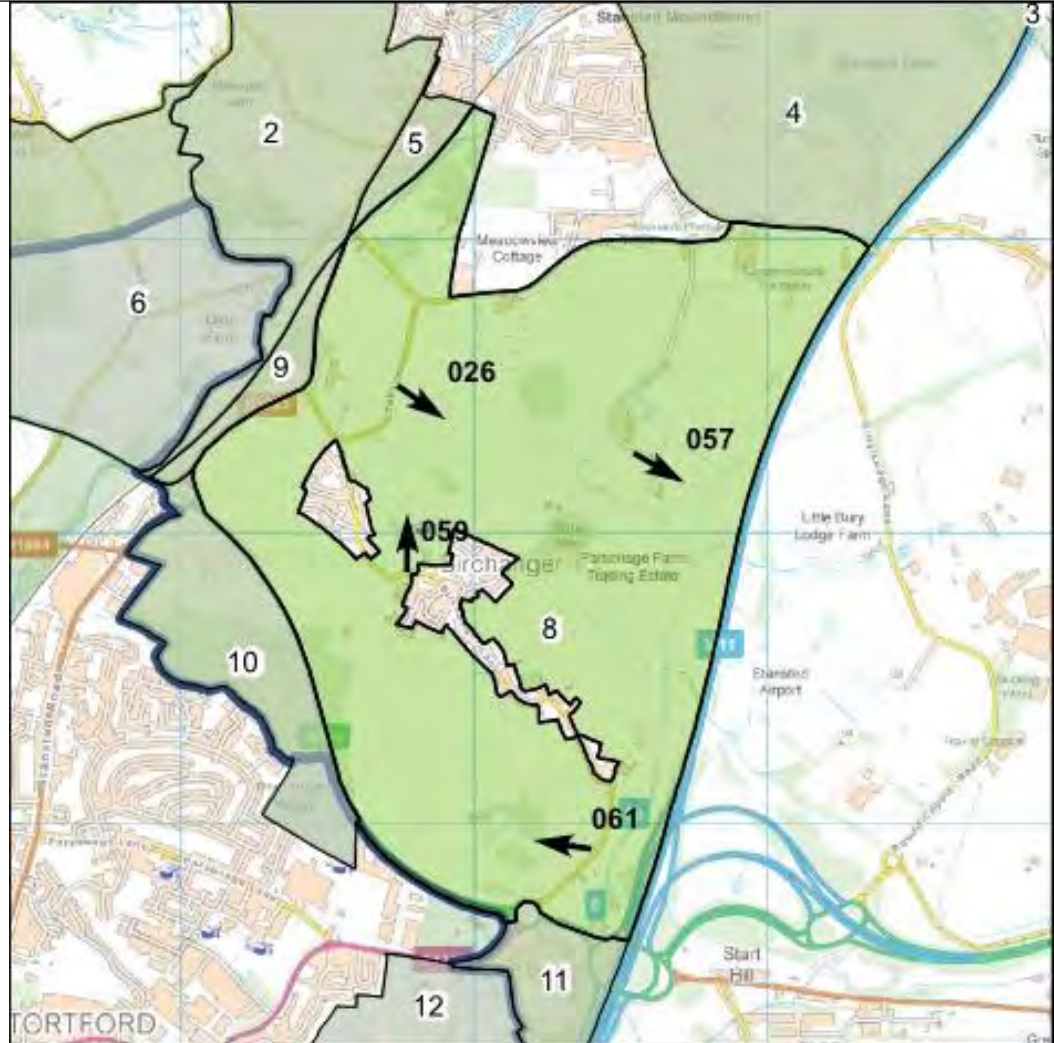


Purpose 1	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge the large built-up areas of Stansted Mountfitchet and Bishop's Stortford.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	<p>The land parcel is contiguous with the large built-up areas of Stansted Mountfitchet and Bishop's Stortford, preventing their outward sprawl into open land.</p> <p>The boundaries between the land parcel and the built-up areas are predominantly bordered by prominent, permanent and consistent boundary features. These comprise the A120 between the land parcel and the Bishop's Stortford built-up area to the south and Church Road / Forest Hall Road and a natural treeline buffer between the parcel and Stansted Mountfitchet to the north. The land parcel therefore serves as an additional barrier to sprawl.</p>	5
Purpose 1: Total Score			5/5

Purpose 2	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The land parcel forms the essential gap between the non-Green Belt settlements of Birchanger to both Bishop's Stortford and Stansted Airport, as well as to Stansted Mountfitchet. This essential gap prevents development that would significantly physically reduce the actual distance between these settlements.	5
Purpose 2: Total Score			5/5

Purpose 3	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 3% of the land parcel is covered by built form, which consists of houses, farm buildings, and light industrial use.</p> <p>The land parcel has large areas of open land with arable uses and providing a rural setting. The countryside is not encroached on by ribbon development once you leave the non-Green Belt settlement of Birchanger. Rolling hills offer mid to long views across the countryside, assisting in maintaining a generally rural character.</p> <p>However, some large developments are situated in land parcel which at times diminish the rural character. There are several business units located within the land parcel – BEW Direct in the west of the land parcel and the M11 Business Link Park down Parsonage Lane on the eastern side. A Travelodge hotel is in the south-east side of the land parcel on Birchanger Lane, and there is a playground on the same road located between the two Birchanger built-up areas. Despite presence of the various built-form, overall the land parcel has a largely rural character.</p>	4
Purpose 3: Total Score			4/5

Site Photos



Photograph 026:
Arable fields
with views into
open
countryside,
looking west
from Tot Lane
in the west of
the land parcel.



Photograph 057:

M11 Business Link Park on Parsonage Lane in the east of the land parcel.



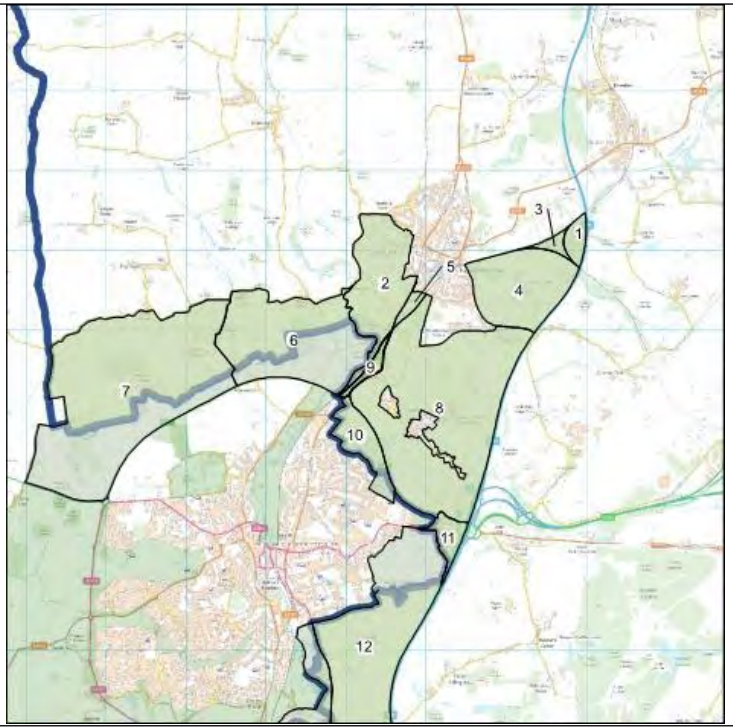
Photograph 061: Stansted and Bishop's Stortford's Travelodge hotel on Birchanger Lane in the centre of the land parcel.



Photograph 059:
View into the
playground on
Birchanger Lane
in the centre of
the parcel.



General Area	9
Area (ha)	8.15
Local Authority	Uttlesford
Description	<p>General Area 9 is a thin land parcel located to the north-east of Bishop's Stortford, which it abuts on its southern boundary, and the south-west of Stansted Mountfitchet. The General Area is bounded by the railway line to the west and the B1383 (Stansted Road) to the east. Its southern edge is formed by a roundabout on the A120.</p>



Location Plan



Purpose 1	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the Bishop's Stortford large built-up area preventing its outward sprawl into open land.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	The land parcel is connected to the large built-up area of Bishop's Stortford by a small part of the southern boundary. The boundary between the land parcel and Bishop's Stortford is the A120 which is permanent and consistent boundary feature. The land parcel serves as an additional barrier to sprawl.	3
Purpose 1: Total Score			3/5

Purpose 2	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The land parcel forms part of the wider gap between the non-Green Belt settlements of Stansted Mountfitchet and Bishop's Stortford. There may be scope for some development in the south of the land parcel without causing coalescence but the overall openness and scale of the gap is important to restricting the merging of these settlements.	3
Purpose 2: Total Score			3/5

Purpose 3	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 1% of the land parcel is covered by built form, which consists of a house and farm buildings.</p> <p>General Area 9 is a slim parcel landscaped with trees and low level planting. There is a slight incline towards the east which offers short views across the parcel onto the railway which forms the western boundary, and into the Green Belt beyond. There are also some pylons running south-west to north-east through the parcel, but despite this there is an absence of built development and the parcel remains characterised by rural uses and landscapes, here of scrubland and planted trees.</p>	5
Purpose 3: Total Score			5/5

Site Photos



Photograph 022:
View looking west from the B1383 (Stansted Road) across the land parcel and its scrubland and into Green Belt beyond (General Areas 2 and 6).

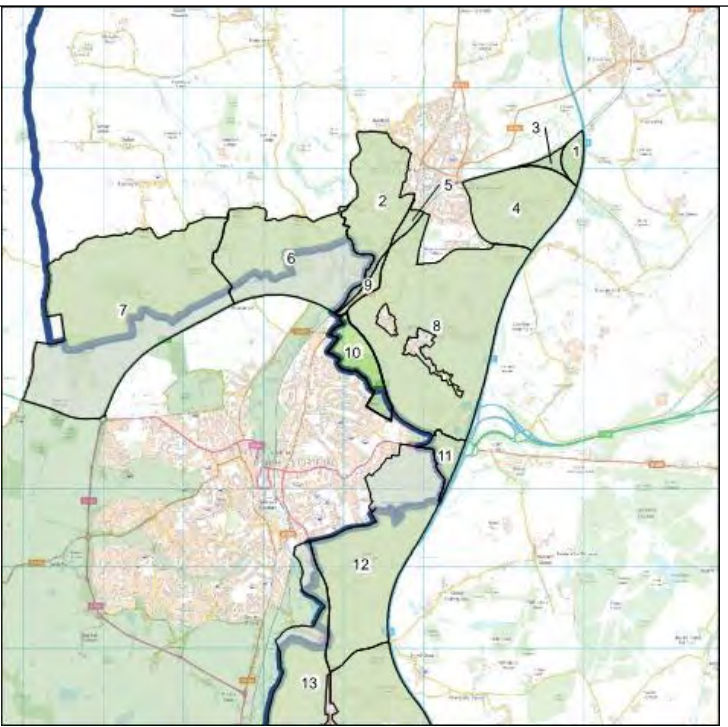


Photograph 023:

View looking north-east from the B1383 (Stansted Road) across the parcel and into Green Belt beyond (General Areas 2 and 6).



General Area	10
Area (ha)	38.61
Local Authority	Uttlesford
Description	General Area 10 is located to the north-east of Bishop's Stortford which it abuts on its southern boundary. The parcel is bounded by the B1383 (Stansted Road) and the built-up area of Bishop's Stortford to the west, the built-up area of Bishop's Stortford to the south, and the A120 to the east.



Location Plan



Purpose 1	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the Bishop's Stortford large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	The land is connected to the large built-up area of Bishop's Stortford, preventing its outward sprawl into open land. The boundary between the land parcel and the Bishop's Stortford built-up area is predominantly bordered by features lacking in durability or permanence, consisting of the backs of houses and gardens on Oaklands Park, Northolt Avenue, Hurn Grove, Cranwell Gardens, and Fulton Crescent. Although the north-west corner of the land parcel is bordered by more durable features (a retail park and the B1383 (Stansted Road)), overall, the land parcel is an important barrier to sprawl.	3+
Purpose 1: Total Score			3+/5

Purpose 2	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The land parcel forms part of the essential gap between the non-Green Belt settlements of Bishop's Stortford and Birchanger, preventing development that would significantly physically reduce the actual distance between these settlements.	5
Purpose 2: Total Score			5/5

Purpose 3	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	Approximately 0% of the land parcel is covered by built form. There are two distinct character areas to General Area 10. The southern section of the land parcel is covered in thick woodland (Birchanger Woods) with no roads running through, while the northern section is an open farm field, both contributing to a very rural feel. The field area is flat, providing medium views across the landscape, although shortened by the wooded area when looking to the south. Due to the height, density, and flat topography of the woodland area, there are no views across this area of the parcel however the area also contributes to a rural feel. Overall the parcel has a strong unspoilt rural character.	5
Purpose 3: Total Score			5/5

Site Photos



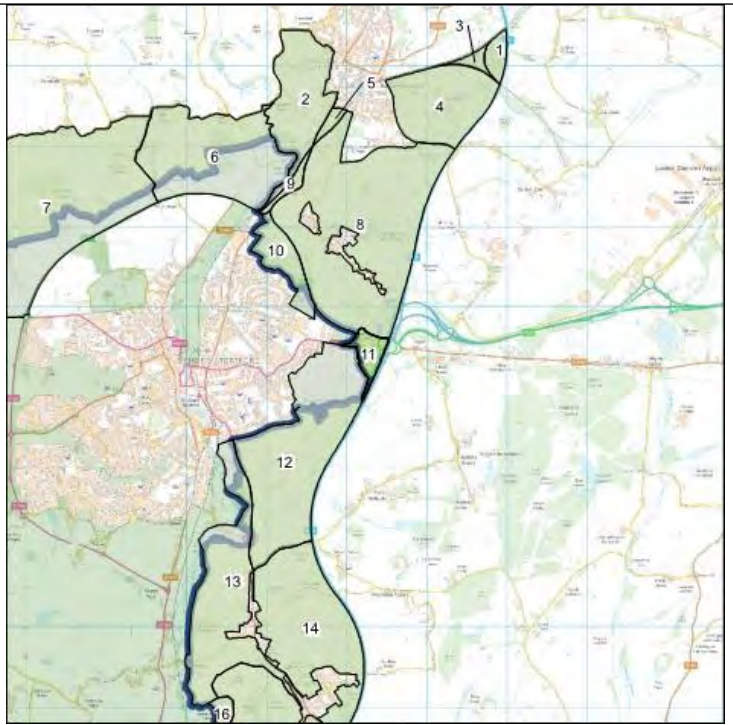
Photograph 020:
View across the open field on the north-west of the land parcel, facing south-east from the B1383 (Stansted Road). The build development (retail park) shown on the right of the photo is outside the Green Belt.



Photograph 062:
View of
Birchanger
Woods looking
north-east from
Northholt
Avenue.



General Area	11
Area (ha)	17.94
Local Authority	Uttlesford
Description	General Area 11 is located to the east of Bishop's Stortford and to the west of Stansted Airport, and comprises the Birchanger Green Services at Junction 8 of the M11. It is bounded by the M11 to the east, the A120 and A1250 to the north/north-west and a dense buffer of trees/vegetation to the south-west which forms the edge to the Bishops Stortford Golf Club.



Location Plan



Purpose 1	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the Stansted Airport large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	<p>The land parcel is connected to the large built-up area of Stansted Airport, preventing further sprawl into the land parcel.</p> <p>The boundary between the land parcel and Stansted Airport is very strongly defined with the M11 and motorway junction being the boundary feature to the east of the parcel. The land parcel acts as an additional barrier to sprawl.</p> <p>It should be noted that parcel is close to the edge of the Bishop's Stortford large built-up area. However, a small section of Green Belt (comprising Bishop's Stortford Football Club) provides separation.</p>	3
Purpose 1: Total Score			3/5

Purpose 2	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The land parcel forms a large part of the essential gap between the non-Green Belt settlements of Bishop's Stortford and Stansted Airport. The majority of the parcel is already developed and urban in character, comprising built form associated with the Birchanger Green Services. Despite this, the parcel plays a role in preventing further reduction in the scale of the gap by preventing development which would further reduce the distance (both visually and physically) between these settlements.	5
Purpose 2: Total Score			5/5

Purpose 3	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Approximately 24% of the land parcel is covered by built form.</p> <p>Built form is distributed across the parcel and comprises buildings (including hotel, Welcome Break services, and petrol station), roads, car/lorry parks, and infrastructure associated with the services. The M11 and approach roads further diminish the rural feel of the parcel and there is very little connectivity to the wider countryside.</p> <p>While the parcel contains some green/open space, this is primarily formed by engineered embankments around the perimeter of the services which contribute to the urban character.</p>	0
Purpose 3: Total Score			0/5

Site Photos



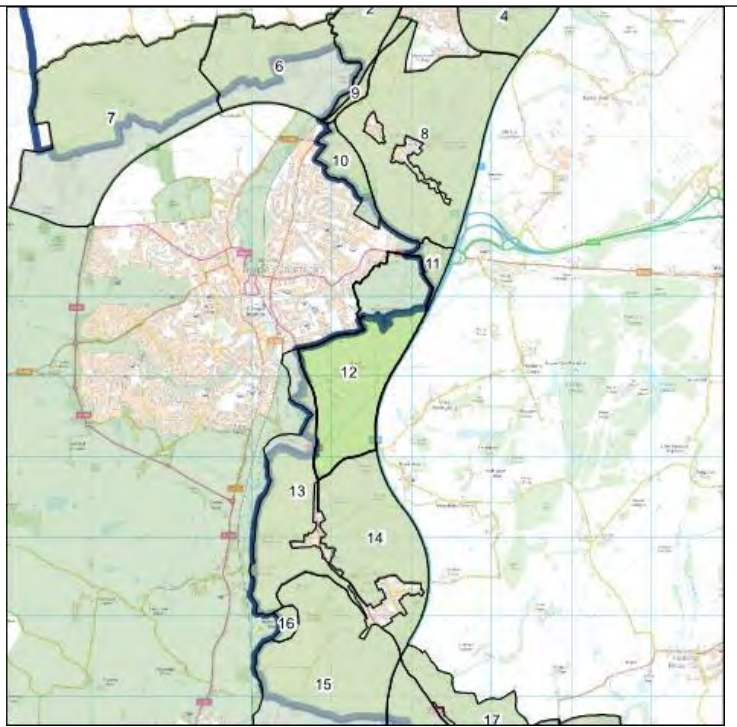
Photograph 063:
View looking
north-west of
Birchanger
Green Services,
showing high
proportion of
built-form.



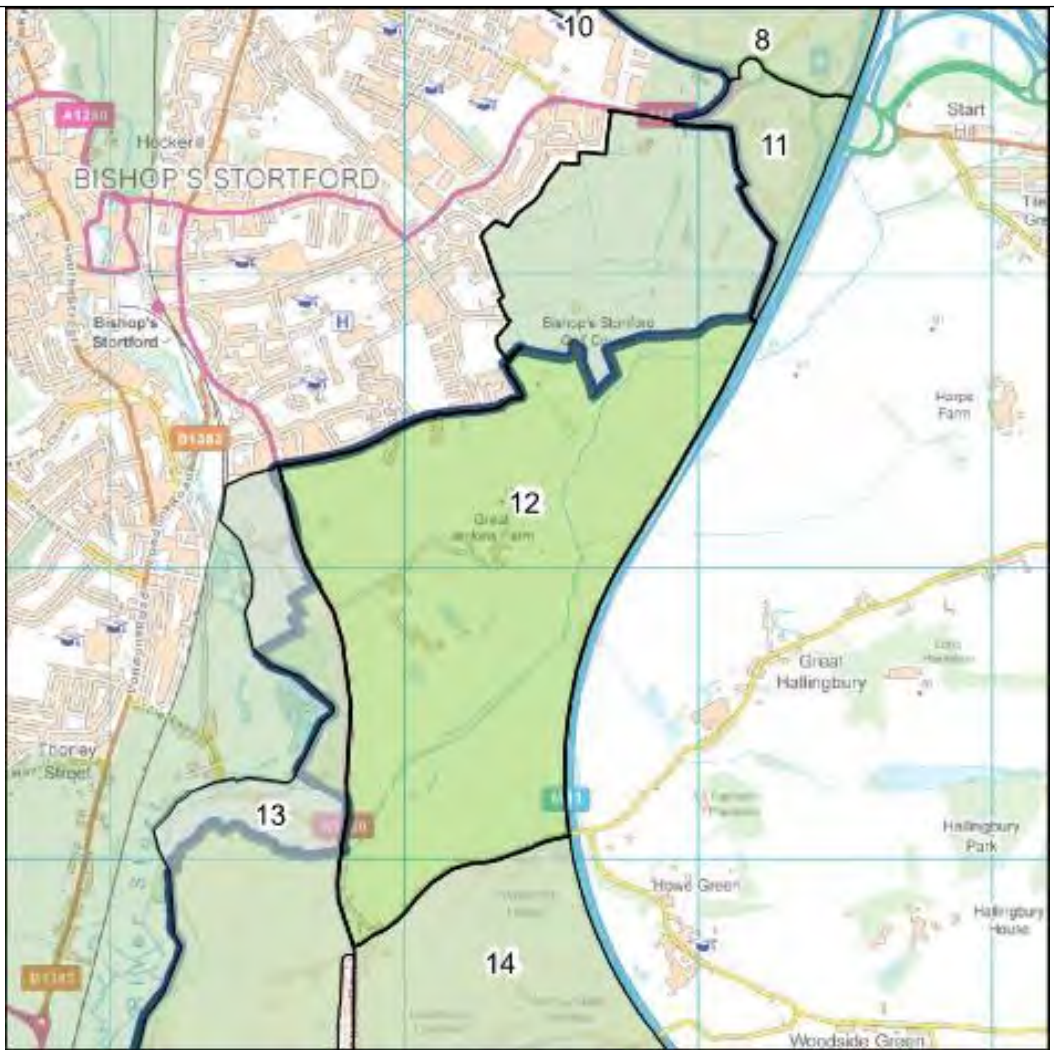
Photograph 064:
View looking
west of
Birchanger
Green Services,
showing high
proportion of
built-form.



General Area	12
Area (ha)	224.67
Local Authority	Uttlesford / <i>East Herts</i>
Description	General Area 12 is located to the east/south-east of Bishop's Stortford and to the north of Little Hallingbury. It is bounded by the M11 to the east, Birchanger Green Services to the north-east, Bishop's Stortford to the north-west, the A1060 (Hallingbury Road) to the west, and Church Road to the south.



Location Plan

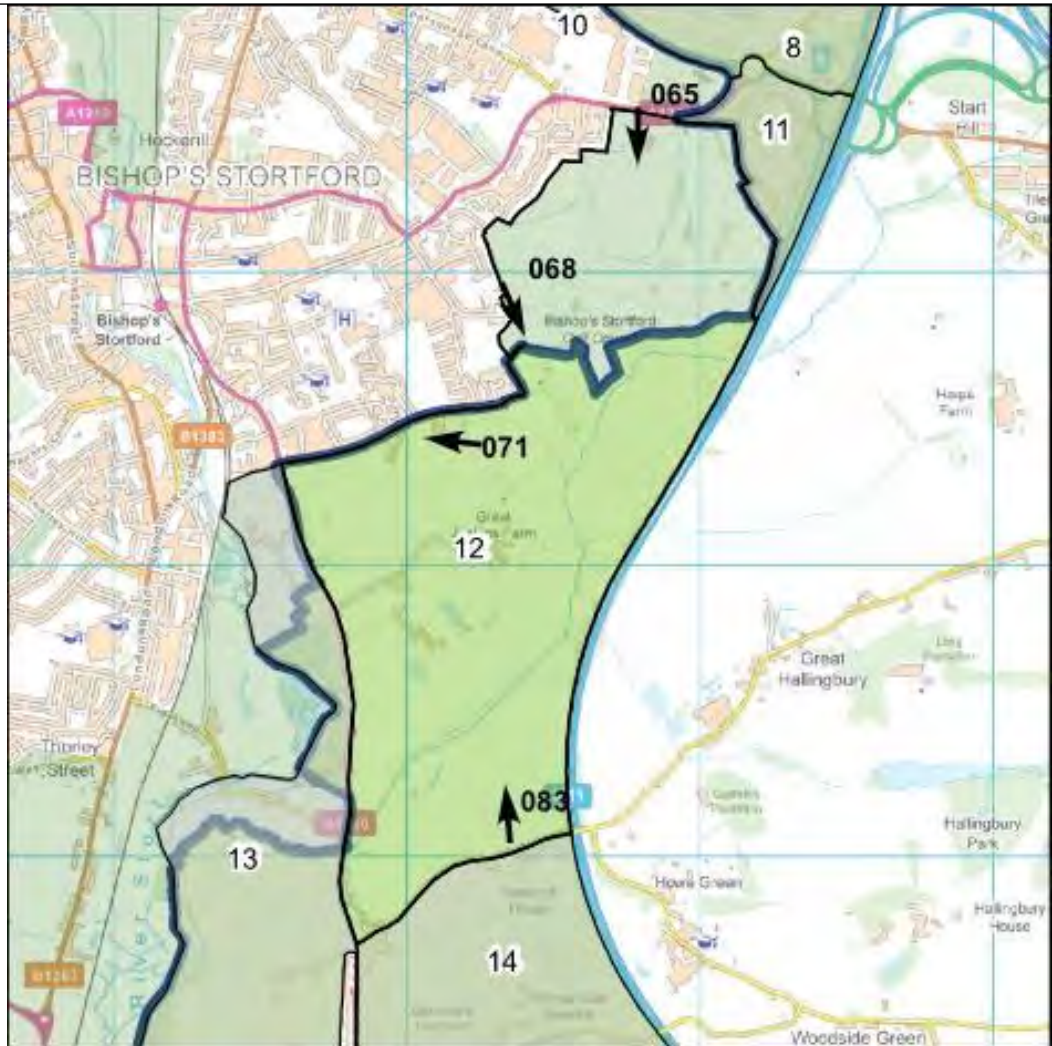


Purpose 1	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the Bishop's Stortford large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	<p>The land parcel is connected to the large built-up area of Bishop's Stortford, preventing further sprawl into the land parcel.</p> <p>The boundary between the land parcel and the Bishop's Stortford built-up area is predominantly bordered by features lacking in durability or permanence, including the rear gardens of detached properties which back onto Bishop's Stortford Golf Course and allotments on Haymeads Lane.</p> <p>While Beldams Lane forms a more prominent boundary feature to Bishop's Stortford on the north-western edge of the parcel, overall the land parcel is an important barrier to sprawl.</p>	3+
Purpose 1: Total Score			3+/5

Purpose 2	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The land parcel forms of the wider gap between the non-Green Belt settlements of Bishop's Stortford and Little Hallingbury, as well as part of the essential gap between the non-Green Belt settlements of Bishop's Stortford and Stansted Airport (north-east section of the parcel, along with General Area 11).</p> <p>There may be scope for some development in the north-western corner of the parcel adjacent to Bishop's Stortford, without causing coalescence between Bishop's Stortford and Stansted Airport or Bishop's Stortford and Little Hallingbury. However, the overall scale of the gap is important to restricting the merging of these settlements.</p>	3
Purpose 2: Total Score			3/5

Purpose 3	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Approximately 3% of the land parcel is covered by built form.</p> <p>Built form is distributed across the parcel, including in relation to Bishop's Stortford Golf Course in the north, development off Beldams Lane (for example Bishop's Stortford Bowling Club and Hockerill Cricket Club), and in the centre of the parcel along Jenkins Lane including houses and the Jenkins Lane sewage works.</p> <p>The north of the parcel is dominated by the Bishop's Stortford Golf Course, while the rest of the parcel has a more rural character with large arable fields. However, due to the flat topography, long distance views across open fields are interrupted in several places by Jenkins Lane sewage works. Overall, the parcel has a largely rural character.</p>	4
Purpose 3: Total Score			4/5

Site Photos



Photograph 065: Bishop's Stortford Golf Course viewed from the entrance on the A1250 (Dunmow Road).



Photograph 068:
Bishop's
Stortford Golf
Course viewed
from Haymeads
Lane.



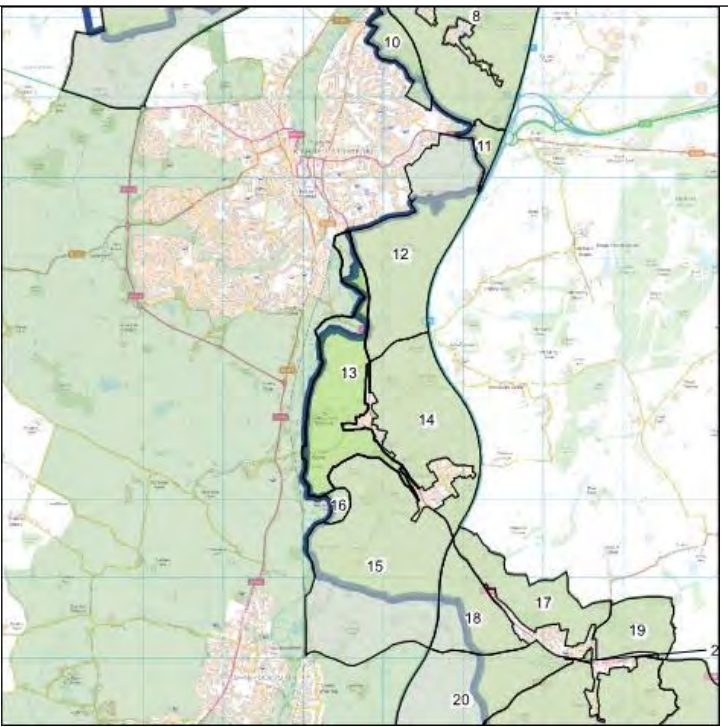
Photograph 071:
Bishop's
Stortford
Bowling Club,
Beldams Lane.



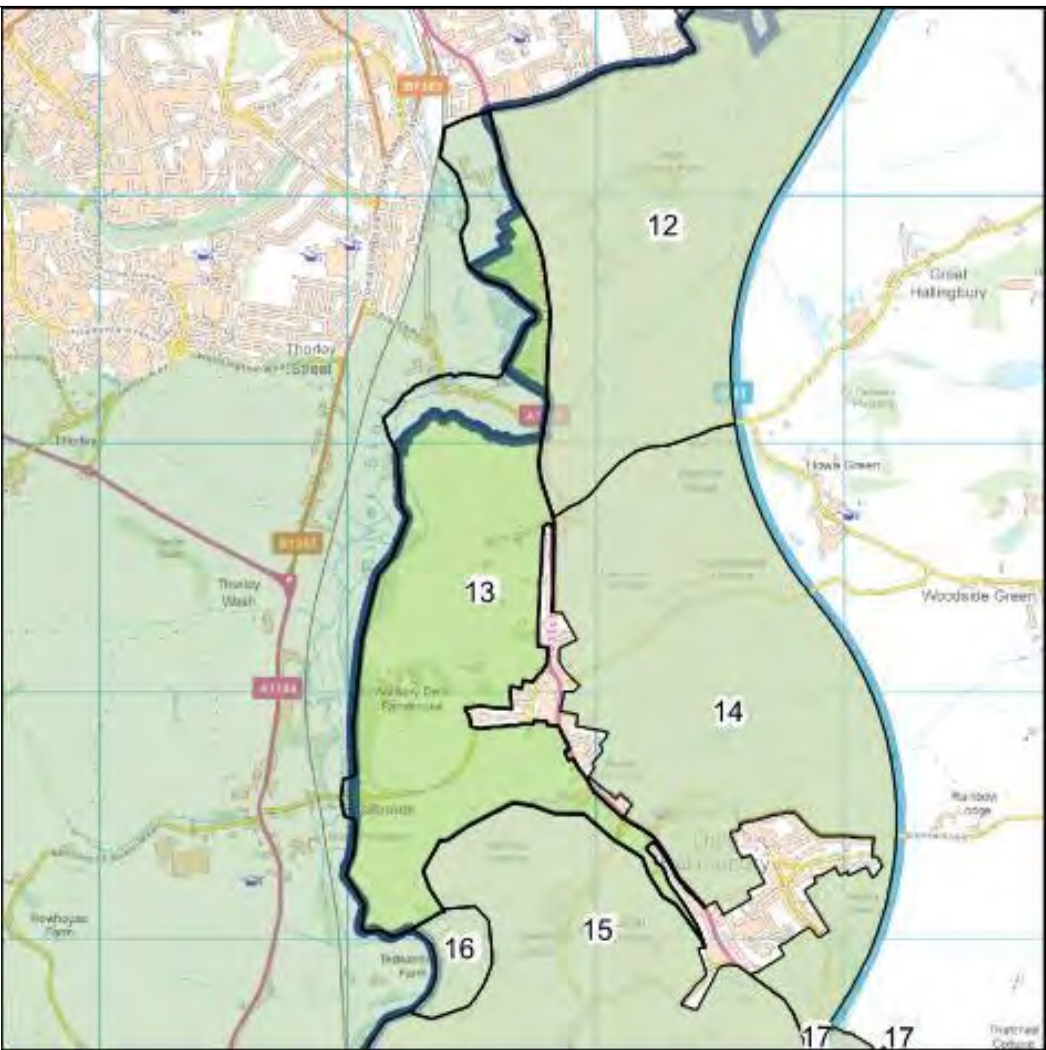
Photograph 083:
View of Jenkins
Lane sewage
works from
Church Lane
(looking north).



General Area	13
Area (ha)	161.67
Local Authority	Uttlesford / <i>East Herts</i>
Description	General Area 13 is located to the south of Bishop's Stortford and to the west of Little Hallingbury. It is bounded by Bishop's Stortford to the north, the A1060 (Hallingbury Road / Latchmore Bank / Lower Road) and Little Hallingbury / Wright's Green to the east, a watercourse / spur from the River Stort to the south, and the River Stort and railway line to the west.



Location Plan



Purpose 1	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the Bishop's Stortford large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	<p>The land parcel is connected to the large built-up area of Bishop's Stortford, preventing further sprawl into the land parcel.</p> <p>The boundary between the land parcel and the Bishop's Stortford built-up area is bordered by features lacking in durability or permanence, comprising the boundary between residential gardens and the Hallingbury Road West Allotments.</p> <p>The land parcel is an important barrier to sprawl.</p>	3+
Purpose 1: Total Score			3+/5

Purpose 2	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The land parcel forms part of the wider gap between the non-Green Belt settlements of Bishop's Stortford and Little Hallingbury. There may be scope for some development in the west of the land parcel without causing coalescence but the overall scale of the gap is important to restricting the merging of these settlements.</p> <p>In addition, the land parcel forms part (along with General Area 14) of the essential gap between the non-Green Belt settlements of Little Hallingbury and Wright's Green. The role of the parcel in preventing further ribbon development along the A1060 (Lower Road) which may lead to coalescence of these settlements, is particularly noted.</p>	5
Purpose 2: Total Score			5/5

Purpose 3	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Approximately 4% of the land parcel is covered by built form.</p> <p>The land parcel has a mixed character with built form distributed amongst more open areas including agricultural fields and the Rushy Meads Nature Reserve. In the north of the parcel, there is development associated with the Hallingbury Road West Allotments, Bishop's Stortford Canoe Club, caravan site, limited housing and an aggregates site. Further south, off Pigs Lane, there is some housing and agricultural development. In the south of the parcel there is further development along Dell Lane including sewage work, housing and some commercial properties (including a clay pigeon site). Finally, there is some built form along the A1060 (Hallingbury Road / Latchmore Bank / Lower Road), including ribbon development (housing) between Wright's Green and Little Hallingbury</p> <p>Despite the low percentage of built form, the sense of openness is diminished across the land parcel by existing built-form. However, overall the land parcel retains a largely rural character.</p>	4
Purpose 3: Total Score			4/5

Site Photos



Photograph 074:
Hallingbury
Road West
Allotments
located at the
north of the land
parcel, viewed
from the A1060
(Hallingbury
Road).



Photograph 080:
Rushy Mead
Nature Reserve
viewed (looking
east) from the
junction of the
A1060
(Hallingbury
Road) and
Jenkins Lane.



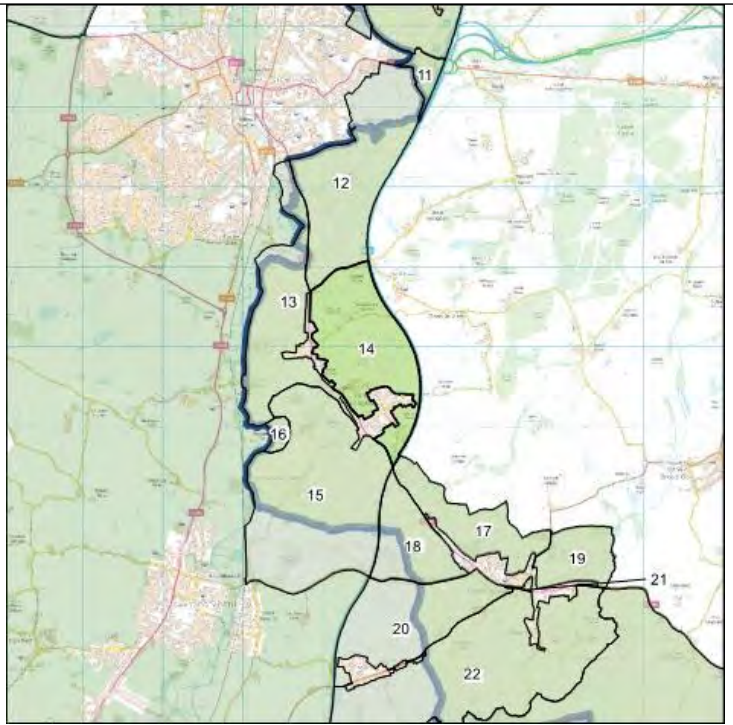
Photograph 091:
View (looking
west from the
western end of
Port Lane) of
fields showing
the open
character of the
centre of the
land parcel.



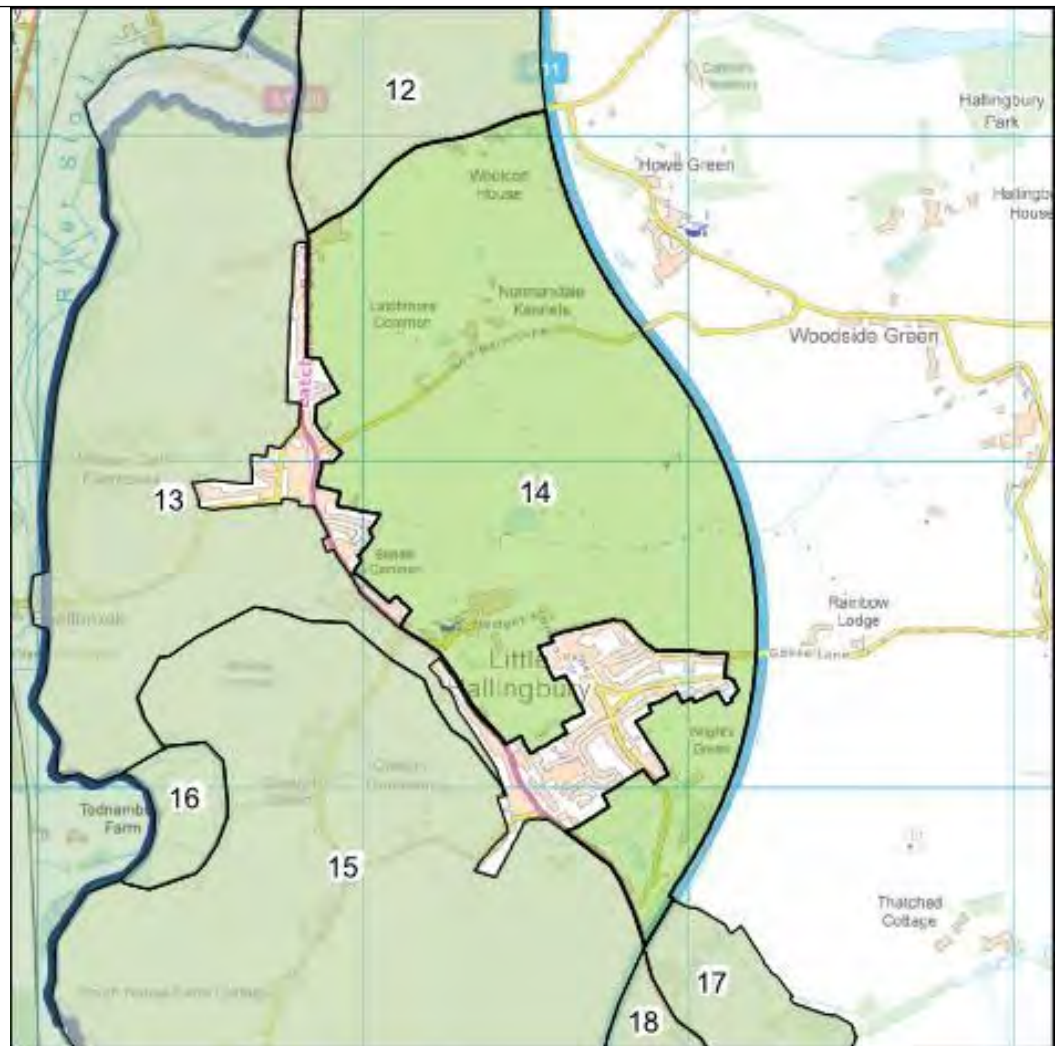
Photograph 081:
Housing along
Pig Lane (view
looking west).



General Area	14
Area (ha)	186.61
Local Authority	Uttlesford
Description	General Areas 14 is located to the east of Little Hallingbury and generally to the north of Wright's Green, and is located at the outer edge of the Uttlesford / Metropolitan Green Belt. The General Area is bounded by Church Lane to the north, the M11 to the east / south, and Little Hallingbury / Wright's Green / the A1060 (Latchmore Bank / Lower Road) to the west.



Location Plan



Purpose 1	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0
Purpose 1: Total Score			0/5

Purpose 2	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The land parcel forms part of the wider gap between the non-Green Belt settlements of Bishop's Stortford and Little Hallingbury / Wright's Green. There may be scope for some development in the north and east of the land parcel without causing coalescence but the overall scale of the gap is important to restricting the merging of these settlements.</p> <p>In addition, the land parcel forms part (along with General Area 13) of the essential gap between the non-Green Belt settlements of Little Hallingbury and Wright's Green. The role of the parcel in preventing further ribbon development along the A1060 (Lower Road) which may lead to coalescence of these settlements, is particularly noted.</p>	5
Purpose 2: Total Score			5/5

Purpose 3	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 3% of the land parcel is covered by built form.</p> <p>Built form is concentrated in south of the land parcel on Wright's Green Lane to the north (a primary school, church, housing, and agricultural buildings) and south (housing and agricultural buildings) of Wright's Green. There is some built form along the A1060 (Latchmore Bank / Lower Road), including ribbon development (housing) between Wright's Green and Little Hallingbury, and further built form on New Barn Lane (kennels and cattery) and Church Lane (farm shop and housing / commercial e.g. Woollcott House).</p> <p>Despite the presence of built form, the land parcel retains a predominantly strong unspoilt rural character.</p>	5
Purpose 3: Total Score			5/5

Site Photos



Photograph 084:
View of
residential /
commercial
development
(Woolcott
House) on
Church Lane.



Photograph 086:
View of fields
to the south of
New Barn Lane.



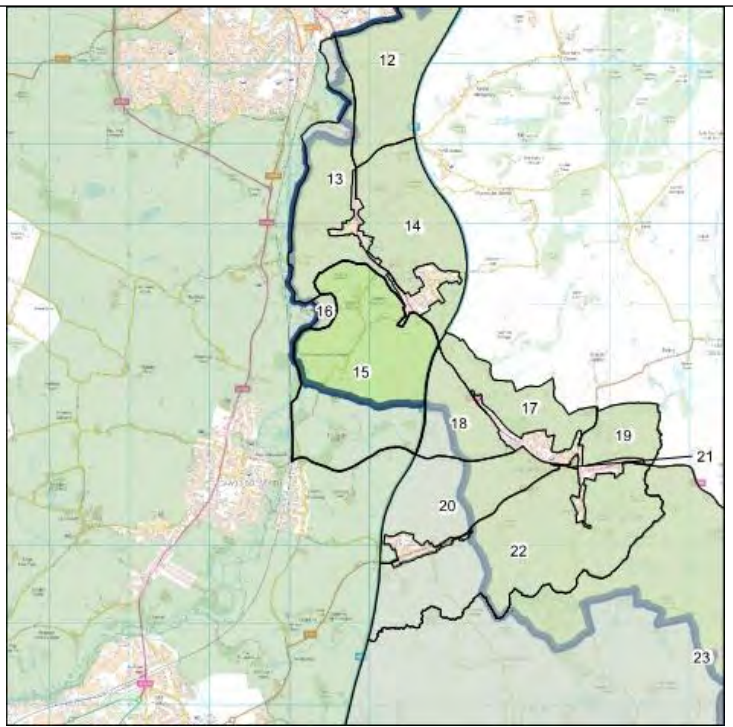
Photograph 087:
View looking
south-east from
the junction of
the A1060
(Latchmore
Bank) and New
Barn Lane.



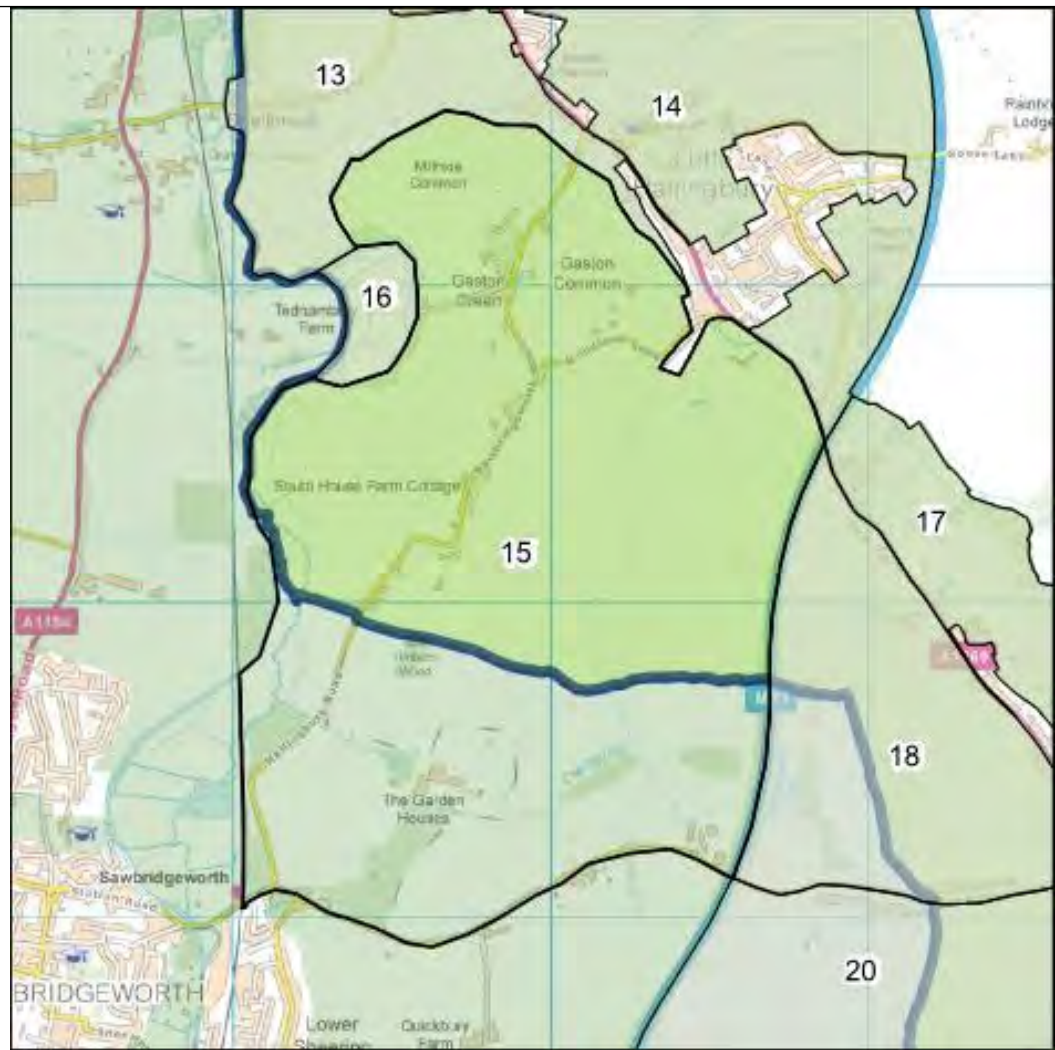
Photograph 106:
View from the
southern end of
Wright's Green
Lane (looking
east towards the
M11) residential
development.



General Area	15
Area (ha)	341.41
Local Authority	Uttlesford/ <i>East Hertfordshire/ Epping Forest</i>
Description	General Area 15 is located to the north-east of Sawbridgeworth / Lower Sheering, which it abuts on the south-west corner, and south-west of Wright's Green which it abuts on the north-east boundary. It is bounded by Sawbridgeworth Road to the south, the railway line and River Stort to the west, a tributary of the River Stort, the A1060 (Lower Road) and Wright's Green to the north, and the M11 to east.



Location Plan

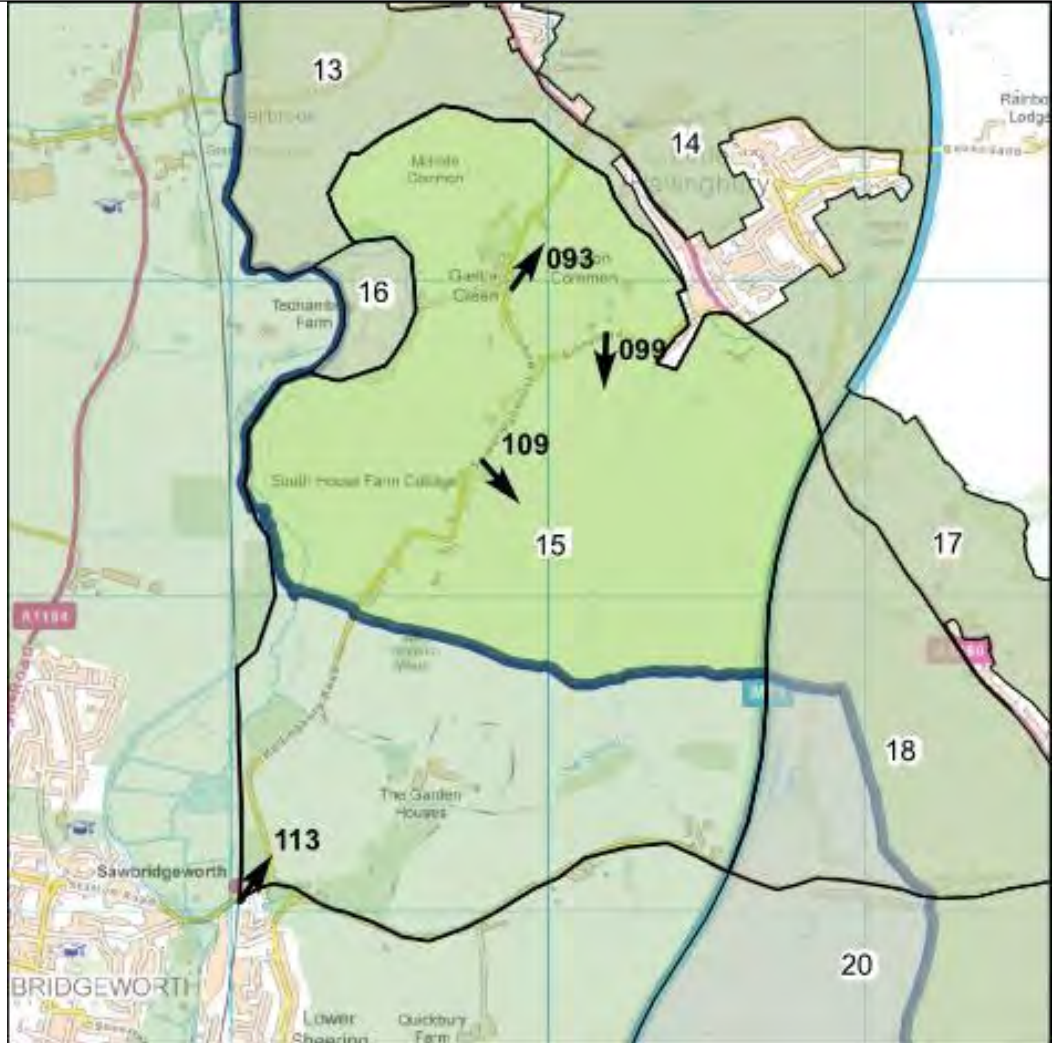


Purpose 1	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the large built-up area of Sawbridgeworth / Lower Sheering.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	<p>A small part of the land parcel is connected to the large built-up area of Sawbridgeworth / Lower Sheering, preventing its outward sprawl into open land.</p> <p>The boundary between the land parcel and the Sawbridgeworth / Lower Sheering built-up area is bordered by Station Road / Hatfield Heath Road which is a prominent, permanent and consistent boundary feature. The land parcel therefore serves as an additional barrier to sprawl.</p>	3
Purpose 1: Total Score			3/5

Purpose 2	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The land parcel forms part of the wider gap between the non-Green Belt settlements of Sawbridgeworth / Lower Sheering and Wright's Green / Little Hallingbury as well as Hatfield Heath. There may be some scope for development in the south-west and north-east corners without causing coalescence but the overall scale of the gap is important to restricting the merging of these settlements.	3
Purpose 2: Total Score			3/5

Purpose 3	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 2% of the land parcel is covered by built form, which predominantly consists of ribbon development along Hallingbury Road / Sawbridgeworth Road through the middle of the land parcel and a residential development at Gaston Green.</p> <p>The land parcel possesses an overall openness throughout, with open fields, arable farming, and areas of woodland and small watercourses. The topology very gently undulates giving long views across the open countryside contributing to a rural feel. The sense of openness is at times disrupted by built-development, predominantly houses but also with a few small businesses and several farms, along the length of Hallingbury Road / Sawbridgeworth Road, and becoming more concentrated in quantity to the north along Sawbridgeworth Road and at Gaston Green, where there is also a cricket pitch. Development is however restricted to these areas and the majority of the land parcel is characterised by rural uses and a general absence of built form. The parcel therefore possesses a largely rural character.</p>	4
Purpose 3: Total Score			4/5

Site Photos



Photograph 113: View looking north-east from the level crossing at Sawbridgeworth railway station in the south-west of the land parcel.



Photograph 109:
Example of ribbon
development
along
Hallingbury
Road /
Sawbridgeworth
Road in the
centre of the
land parcel.



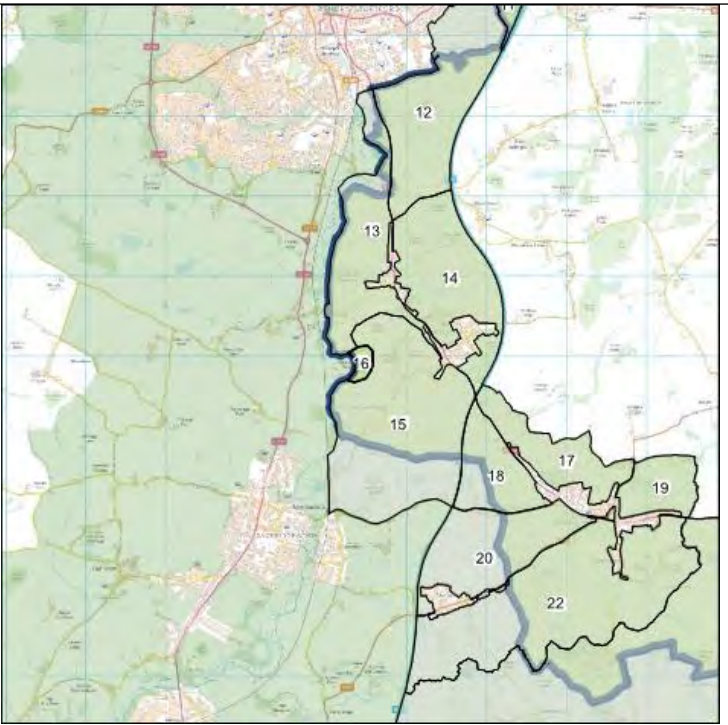
Photograph 099:
View looking
south from
Grinstead Lane
in the north-east
of the land
parcel showing
arable fields
which is a
typical land use
within the
General Area.



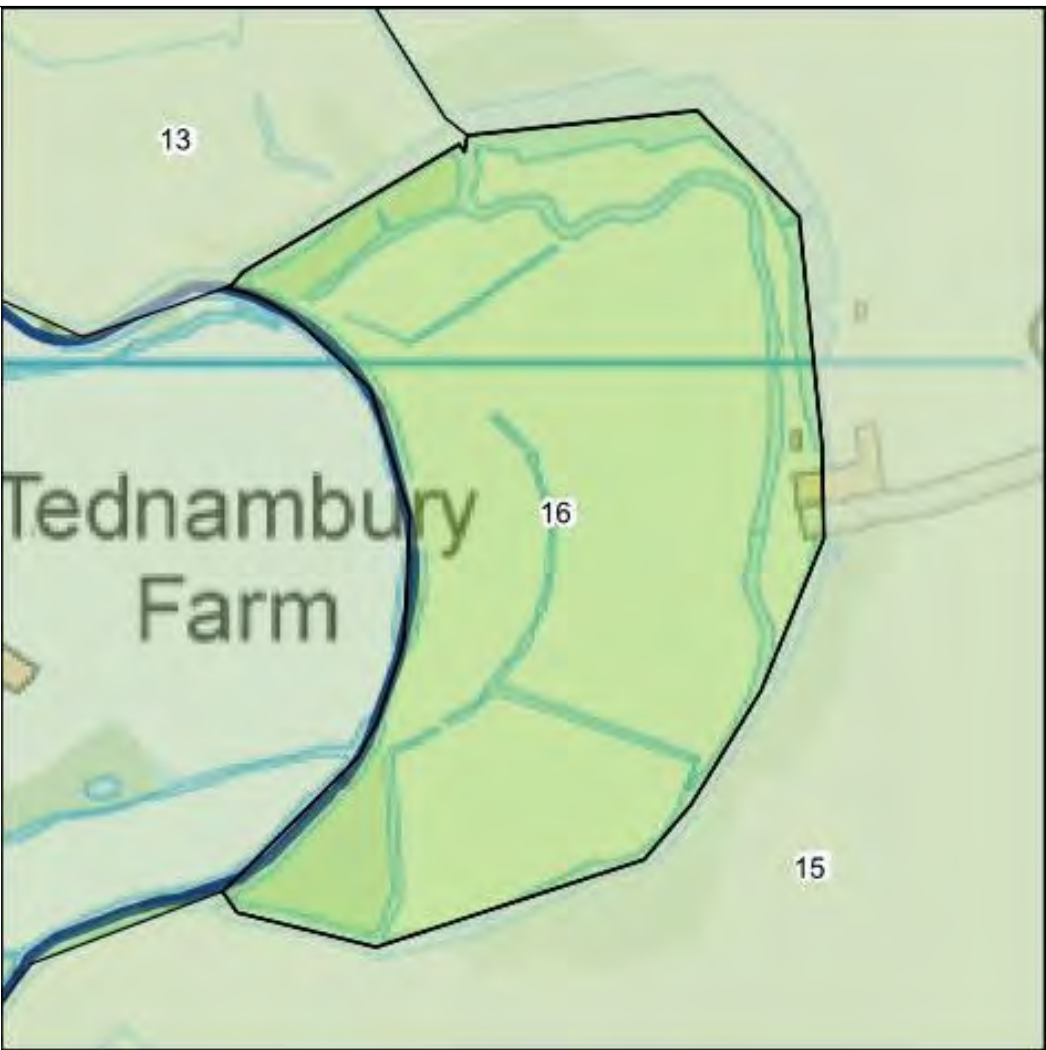
Photograph 093:
Pond and
houses in
Gaston Green in
the north of the
land parcel.



General Area	16
Area (ha)	9.64
Local Authority	Uttlesford
Description	General Area 16 is located to the south-west of Little Hallingbury and west of Wright's Green. It comprises an island within the River Stort and is bounded on all sides by the river.



Location Plan

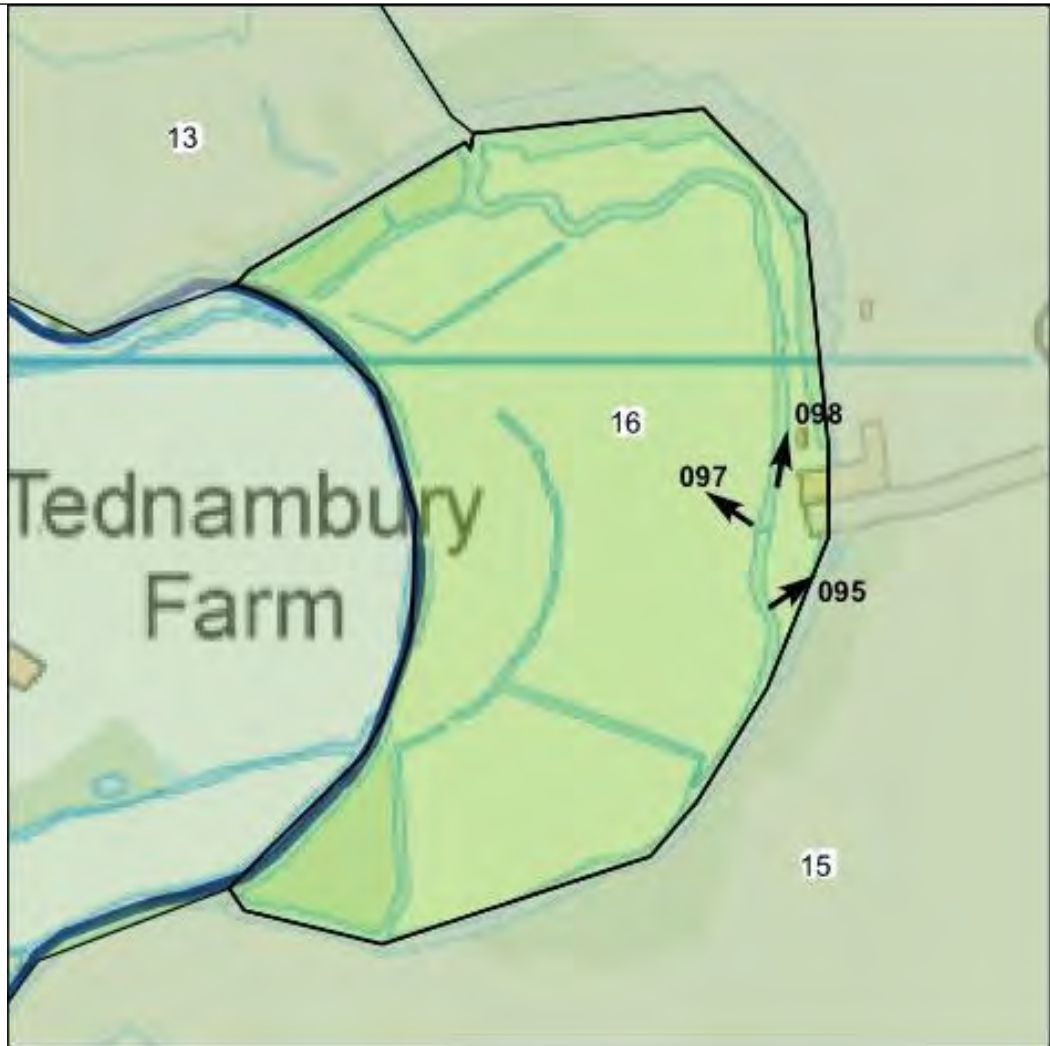


Purpose 1	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0
Purpose 1: Total Score			0/5

Purpose 2	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The land parcel forms a small part of the less essential gap between the non-Green Belt settlements of Sawbridgeworth / Lower Sheering and Little Hallingbury / Wright's Green, which is of sufficient scale and character that development is unlikely to cause merging between settlements.	1
Purpose 2: Total Score			1/5

Purpose 3	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	Approximately 3% of the land parcel is covered by built form. Built form comprises the Old Mill building and associated structures, located on the eastern side of the land parcel. Despite the presence of built form, the land parcel retains an open and strong unspoilt rural character.	5
Purpose 3: Total Score			5/5

Site Photos



Photograph 097:
View looking
north-west from
the footbridge at
the western end
of Old Mill
Lane (eastern
edge of the land
parcel).



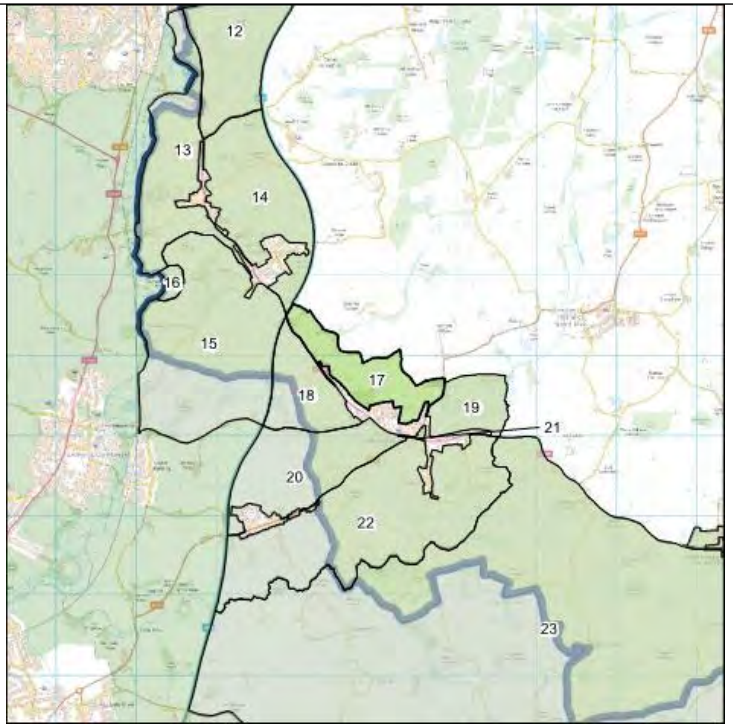
Photograph 098:
View of
hardstanding
associated with
the Old Mill
building and
canal cruises
(looking north
from the
western end of
Old Mill Lane).
The River Stort
which forms the
eastern
boundary to
General Area 16
can be seen in
the centre of the
photograph.



Photograph 095:
View of the Old
Mill building at
the western end
of Old Mill
Lane. The River
Stort which
forms the
boundary
between
General Areas
16 and 15, flows
under this
building.



General Area	17
Area (ha)	95.58
Local Authority	Uttlesford
Description	<p>General Area 17 is located to the north of Hatfield Heath and to the south-east of Wright's Green and is located at the outer edge of the Uttlesford / Metropolitan Green Belt. The General Area is bounded by the M11 to the north-west, the A1060 (Lower Road) / Hatfield Heath to the south, and Dunmow Road to the east. The north-eastern boundary is formed by field boundaries and comprises the outer edge of the Green Belt.</p>



Location Plan



Purpose 1	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0
Purpose 1: Total Score			0/5

Purpose 2	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The land parcel forms part of the wider gaps between the non-Green Belt settlements of Wright's Green and Hatfield Heath. There may be scope of some development in the south-east of the land parcel without causing coalescence but the overall openness and scale of the gap is important to restricting the merging of settlements.	3
Purpose 2: Total Score			3/5

Purpose 3	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Approximately 4% of the land parcel is covered by built form.</p> <p>Built form is distributed throughout the parcel, in particular along the A1060 (Lower Road), including Hallingbury Hall Equestrian Centre, and sporadic residential and agricultural properties. There is additional built form on the northern edges of Hatfield Heath in the form of a new residential development of 14 properties and allotments on Broomfields and the Greenways Eggs centre off Mill Lane. Finally, in the north-east of the land parcel, there are residential properties on Dunmow Road.</p> <p>Despite the presence of built-form, the land parcel retains a largely rural character.</p>	4
Purpose 3: Total Score			4/5

Site Photos



Photograph 119: View (looking north from the A1060 (Lower Road)) of agricultural land in the north-west of the land parcel.



Photograph 118:
View of
approach to
Little
Hallingbury
Park (outside of
Green Belt)
from the A1060
(Lower Road).



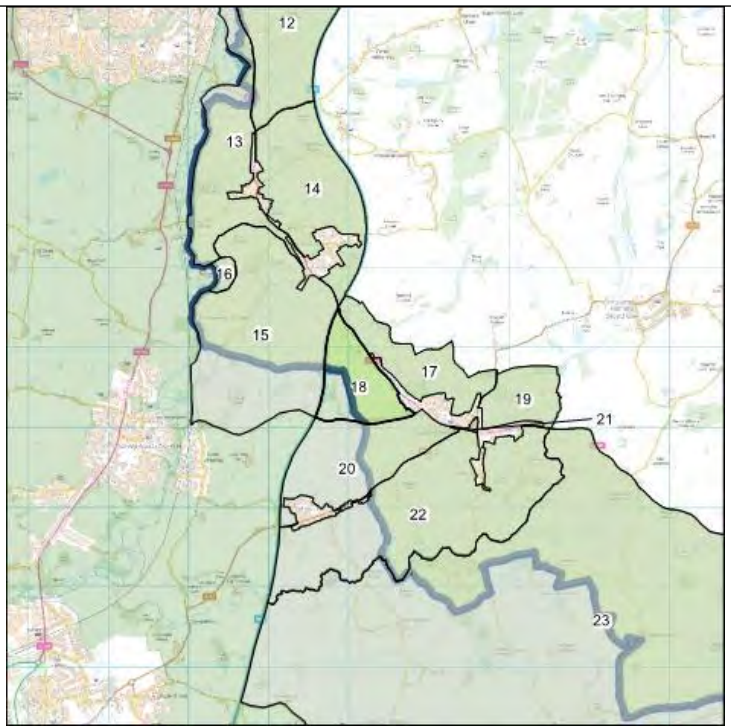
Photograph 135:
View of fields
to the north of
Hatfield Heath
from new
residential
development on
Broomfields.



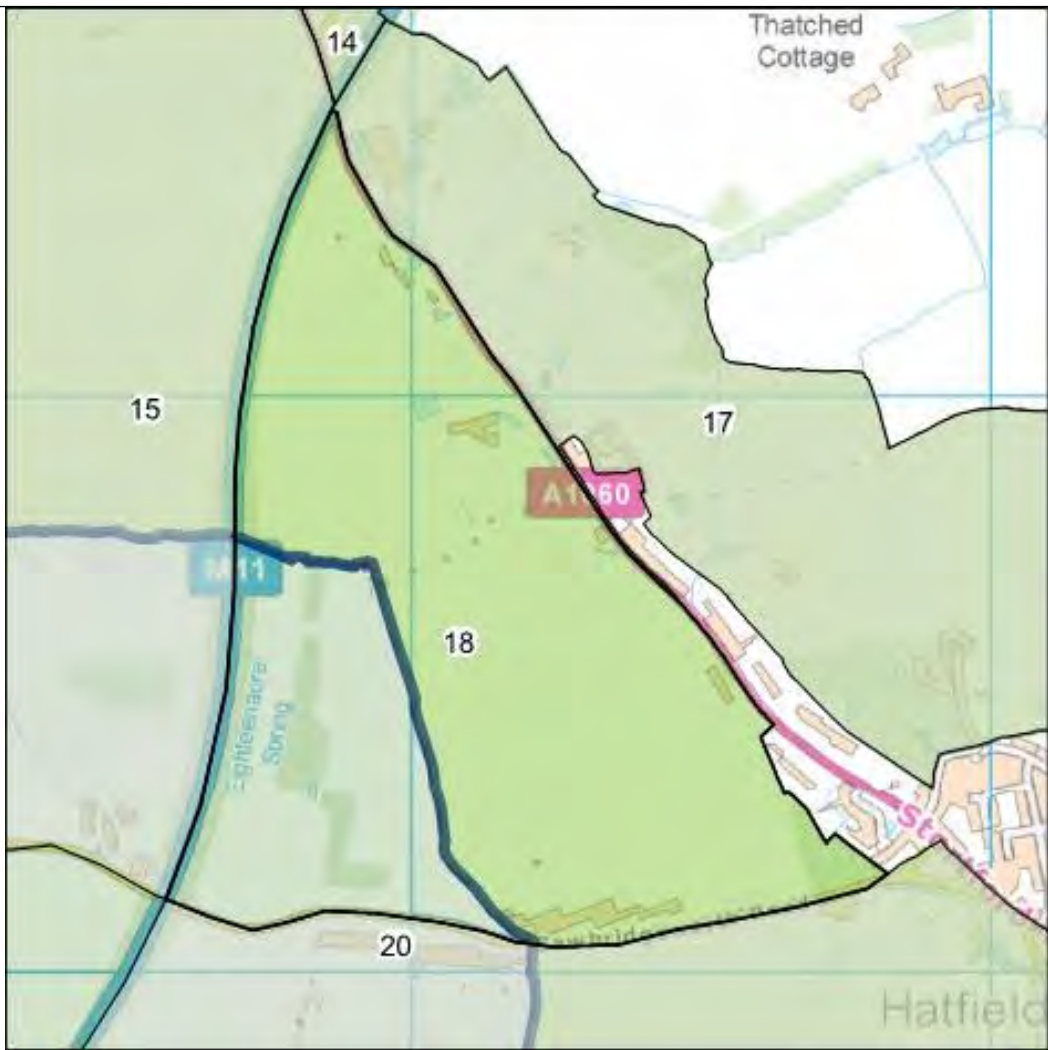
Photograph 139:
View (looking
west) of
residential
development on
Dunmow Road
in the north-east
of the parcel.



General Area	18
Area (ha)	90.02
Local Authority	Uttlesford/ <i>Epping Forest</i>
Description	General Area 18 is located to west of Hatfield Heath, which it abuts on the south-east corner, and to the south-west of Wright's Green. It is bounded by the M11 to the west, the A1060 (Lower Road / Stortford Road) to the east and Sawbridgeworth Road to the south.



Location Plan

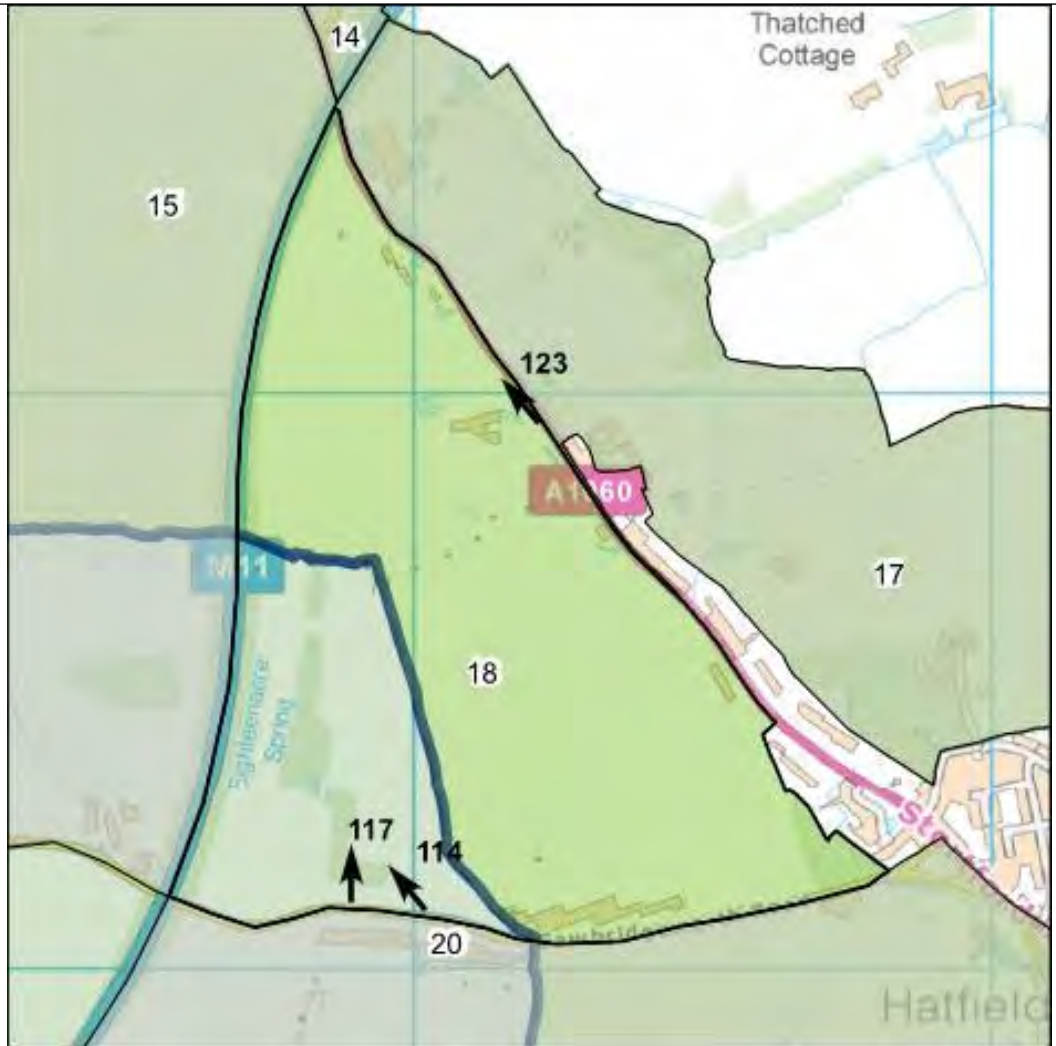


Purpose 1	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0
Purpose 1: Total Score			0/5

Purpose 2	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The land parcel forms part of the wider gap between the non-Green Belt settlements of Wright's Green and Hatfield Heath. There may be scope of some development in the east of the land parcel without causing coalescence but the overall openness and scale of the gap is important to restricting the merging of settlements.	3
Purpose 2: Total Score			3/5

Purpose 3	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Approximately 2% of the land parcel is covered by built form.</p> <p>General Area 18 is largely open, flat, and of rural land use. The land parcel is dominated by flat farming fields, with a small strip of woodland in the south-west of the land parcel. The flat topography provides long views, which at times are interrupted by the M11 and some man-made development. There is an isolated farm house in the north of the land parcel off the A1060 (New Common Road), however there is more substantial ribbon development at the bottom of the A1060 (Lower Road / Stortford Road) and in the centre of Sawbridgeworth Road. From view-points nearby, the built form does interrupt the openness of the countryside, but their location close to one another condenses encroachment to a small part of the land parcel in the south and south-east. Overall, the combination of the open and flat fields and the built-development contribute to a largely rural character of the parcel.</p>	4
Purpose 3: Total Score			4/5

Site Photos



Photograph 123: Farm house and fields on the west side of the A1060 (Lower Road / Stortford Road) in the north of the land parcel.



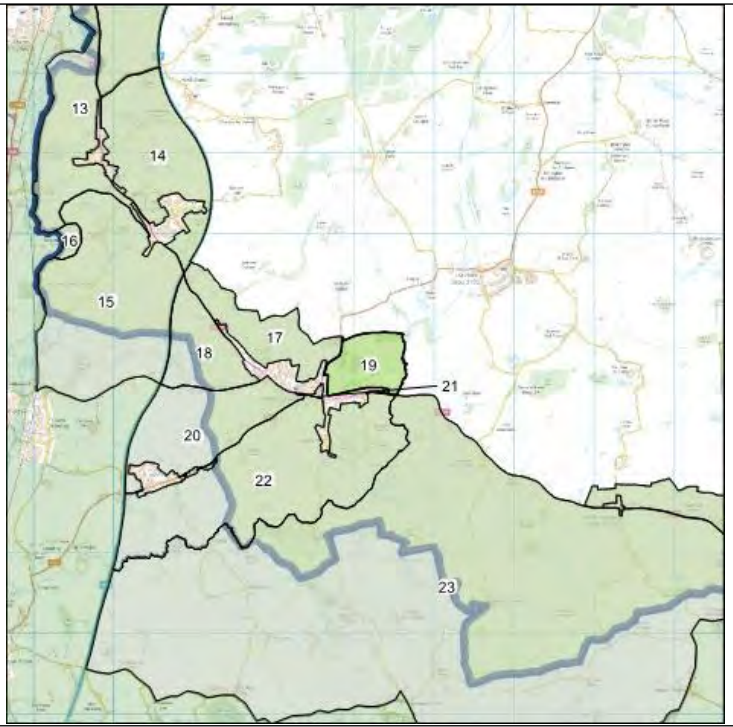
Photograph 117:
View looking
east showing
arable fields
abutting
Sawbridgeworth
Road on the
south boundary.



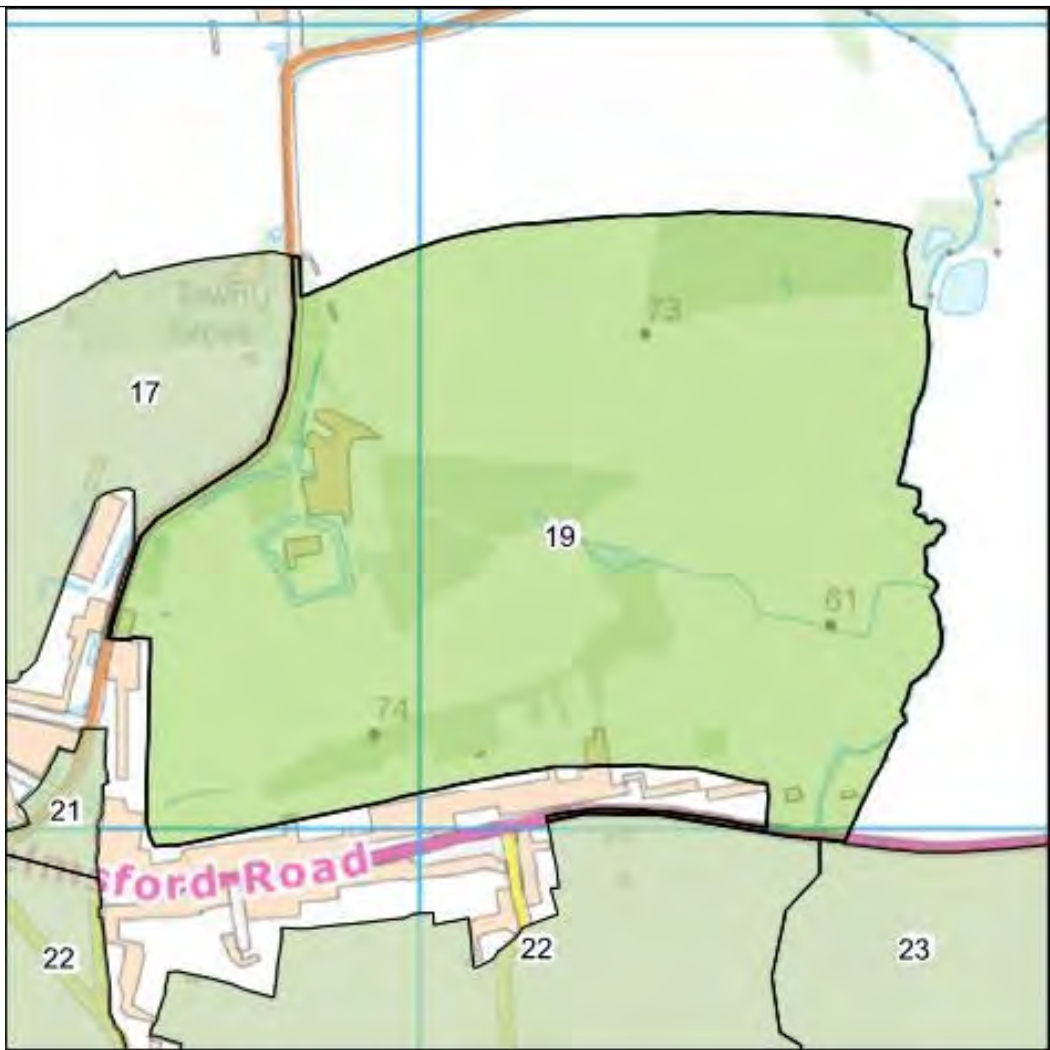
Photograph 114:
View looking
north from
Sawbridgeworth
Road showing
arable fields and
wooded areas.



General Area	19
Area (ha)	90.02
Local Authority	Uttlesford
Description	General Area 19 is located to the north of Hatfield Heath and is located at the outer edge of the Uttlesford / Metropolitan Green Belt. It is bounded by Dunmow Road / Hatfield Heath to the west and Hatfield Heath / A1060 (Chelmsford Road) to the south. The northern and eastern boundaries are formed by field boundaries and the Pincey Brook and comprise the outer edge of the Green Belt.



Location Plan

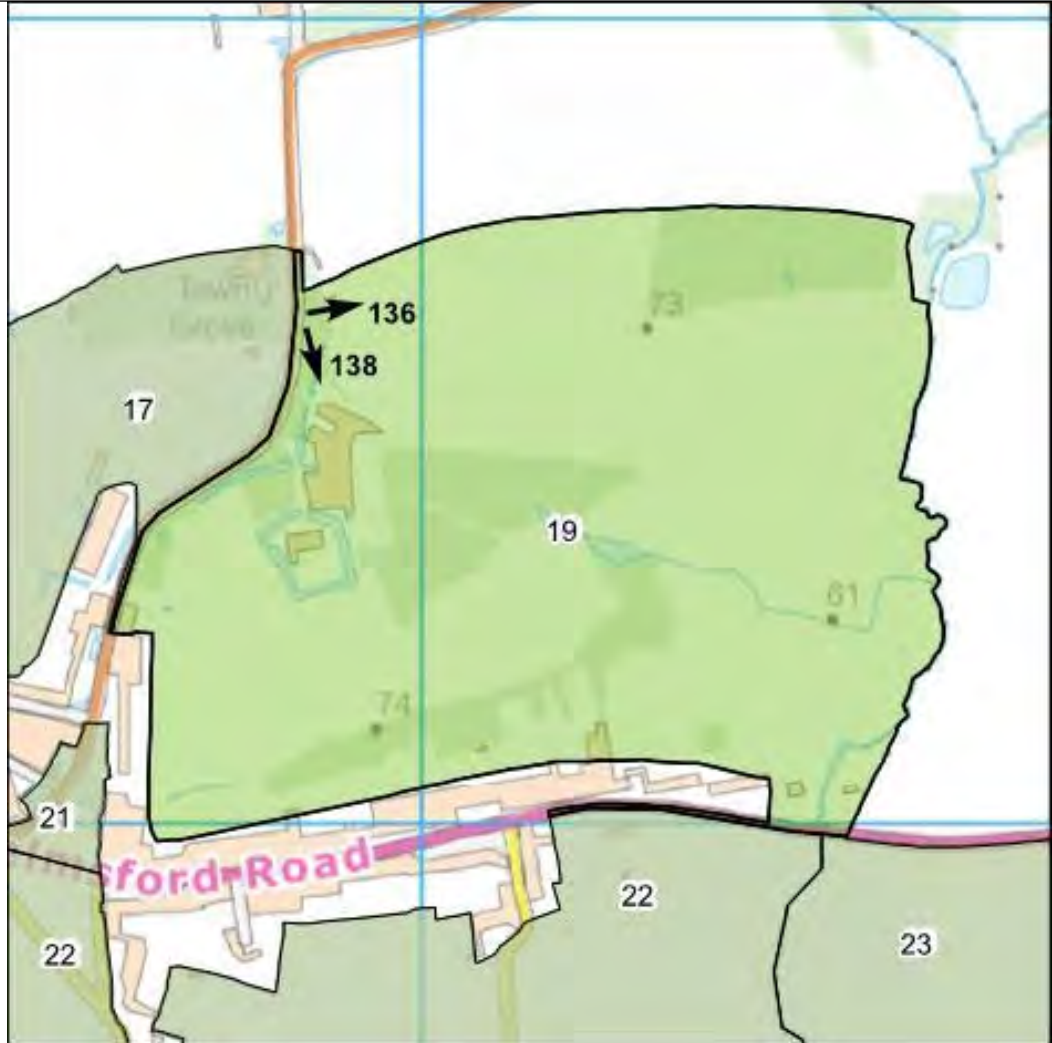


Purpose 1	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0
Purpose 1: Total Score			0/5

Purpose 2	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The land parcel does not provide a gap between any settlements and makes no discernable contribution to separation.	0
Purpose 2: Total Score			0/5

Purpose 3	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	Approximately 2% of the land parcel is covered by built form. Built form is concentrated in the west of the land parcel at Foxglove Farm, together with two residential properties in the south-east of the land parcel on the A1060 (Chelmsford). Despite the presence of built-form, the land parcel retains an open and a strong unspoilt rural character.	5
Purpose 3: Total Score			5/5

Site Photos



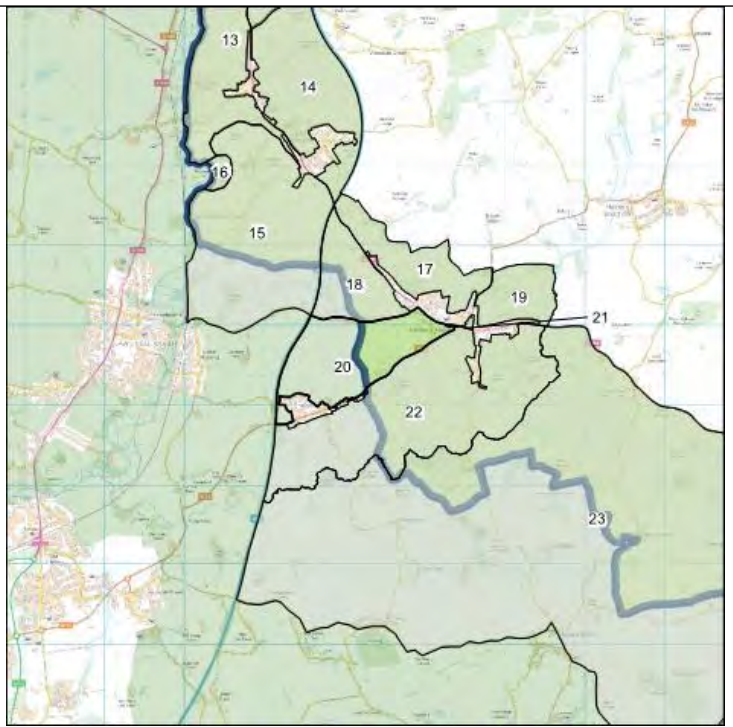
Photograph 136:
View of Fox
Gloves Farm in
the west of the
land parcel,
looking north-
east from the
farm access road
off Dunmow
Road.



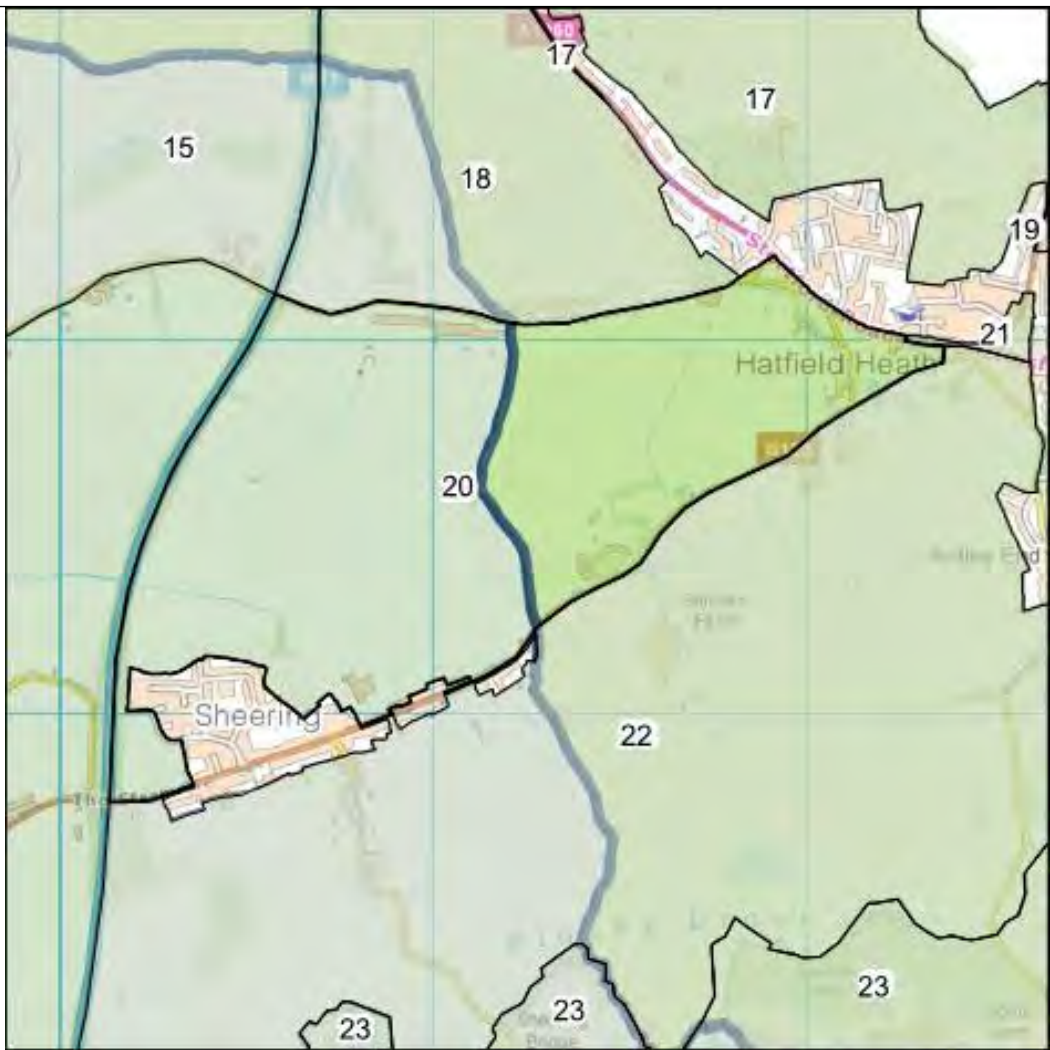
Photograph 138:
View of Fox
Gloves Farm in
the west of the
land parcel,
looking south-
east from the
farm access road
off Dunmow
Road.



General Area	20
Area (ha)	155.37
Local Authority	Uttlesford/ <i>Epping Forest</i>
Description	General Area 20 is located to the north / north-east of Sheering and south-west of Hatfield Heath. It is bounded by the M11 to the west, Sawbridgeworth Road to the north and the B183 to the south. The north-eastern boundary of the land parcel comprises the A1060 (Stortford Road).



Location Plan

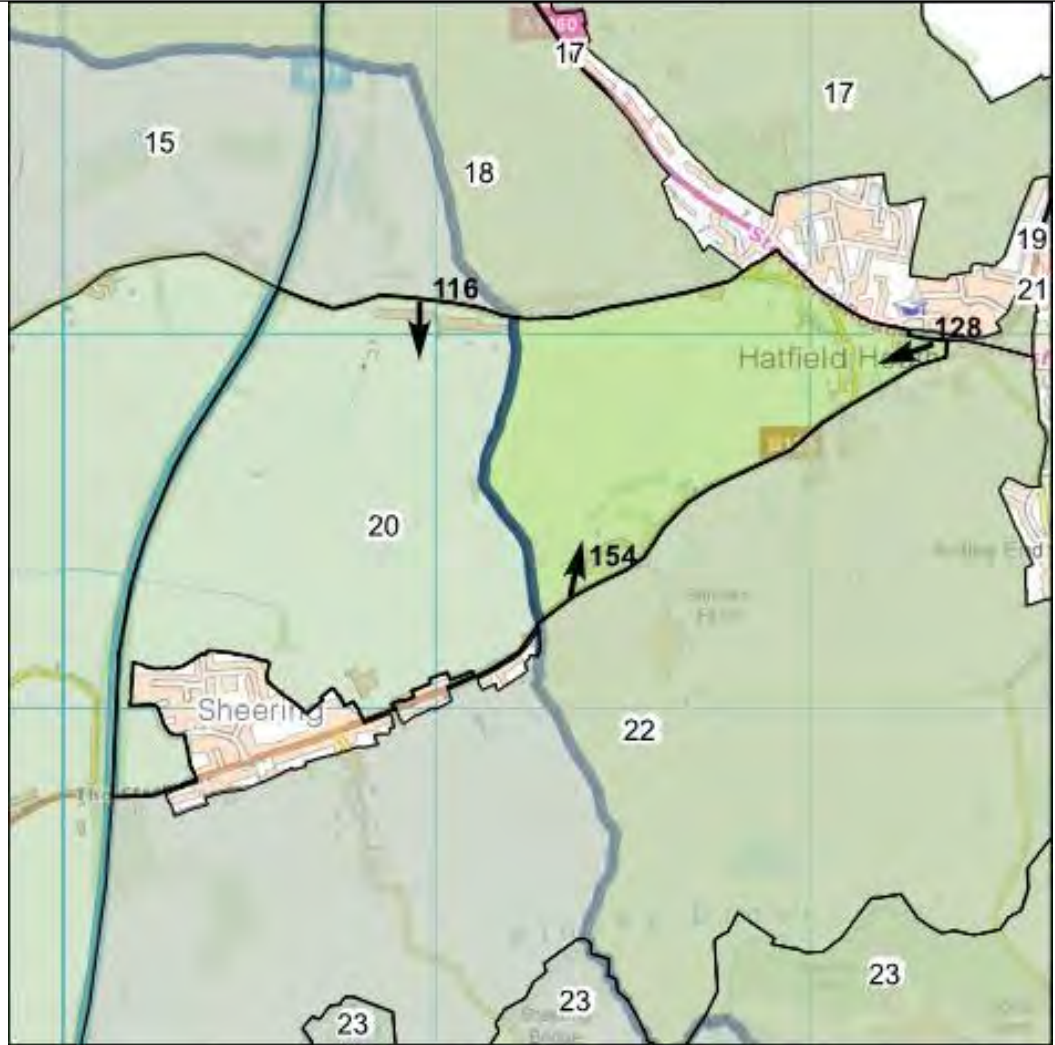


Purpose 1	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0
Purpose 1: Total Score			0/5

Purpose 2	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The land parcel forms the essential gap between the non-Green Belt settlements of Sheering and Hatfield Heath, preventing development that would significantly physically reduce the actual distance between these settlements.	5
Purpose 2: Total Score			5/5

Purpose 3	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 2% of the land parcel is covered by built development, which consists of a few house, a church and farm buildings.</p> <p>There is a strip of ribbon development on the north of the land parcel along Sawbridgeworth Road, which is the largest concentration of development in the General Area. On the southern boundary along the B183 there is a large house and grounds that interferes with the openness of the land parcel, as well as a church, tea rooms, and several houses at the east end of the land parcel on Pond Lane at the edge of Hatfield Heath.</p> <p>The built form is dispersed throughout the land parcel, is situated at the boundaries, and does not generally interfere with the wider countryside feel, especially in the interior. The majority of the parcel is dominated with rural land uses, particularly for arable farming. The topology is flat providing uninterrupted views, lessening on the approach to Hatfield Heath. Overall, the parcel possesses a largely rural character, due to the open fields that characterise the majority of the parcel but accompanied with the presence of some sporadic man-made development.</p>	4
Purpose 3: Total Score			4/5

Site Photos



Photograph 116:
View of residential ribbon development on Sawbridgeworth Road at the north of the land parcel.



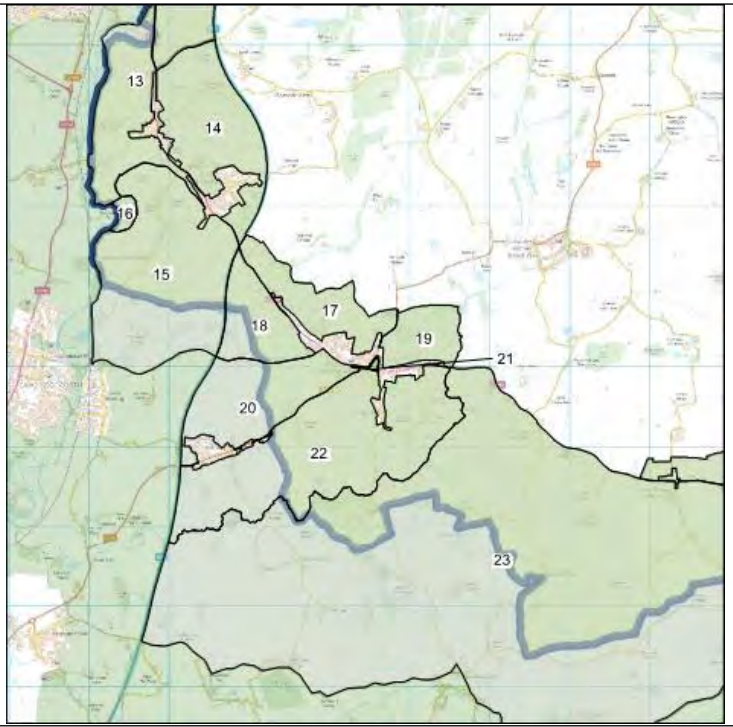
Photograph 128:
View of
Hatfield Heath
Parish Church
looking south-
west from the
A1060
(Stortford
Road).



Photograph 154:
View of
agricultural
development at
Gladwyns Farm,
looking north
from the B183.



General Area	21
Area (ha)	1.78
Local Authority	Uttlesford
Description	General Area 21 is a thin parcel abutting Hatfield Heath. It is bounded by the A1060 (Stortford Road / Chelmsford Road) to the south, and residential / commercial development on the A1060 (Stortford Road / Chelmsford Road) and the B183 (Dunmow Road) to the north and east.



Location Plan



Purpose 1	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0
Purpose 1: Total Score			0/5

Purpose 2	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The parcel forms a small part of the wider gap between the non-Green Belt settlements of Hatfield Heath and Sheering. There may be scope for some development in the land parcel without these settlements coalescing, though the scale of the gap is important to restricting the merging of these settlements.	3
Purpose 2: Total Score			3/5

Purpose 3	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Approximately 0% of the land parcel is covered by built form.</p> <p>The parcel largely consists of a thin slither of land running parallel to the A1060 (Stortford Road / Chelmsford Road) outside commercial properties at the centre of Hatfield Heath and an area of open space at the junction with the B183 (Dunmow Road).</p> <p>While there is no built form within the land parcel, the land parcel is almost completely contained by the built-up area of Hatfield and therefore there are some urbanising influences, including the A1060 (Stortford Road / Chelmsford Road) and the B183 (Dunmow Road), commercial and residential properties which abut the land parcel and areas of car parking / lay-bys. Overall, the land parcel retains a largely rural character.</p>	4
Purpose 3: Total Score			4/5

Site Photos



Photograph 131:
Open green space at the intersection of the A1060 (Stortford Road / Chelmsford Road) and the B183 (Dunmow Road). The housing in the centre of the photograph is outside the Green Belt.



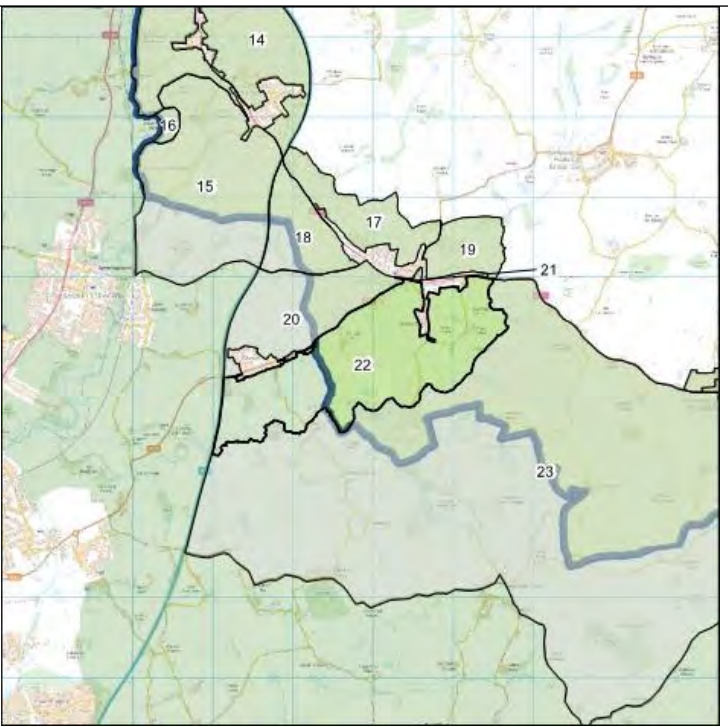
Photograph 133:
View looking
north from the
junction of the
B1830
(Dunmow
Road) and The
Shaw. The
housing in the
centre of the
photograph is
outside the
Green Belt.



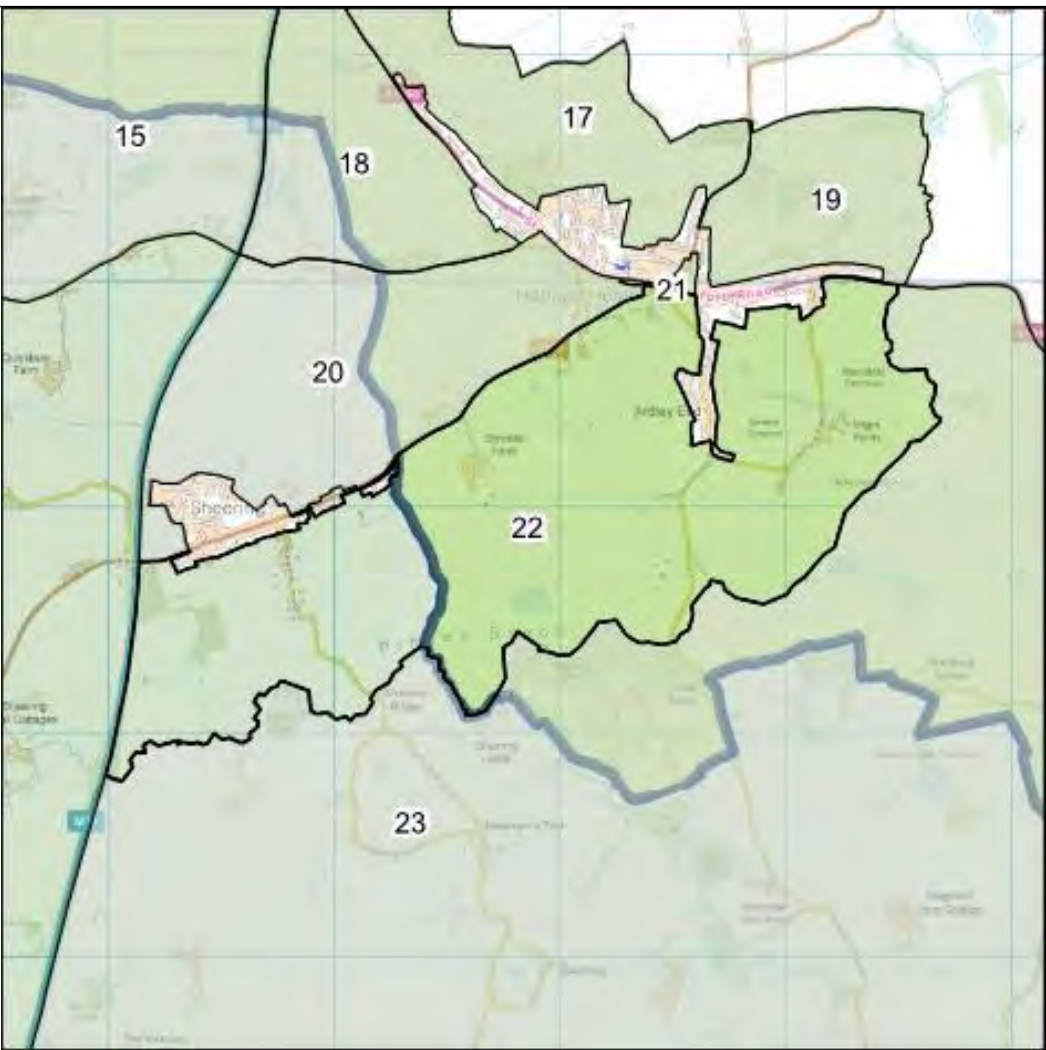
Photograph 130:
View looking
west showing
vehicle lay-by
and commercial
uses along the
A1060
(Stortford Road
/ Chelmsford
Road) which are
within the
Green Belt.



General Area	22
Area (ha)	376.83
Local Authority	Uttlesford/ <i>Epping Forest</i>
Description	General Area 22 is located to the south of Hatfield Heath and to the east of Sheering. It is bounded by the B183 and Sheering to the north, the M11 to the west, the Pincey Brook watercourse to the south, and Hatfield Heath and the A0160 (Chelmsford Road) to the north.



Location Plan

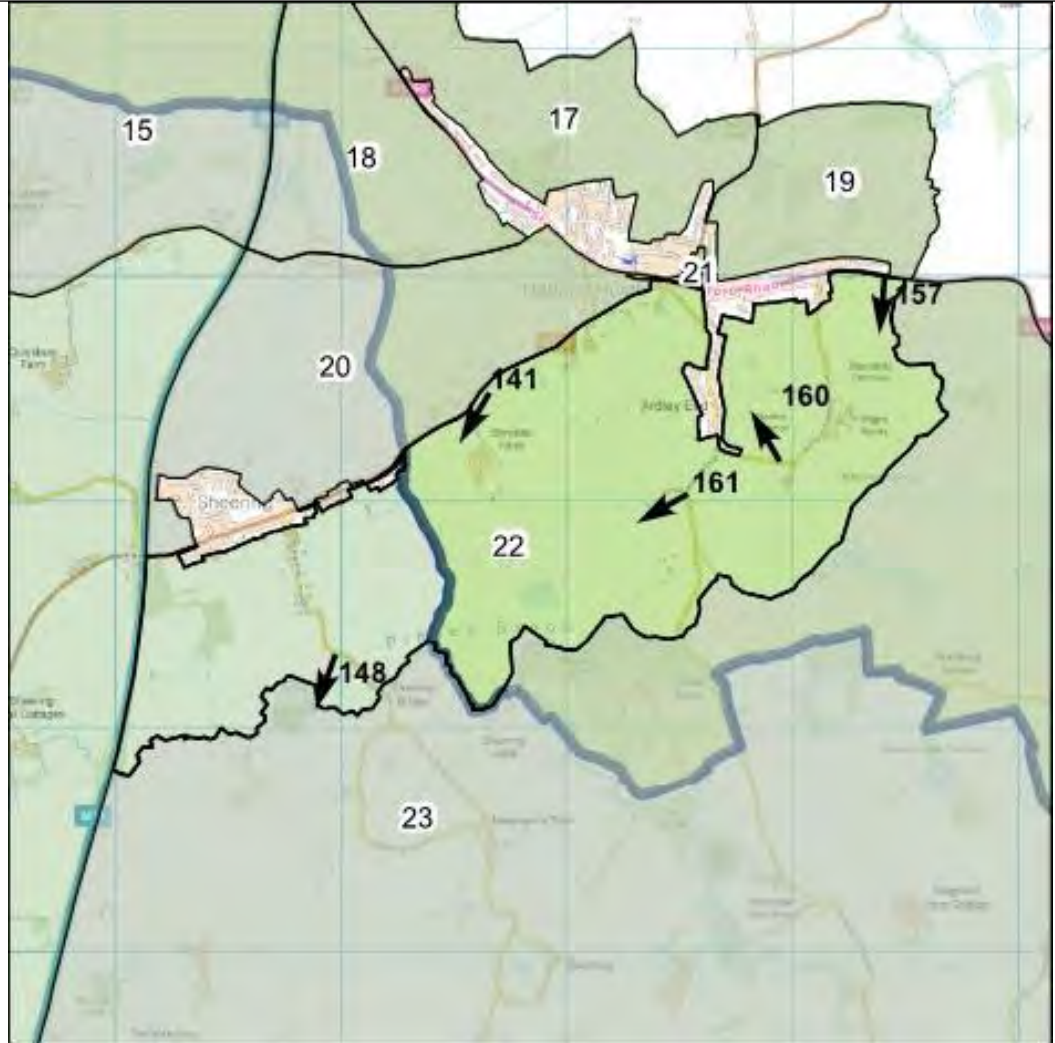


Purpose 1	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is not at the edge of a distinct built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0
Purpose 1: Total Score			0/5

Purpose 2	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The land parcel forms the wider gap between the non-Green Belt settlements of Sheering and Hatfield Heath. There may be scope for some development in the south of the land parcel without causing coalescence but the overall openness and scale of the gap is important to restricting the merging of these settlements.	3
Purpose 2: Total Score			3/5

Purpose 3	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 2% of the land parcel is covered by built form, which largely comprises ribbon development and farm buildings located throughout the area.</p> <p>The parcel is dominated by rural uses, namely farm and arable land and open fields. The topology has small undulating hills, which offers wide and long views across the parcel and into open countryside, and contributes to a very rural feel throughout the land parcel.</p> <p>There is some built development, predominantly ribbon housing development running south down Church Lane from Sheering, along the east end of the B183 and there are several houses, farm buildings and a sewage works along Matching Road and Friars Lane / Ardly End. This is however dispersed throughout the large General Area, and does not diminish the openness of the countryside to a large extent. Overall the land parcel has a strong unspoilt rural character.</p>	5
Purpose 3: Total Score			5/5

Site Photos



Photograph 157:
The Pincey
Brook, facing
south from the
A1060
(Chelmsford
Road) at the
eastern edge of
the land parcel.



Photograph 160:
View looking
north-west from
Friars Lane
across open
fields and onto
houses along
Matching Road
in Hatfield
Heath (not
within the
Green Belt).



Photograph 161:
View looking
south-west from
Matching Road
across open
fields.



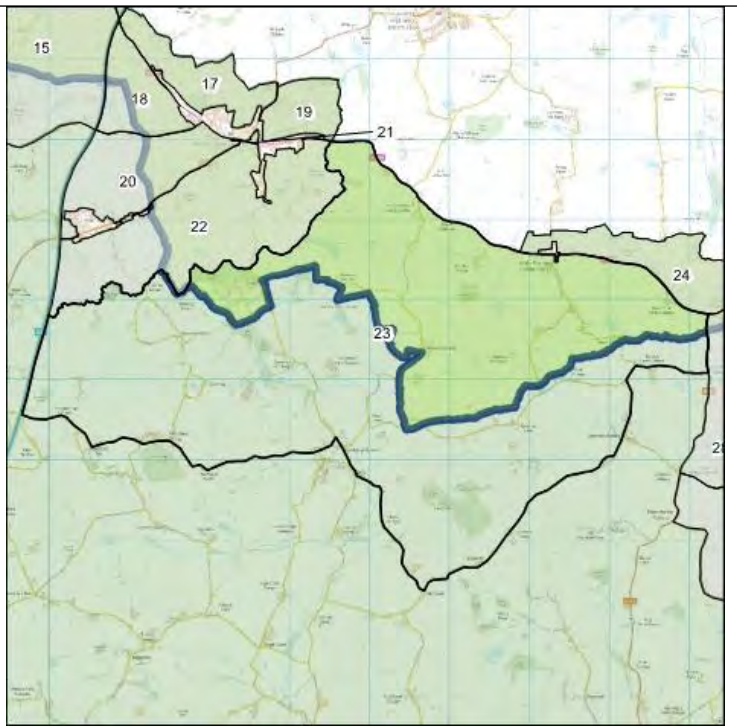
Photograph 141:
View looking
south-west from
the B183 at the
entrance to
Shrubbs Farm
showing arable
crop fields.



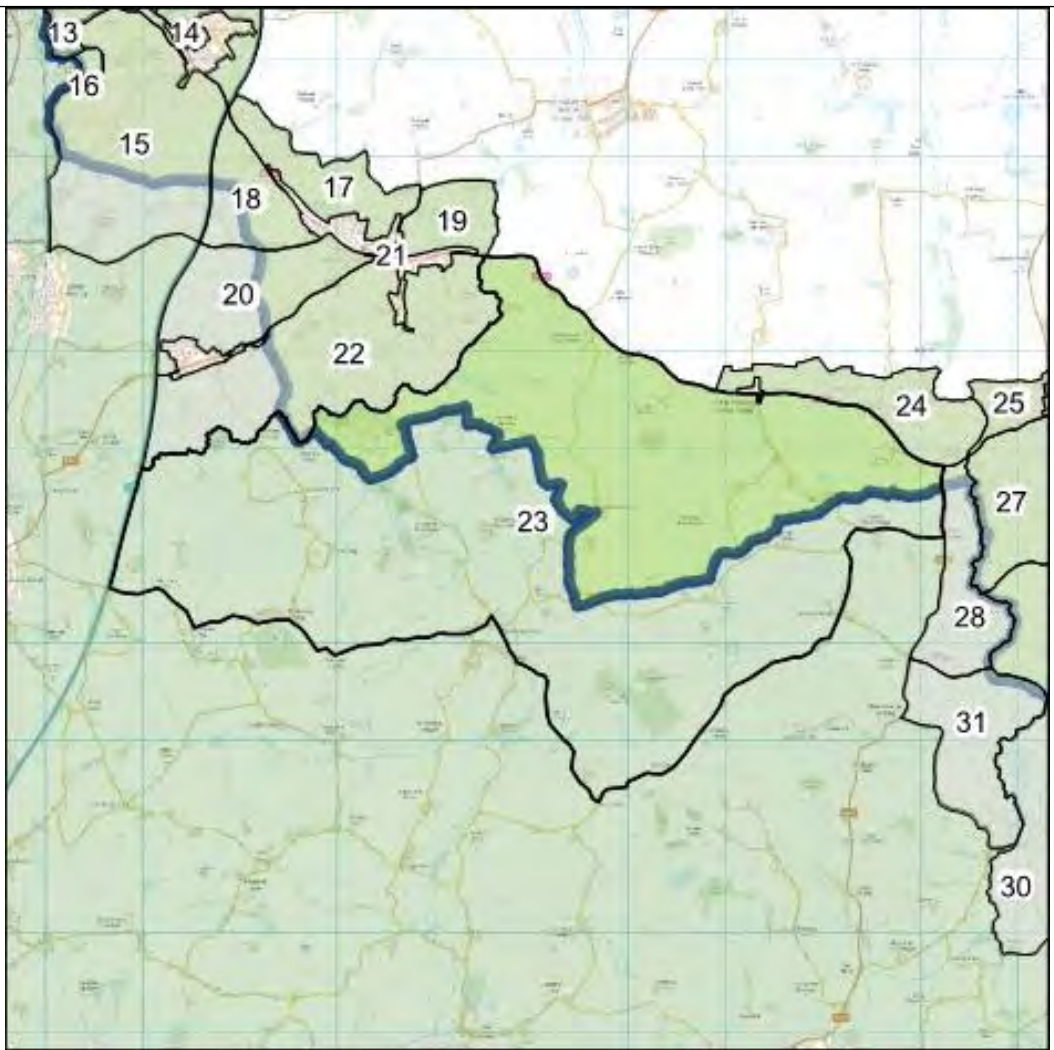
Photograph 148:
View looking
south from
Church Lane
which is
representative of
agricultural land
in the each of
the land parcel.



General Area	23
Area (ha)	2270.29
Local Authority	Uttlesford/ <i>Epping Forest</i>
Description	General Area 23 is the largest land parcel within the study area. It is located to the south of the district and is bounded by the A1060 (Chelmsford Road) to the north, by the B184 (Dunmow Road) to the east, Matching Road / Harlow Road / Little Laver Road to the south, and the M11 to the west.



Location Plan

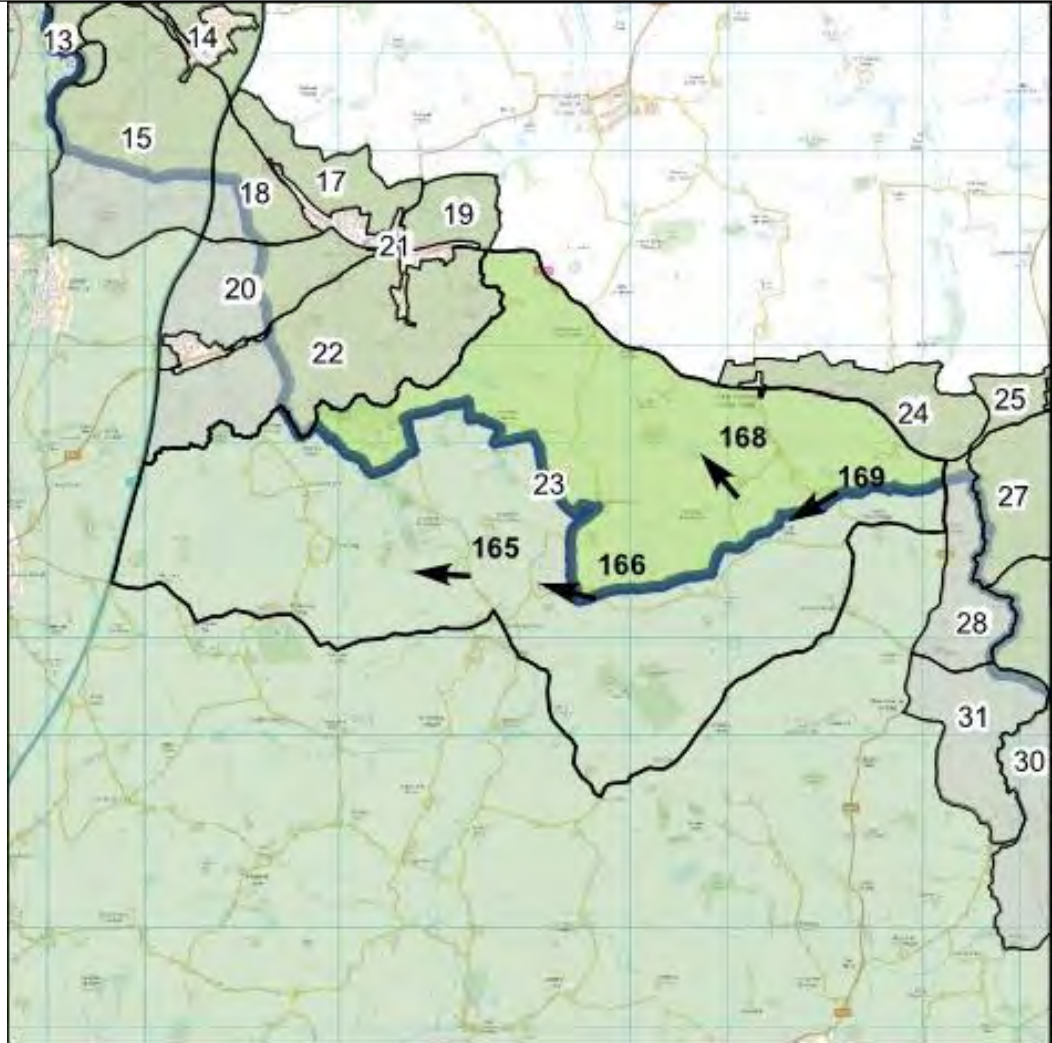


Purpose 1	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0
Purpose 1: Total Score			0/5

Purpose 2	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The land parcel forms part of the less essential gap between the non-Green Belt settlements of Harlow and Sheering to the west and Leaden Roding and White Roding to the east / north-east. The gap is of sufficient scale and character that development is unlikely to cause merging between settlements.	1
Purpose 2: Total Score			1/5

Purpose 3	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Approximately 2% of the land parcel is covered by built form.</p> <p>General Area 23 is the largest parcel in the Green Belt study area. It is characterised by very rural land uses, predominantly arable crops, open fields, and farmland. Due to the flat topography, there are long and wide views through the parcel, which are uninterrupted and contribute to the feeling of openness. There are pockets of built development including around Matching and Church Lane south of White Roding. There are also farm buildings and some small businesses, and a National Grid site. These man-made structures are however dispersed and do not interfere with the overall openness of the countryside. Due to this general absence of built form and the rural land uses, the land parcel has a strong unspoilt rural character.</p>	5
Purpose 3: Total Score			5/5

Site Photos



Photograph 165: National Grid site located off Downhall Road, north of Matching Green in the centre of the land parcel.



Photograph 166:
Open fields to
the east of
Matching
Green, which
are
representative of
a large
proportion of
the land parcel.



Photograph 169:
View across
open fields,
facing west
from Matching
Lane in the
north-east of the
land parcel.



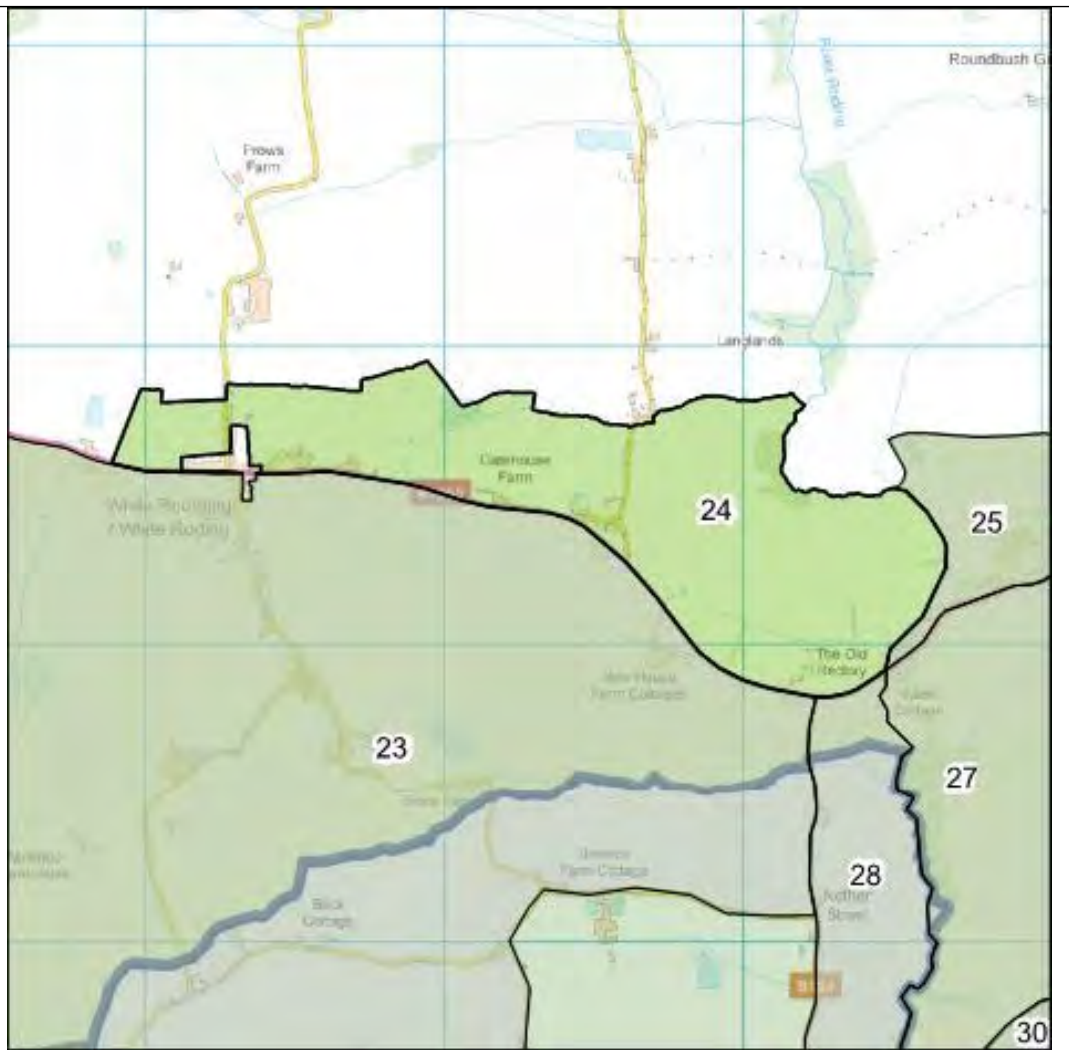
Photograph 168:
Business units
at Kingstons
Farm located on
Matching Lane,
White Roding.



General Area	24
Area (ha)	125.85
Local Authority	Uttlesford
Description	<p>General Area 24 is located to the west of Leaden Roding and to the east of White Roding, and is located at the outer edge of the Uttlesford / Metropolitan Green Belt. The General Area is bounded by the A1060 to the south border and the River Roding to the east. The northern and west boundaries form the outer edge of the Green Belt and comprise a tributary of the River Roding and field boundaries.</p>



Location Plan	
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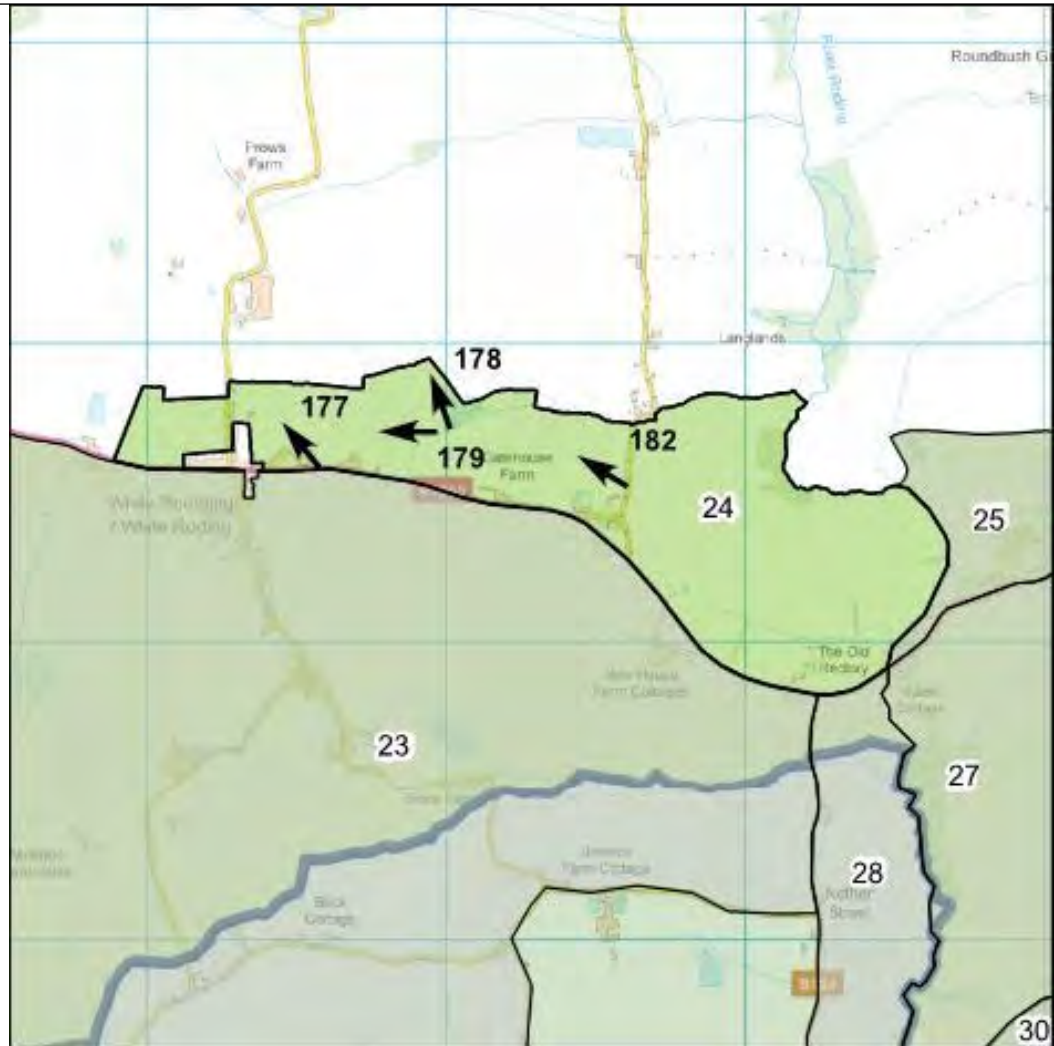


Purpose 1	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0
Purpose 1: Total Score			0/5

Purpose 2	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The parcel forms part of the wider gap between the non-Green Belt settlements of White Roding and Leaden Roding. There may be scope for some development in the west of the land parcel without causing coalescence but the overall openness and scale of the gap is important to restricting the merging of these settlements.	3
Purpose 2: Total Score			3/5

Purpose 3	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Approximately 1% of the land parcel is covered in built development which is predominantly ribbon development along the A1060, especially leading out from White Roding to the east, and along an unnamed road leading north to south in the centre of the land parcel.</p> <p>Amongst the built development leading east from White Roding, there is also a collection of buildings designated to commercial uses including farm shops, gardening and local foods (Bretts). Development continues east along the A1060 before opening out into open fields. There is some further ribbon development comprising houses along Marks Hall Lane and an unnamed road in the centre of the land parcel leading north to south. There is also a sub-station / sewage works in the west of the parcel.</p> <p>Conversely however, the interior of the land parcel, comprising the majority of the parcel, is characterised by rural uses including open fields, farmland, and arable crops. The General Area is relatively flat providing long and wide views across the parcel and into open countryside. The built development is concentrated along certain roads and thus only detracts from the openness of the parcel at certain points, leaving the parcel to have a largely rural feel.</p>	4
Purpose 3: Total Score			4/5

Site Photos



Photograph 177: Commercial units (Bretts) on the A1060, just east of White Rodding.



Photograph 179:
Open fields in
the west of the
land parcel,
facing west
from the access
road to the sub-
station / sewage
works. This is
characteristic of
the interior of
the land parcel.



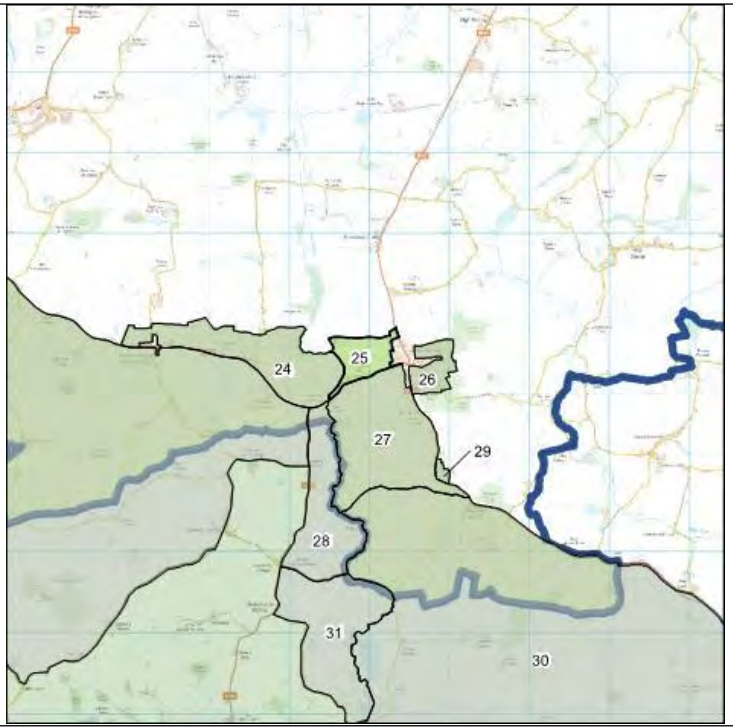
Photograph 178:
View of the sub-
station / sewage
works in the
west of the land
parcel.



Photograph 182:
View across
arable fields,
facing west
from the
unnamed road
in the centre of
the land parcel.
This is
characteristic of
the interior of
the land parcel.



General Area	25
Area (ha)	35.46
Local Authority	Uttlesford
Description	<p>General Area 25 is located in to the west of Leaden Roding and is at the outer edge of the Uttlesford / Metropolitan Green Belt. It is bounded by the A1060 (Stortford Road) to the south, the River Roding to the west, and the B184 (Dunmow Road) / Leaden Roding to the east. The northern boundary is formed by field boundaries and comprises the outer edge of the Green Belt.</p>



Location Plan



Purpose 1	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is not at the edge of a distinct built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0
Purpose 1: Total Score			0/5

Purpose 2	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The parcel forms a small part of the wider gap between the non-Green Belt settlements of White Roding and Leaden Roding. There may be scope for development in the east of the parcel without causing coalescence but the overall openness and scale of the gap is important to restricting the merging of these settlements.	3
Purpose 2: Total Score			3/5

Purpose 3	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 6% of the land parcel is covered by built form, which consists of St Michael and All Angels church and large farm on the A1060 (Stortford Road), and the grounds associated with Rodings Primary School on the B184 (Dunmow Road).</p> <p>The interior of the land parcel is characterised by rural land uses, predominantly arable farming. A flat topography allows for long views across the land parcel and into the surrounding countryside. These views to the north in particular are uninterrupted and contribute to the openness and countryside feeling of the area. The presence of the farm buildings and the church on the southern boundary and the school grounds on the eastern boundary do interfere with this sense of openness and shorten views. Despite the presence of this built-form on the outer boundaries, the majority of the land parcel is characterised by open fields with a countryside feel and thus possesses a largely rural character.</p>	4
Purpose 3: Total Score			4/5

Site Photos



Photograph 195:
View looking
north-east from
St Michael and
All Angels
church on the
A1060
(Stortford)
showing open
fields which are
characteristic of
the General
Area.



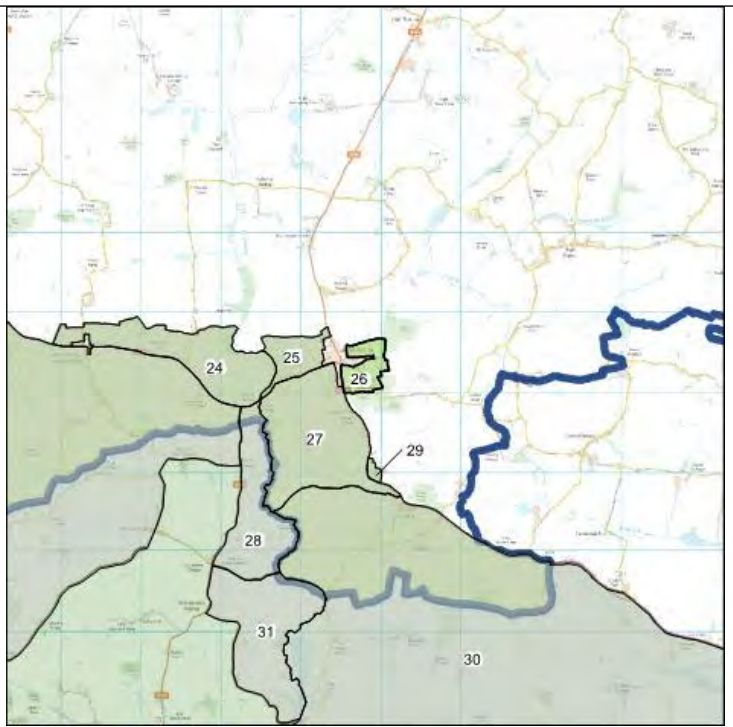
Photograph 190:
St Michael and
All Angels
church on the
A1060
(Stortford Road)
in the south of
the land parcel.



Photograph 184:
View of
Rodings
Primary School
playing fields
off the B184
(Dunmow
Road) in the
north-east of
the land parcel.



General Area	26
Area (ha)	28.39
Local Authority	Uttlesford
Description	General Area 26 is located to the east of Leaden Roding and is located at the outer edge of the Uttlesford / Metropolitan Green Belt. The General Area is bounded by the A1060 (Chelmsford Road) and Leaden Roding to the west. The northern, eastern and southern boundaries form the outer edge of the Green Belt and comprise a combination of field boundaries and the edges of Lord's Wood and Poorhouse Wood / Chase Wood.



Location Plan



Purpose 1	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0
Purpose 1: Total Score			0/5

Purpose 2	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The land parcel does not provide a gap between any settlements and makes no discernable contribution to separation.	0
Purpose 2: Total Score			0/5

Purpose 3	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Approximately 2% of the land parcel is covered by built-form, which consists of some houses and farm buildings along High Easter Road.</p> <p>The land parcel has a very rural feel, characterised by open fields and arable farming throughout and dense at the land parcel edges. There is some development along High Easter Road and several small commercial businesses including a car sales and bakery. While these developments are small and dispersed, but do interfere slightly with the open landscape at times. There is also a small sports playing field at the end of Chalks Green.</p> <p>The topography of the land parcel is very flat, allowing mid-length views of neighbouring fields and countryside, shortened at times by tree lines, the woodland, or the edges of Leaden Roding built-up area. The parcel retains a largely rural character.</p>	4
Purpose 3: Total Score			4/5

Site Photos



Photograph 216:
Sports playing
field at the end
of Chalks Green
in the north-east
of the land
parcel, facing
east.



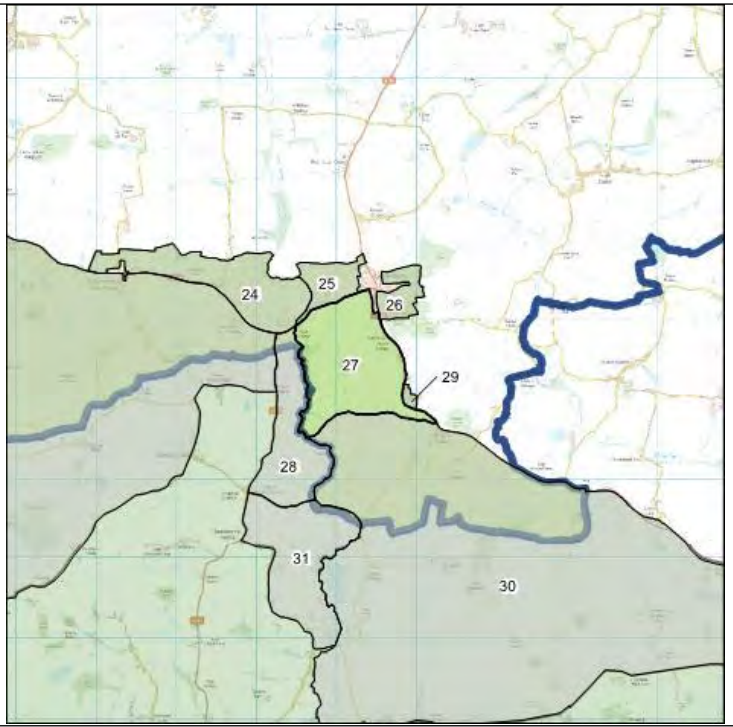
Photograph 212:
A view across
open fields from
High Easter
Road,
immediately
adjacent to the
built-up area of
Leaden Roding,
facing south-
east.



Photograph 222:
Examples of
housing
development on
the west side of
High Easter
Road.



General Area	27
Area (ha)	175.98
Local Authority	Uttlesford
Description	General Area 27 is located to the south of Leaden Roding and is located at the outer edge of the Uttlesford / Metropolitan Green Belt. The General Area is bounded by the River Roding to the west, the A1060 (Chelmsford Road) and Leaden Roding to the north, the A1060 (Chelmsford Road) to the east, and by a tributary to the River Roding to the south.



Location Plan	
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Purpose 1	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0
Purpose 1: Total Score			0/5

Purpose 2	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The land parcel does not provide a gap between any settlements and makes no discernable contribution to separation.	0
Purpose 2: Total Score			0/5

Purpose 3	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 1% of the land parcel is covered by built form, which consists of limited residential and farm buildings.</p> <p>The land parcel is characterised by rural uses including arable farming and open fields and some limited wooded areas. There are sporadic small-scale man-made structures including houses and farm buildings, however these are dispersed throughout the parcel. The topology of the land parcel is very flat and open, offering long and wide views across the countryside. Due to this openness, the limited amount of built development, and the rural character of the land, the land parcel possesses a strong unspoilt rural character.</p>	5
Purpose 3: Total Score			5/5

Site Photos



Photograph 197:
An example of built
development
along the A1060
(Chelmsford
Road).



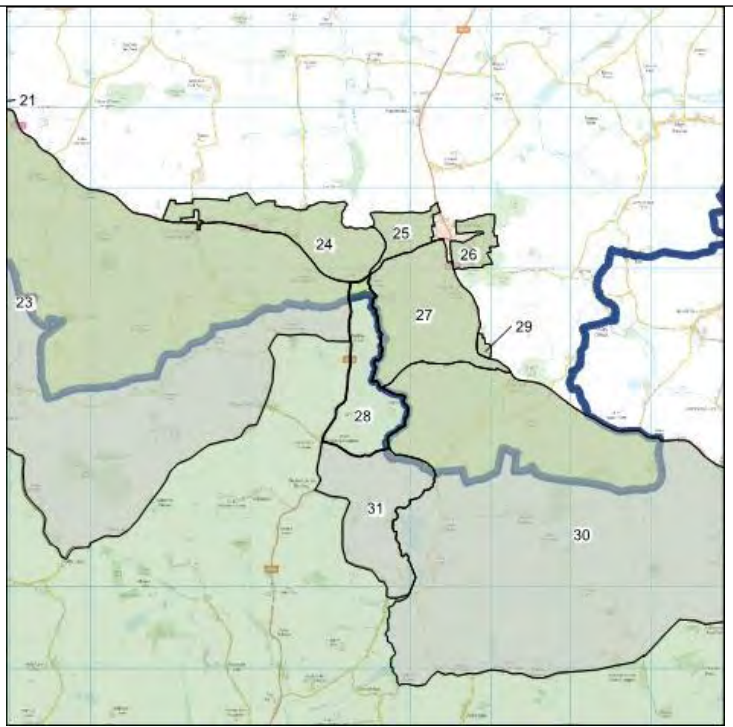
Photograph 194:
View looking
south-west from
the A1060
(Chelmsford
Road) to the
west of Leaden
Roding across
open and flat
fields, which are
representative of
the land parcel's
character.



Photograph 193:
View looking
south-east from
the A1060
(Chelmsford
Road) to the
west of Leaden
Roding across
open and flat
fields, which are
representative of
the land parcel's
character. The
housing seen in
the photograph
is within Leaden
Roding and
outside the
Green Belt.



General Area	28
Area (ha)	109.03
Local Authority	Uttlesford/ <i>Epping Forest</i>
Description	General Area 28 is located to the south-west of Leaden Roding. It is bounded by the B184 (Dunmow Road) to the west, the A1060 (Chelmsford Road) to the north, the River Roding to the east, and a tributary to the River Roding to the south.



Location Plan

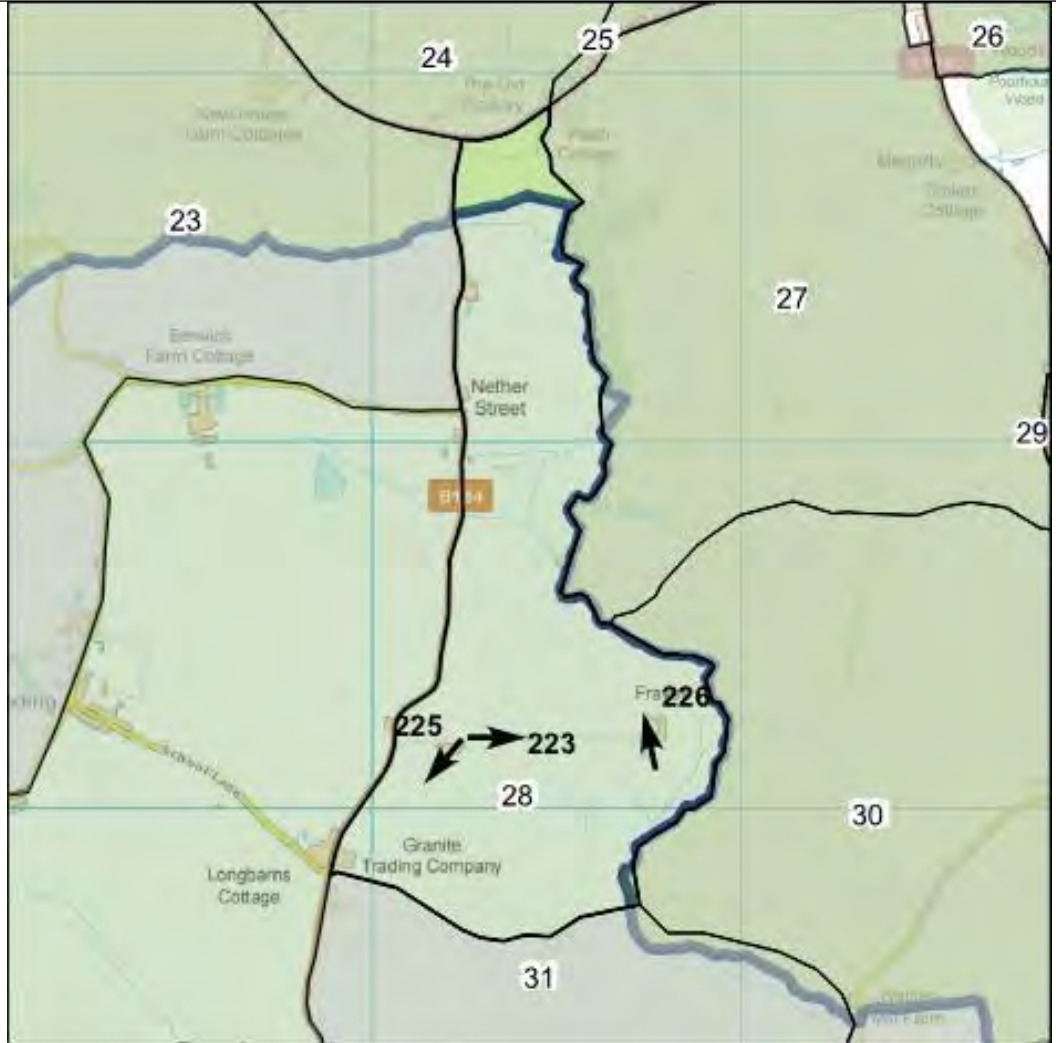


Purpose 1	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0
Purpose 1: Total Score			0/5

Purpose 2	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The land parcel forms a small part of a less essential gap between the non-Green-Belt settlements of Leaden Roding with Fyfield and Harlow, which is of sufficient scale and character that development is unlikely to cause merging between settlements.	1
Purpose 2: Total Score			1/5

Purpose 3	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 1% of the land parcel is covered by built-form, which consists of several houses and farm buildings.</p> <p>The land parcel is characterised by rural land uses including arable farming. There is a high proportion of flat fields which offer long and wide views across open countryside and contribute to a feeling of openness. There are a few sporadic houses throughout the parcel, however these are dispersed and do not interfere with the openness of the land parcel, which retains an overall strong unspoilt rural character.</p>	5
Purpose 3: Total Score			5/5

Site Photos



Photograph 226:
View from the east side of the land parcel (Frayes Chase) looking to the north-west. The flat and open fields are characteristic of the General Area.



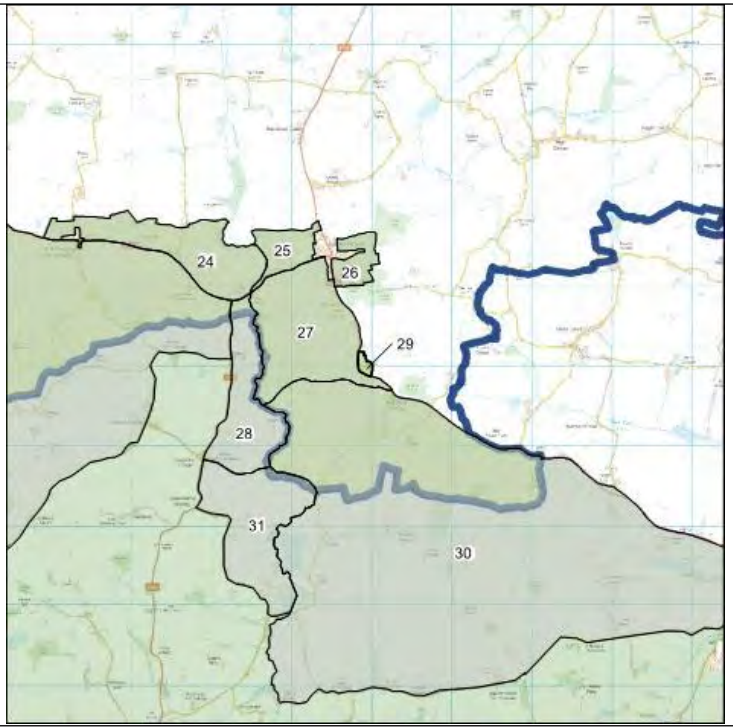
Photograph 225:
View of one of
the few houses
that are
dispersed within
the land parcel,
located on the
south side of
Frayes Chase.



Photograph 223:
The tree-lined
Frayes Chase in
the centre of the
land parcel.



General Area	29
Area (ha)	5.07
Local Authority	Uttlesford
Description	General Area 29 is located to the south of Leaden Roding and is at the outer edge of the Uttlesford / Metropolitan Green Belt. The General Areas is bounded by the A1060 (Chelmsford Road) to the west and a tree-lined border to the east which forms the outer edge of the Green Belt.



Location Plan

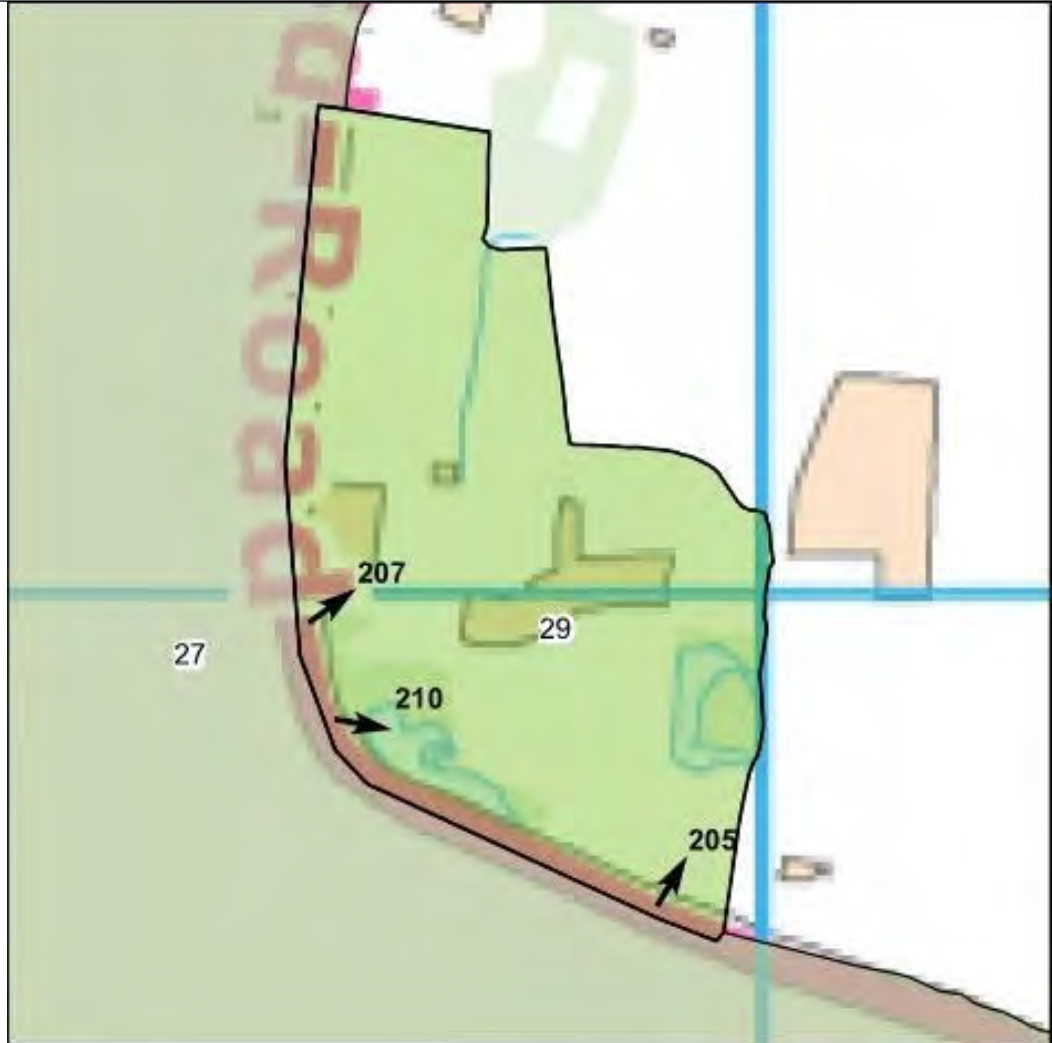


Purpose 1	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0
Purpose 1: Total Score			0/5

Purpose 2	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The land parcel forms a very small part of the less essential gap between the non-Green Belt settlements of Leaden Roding with Roxwell and Writtle, which is of sufficient scale and character that development is unlikely to cause merging between settlements.	1
Purpose 2: Total Score			1/5

Purpose 3	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Approximately 6% of the land parcel is covered by built form, which largely consists of a church, a large house and grounds, and farm buildings.</p> <p>The land parcel is characterised by rural land uses with sporadic man-made structures including the church and large house. The built-form is dispersed throughout the parcel, which still maintains a largely rural character despite the built-form. Rural uses include small areas of woodland and open fields. The topography is flat but due to the tree coverage there are limited views into and across the parcel.</p>	4
Purpose 3: Total Score			4/5

Site Photos



Photograph 207:
View of the
church off the
A1060
(Chelmsford
Road).



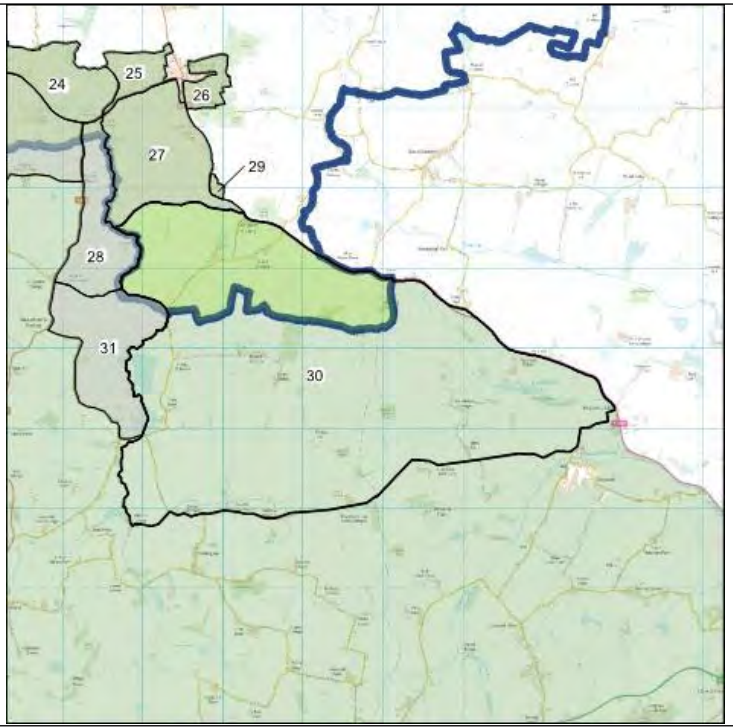
Photograph 210:
The church
grounds and
surrounding tree
growth which is
characteristic
of the land parcel.



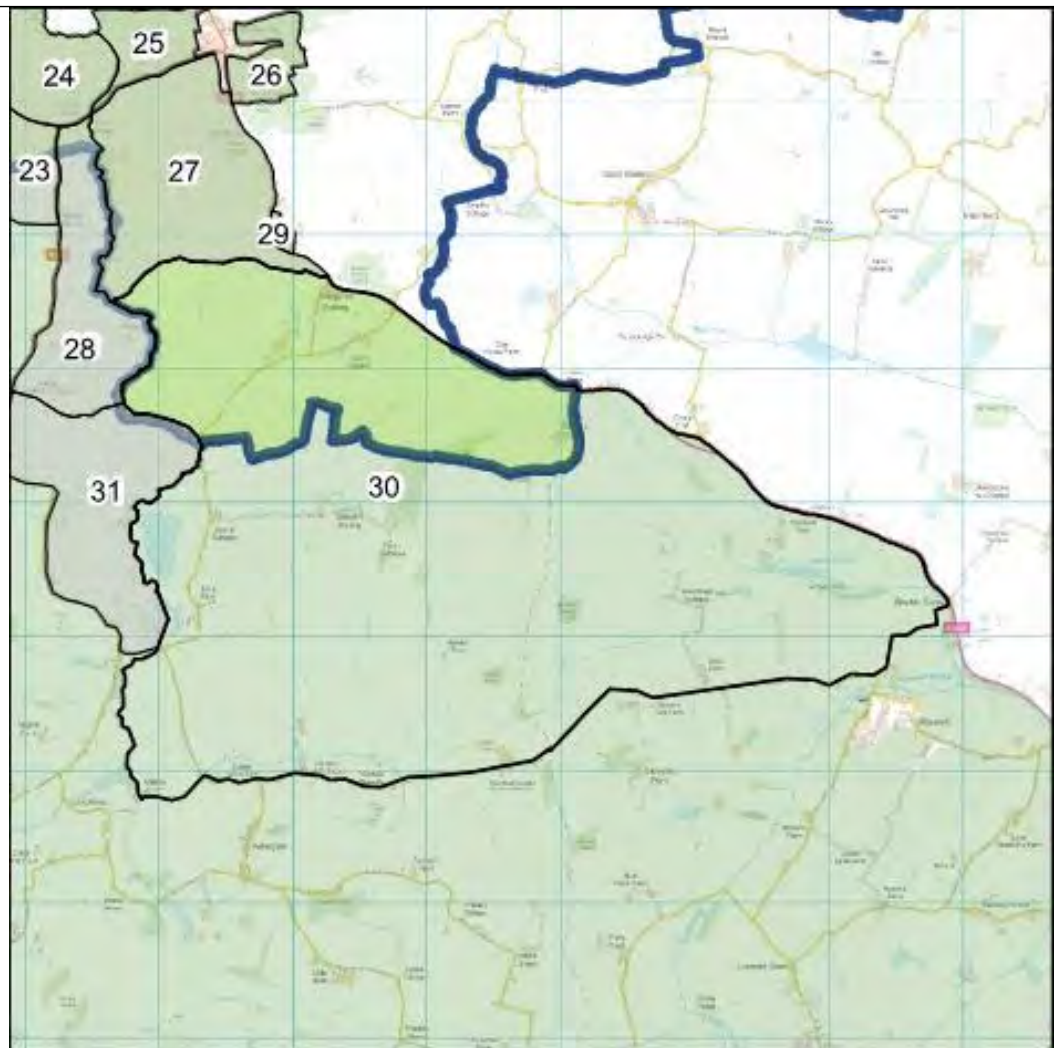
Photograph 205:
Garnish Hall
and grounds
located off the
A1060
(Chelmsford
Road).



General Area	30
Area (ha)	1537.20
Local Authority	Uttlesford/ Chelmsford/ <i>Epping Forest</i>
Description	General Area 30 is located to the south of Leaden Roding and north-west of Roxwell, and is located at the outer edge of the Uttlesford / Metropolitan Green Belt. It is bounded by the River Roding to the west, a tributary to the River Roding to the north, the A1060 (Chelmsford Road) to the north-east, and Boyton Cross Lane / Elms Road / Shellow Road / Dukes Lane to the south.



Location Plan

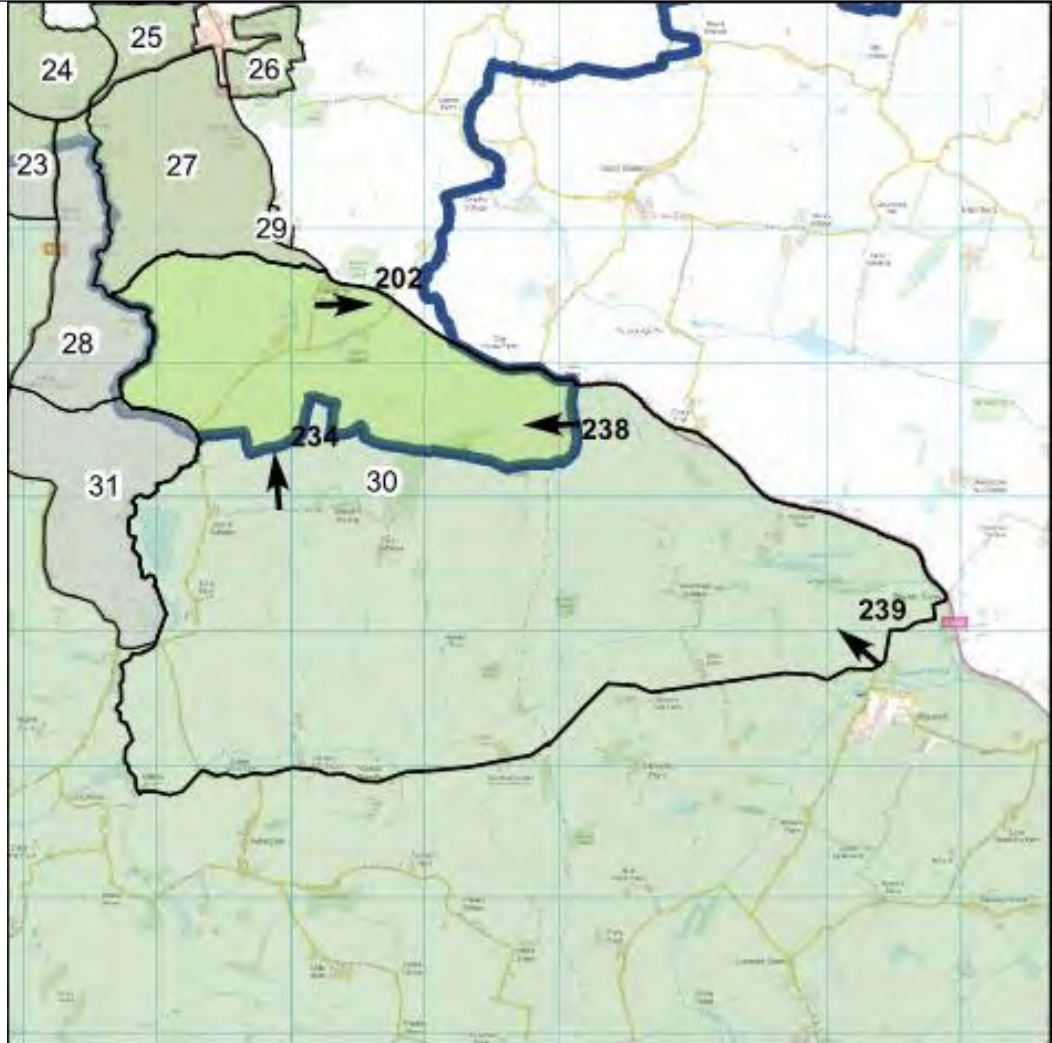


Purpose 1	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0
Purpose 1: Total Score			0/5

Purpose 2	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The land parcel forms part of the less essential gap between the non-Green Belt settlements of Roxwell and Leaden Roding, which is of sufficient scale and character that development is unlikely to cause merging between settlements.	1
Purpose 2: Total Score			1/5

Purpose 3	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Approximately 1% of the land parcel is covered by built form.</p> <p>General Area 30 has a very rural character throughout, consisting of arable land use, open fields, and small water courses. Long, wide, and undisrupted views are offered throughout the parcel contributing to the sense of openness and unspoilt countryside. There are some housing developments, for example on Ongar Road in the north of the land parcel, in addition to some buildings for agricultural use throughout. However, these developments are minimal in context to the scale of the parcel and do not interfere with the rural setting. The land parcel has a strong unspoilt rural character.</p>	5
Purpose 3: Total Score			5/5

Site Photos



Photograph 202: Housing development at The Gossetts) off Marks Hall Lane) in the north of the land parcel.



Photograph 234:
View of open
fields looking
north from the
access road to
Berners Hall
Farm off Ongar
Road in the
centre / west of
the land parcel.



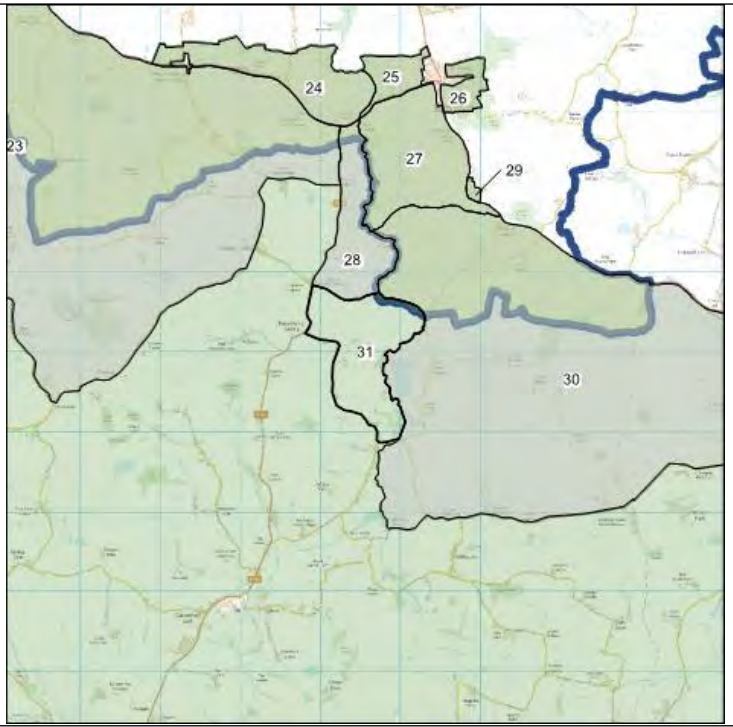
Photograph 238:
View across
open fields,
looking west
from Peppers
Green.



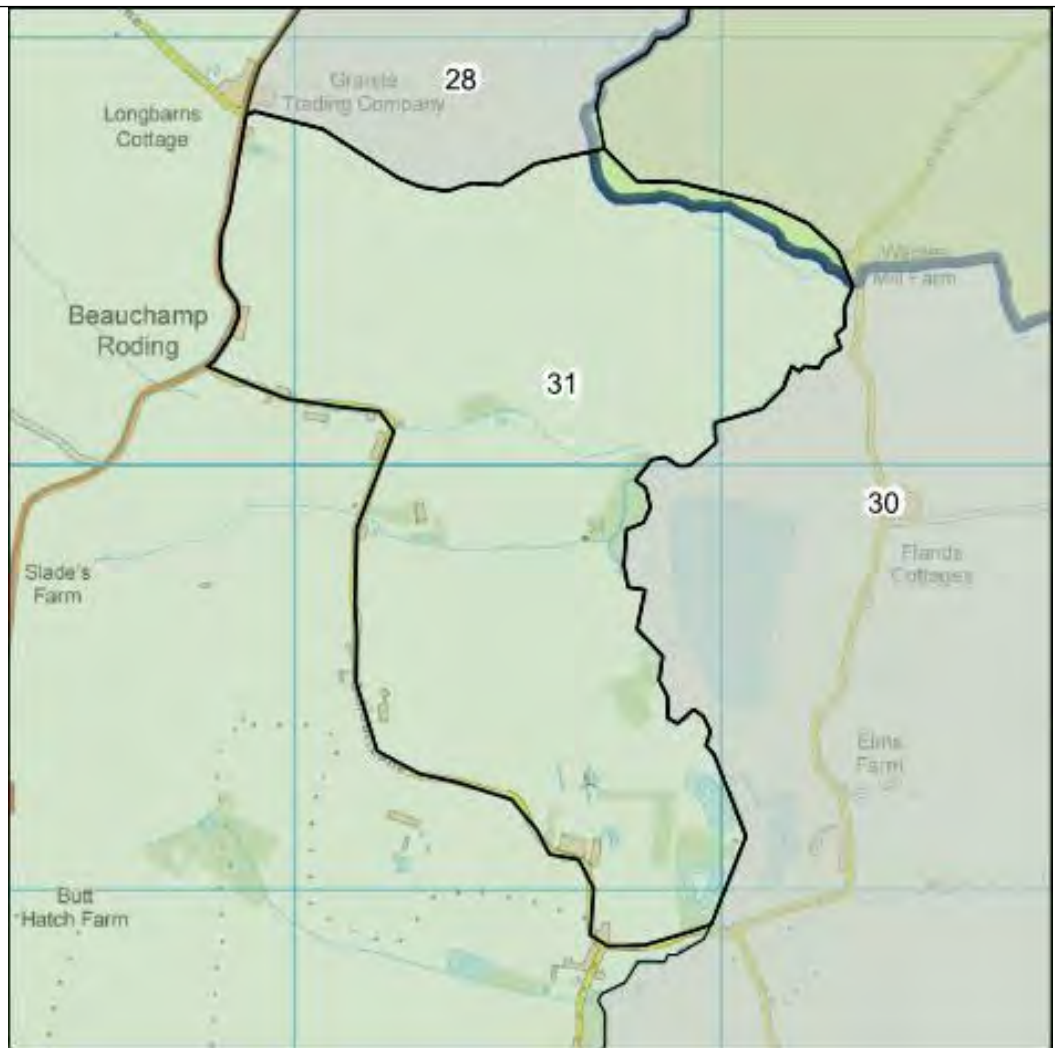
Photograph 239:
View across
open fields in
the south-east
corner of land
parcel, looking
north-west from
Dukes Farm on
Boyton Cross
Lane.



General Area	31
Area (ha)	153.84
Local Authority	Uttlesford/ <i>Epping Forest</i>
Description	General Area 31 is located to the south of Leaden Roding and to the north of Fyfield. It is bounded by the B184 (Dunmow Road) / School Lane to the west, the River Roding to the north and east, a tributary to the River Roding to the north, and School Lane / Dukes Lane to the south. The majority of the land parcel is in Epping Forest apart from a small section at the north-east edge of the land parcel.



Location Plan

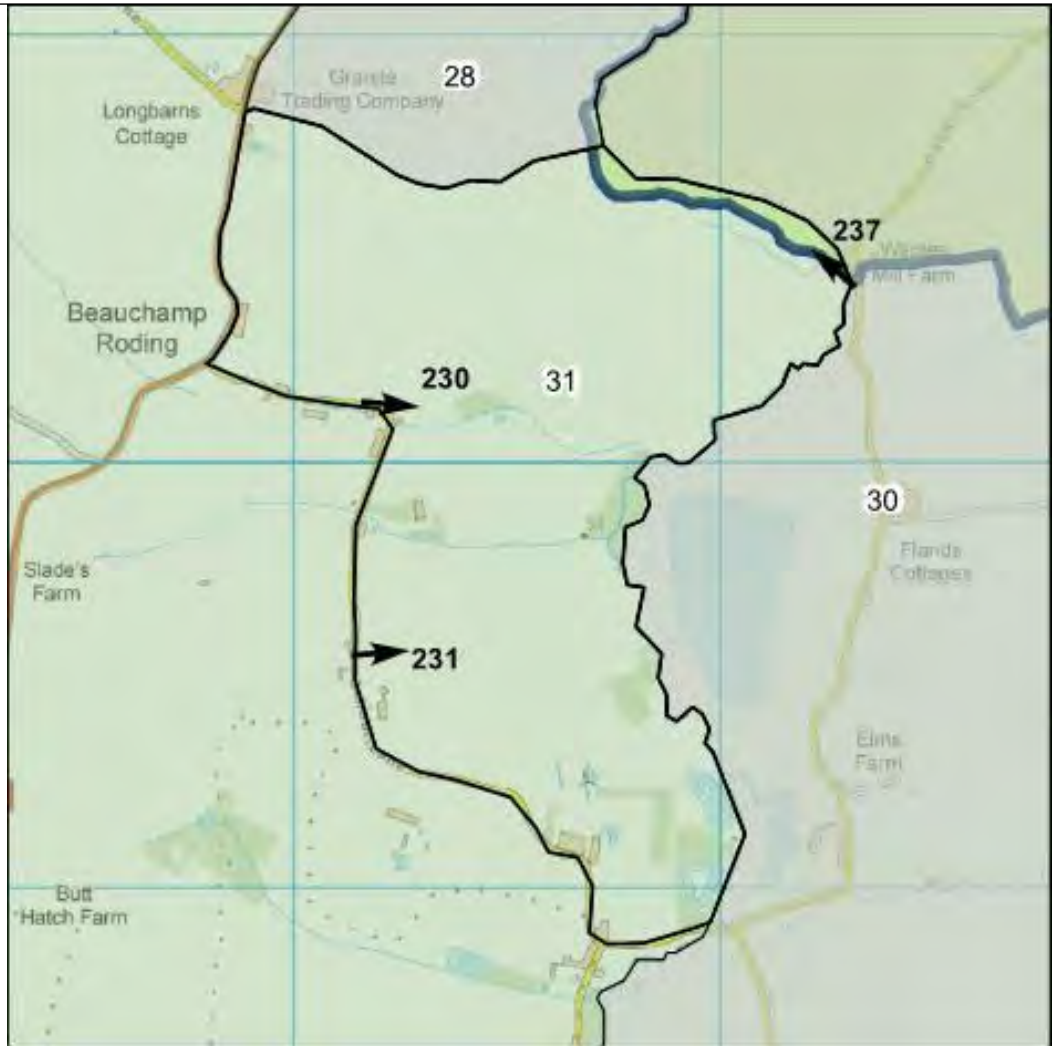


Purpose 1	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0
Purpose 1: Total Score			0/5

Purpose 2	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The land parcel forms a small part of the less essential gap between the non-Green Belt settlement of Fyfield and Leaden Roding, which is of sufficient scale and character that development is unlikely to cause merging between settlements.	1
Purpose 2: Total Score			1/5

Purpose 3	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 1% of the land parcel is covered by built form.</p> <p>General Area 31 is dominated by rural land uses; predominantly arable farming and open fields. The topography of the area is particularly flat such that views are long and wide across the land parcel and into surrounding countryside. There are some small areas of woodland, especially in the south-east corner of the land parcel, where the Birds Green Fishing Lakes are also located just west of the River Roding. There are a few houses situated along Church Road, however these are dispersed, represent a low percentage coverage across the parcel, and do not interfere to the overall openness of the parcel. Overall, the land parcel has a strong unspoilt rural character.</p>	5
Purpose 3: Total Score			5/5

Site Photos



Photograph 230:
View of
sporadic
housing along
School Lane.



Photograph 231:
View looking
east from
School Lane
showing the
open fields
characteristic
of the land
uses
across the land
parcel..



Photograph 237:
View from
looking west
from Ongar
Road in the
north-east of
the land parcel
showing the
River Roding
which bounds
the land parcel
on the north
and east. Land
on the right
hand side of
the photograph
is within
Uttlesford;
land on the
left is in
Epping Forest.

