

# Stebbing Neighbourhood Development Plan

Landscape Sensitivity and Capacity Appraisal

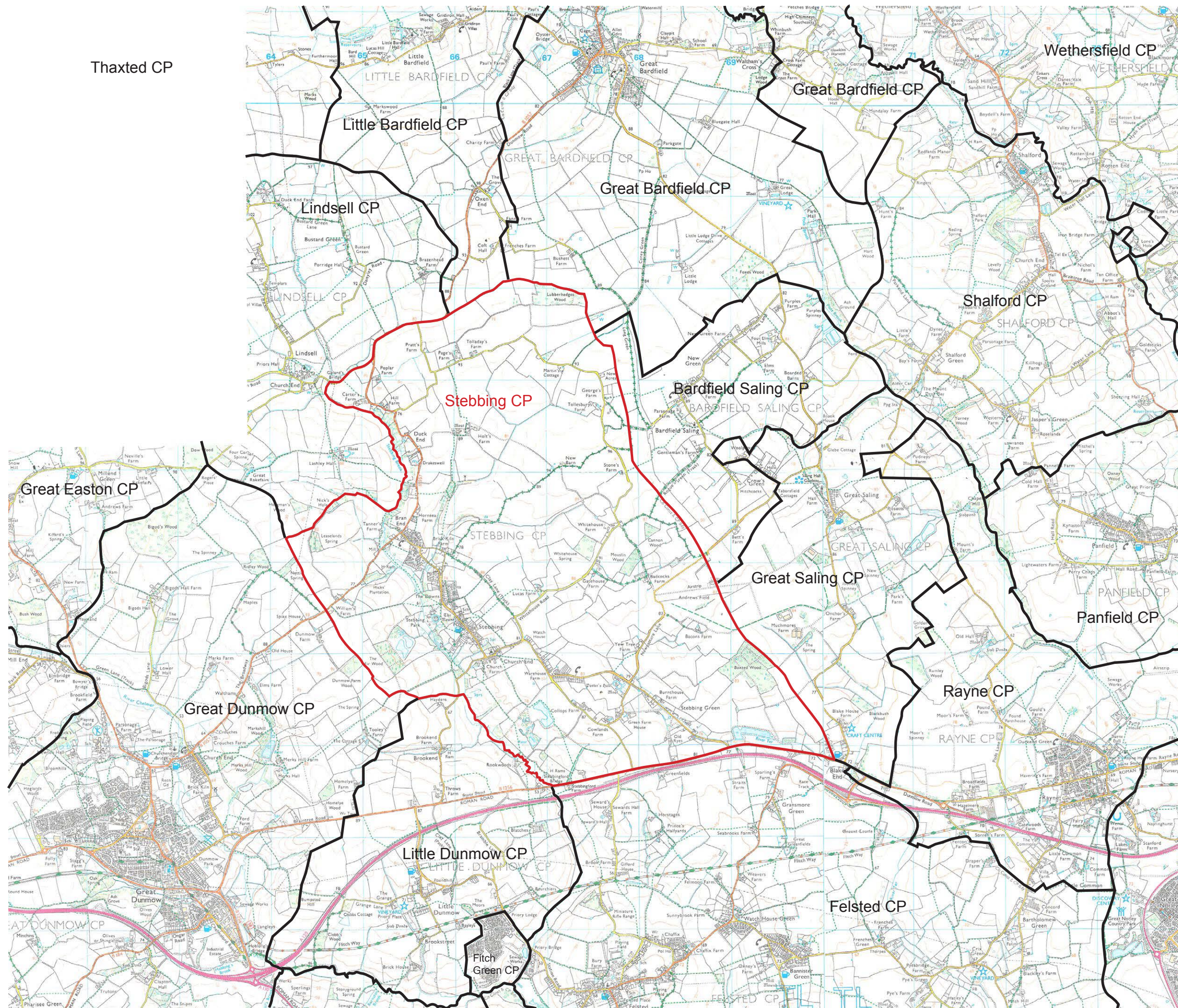
for

Stebbing Parish Council

## Appendix D Figures

Planning | March 2017





**KEY:**

- Stebbing parish boundary
- Other parish boundaries

E16885 Stebbing Neighbourhood  
Development Plan

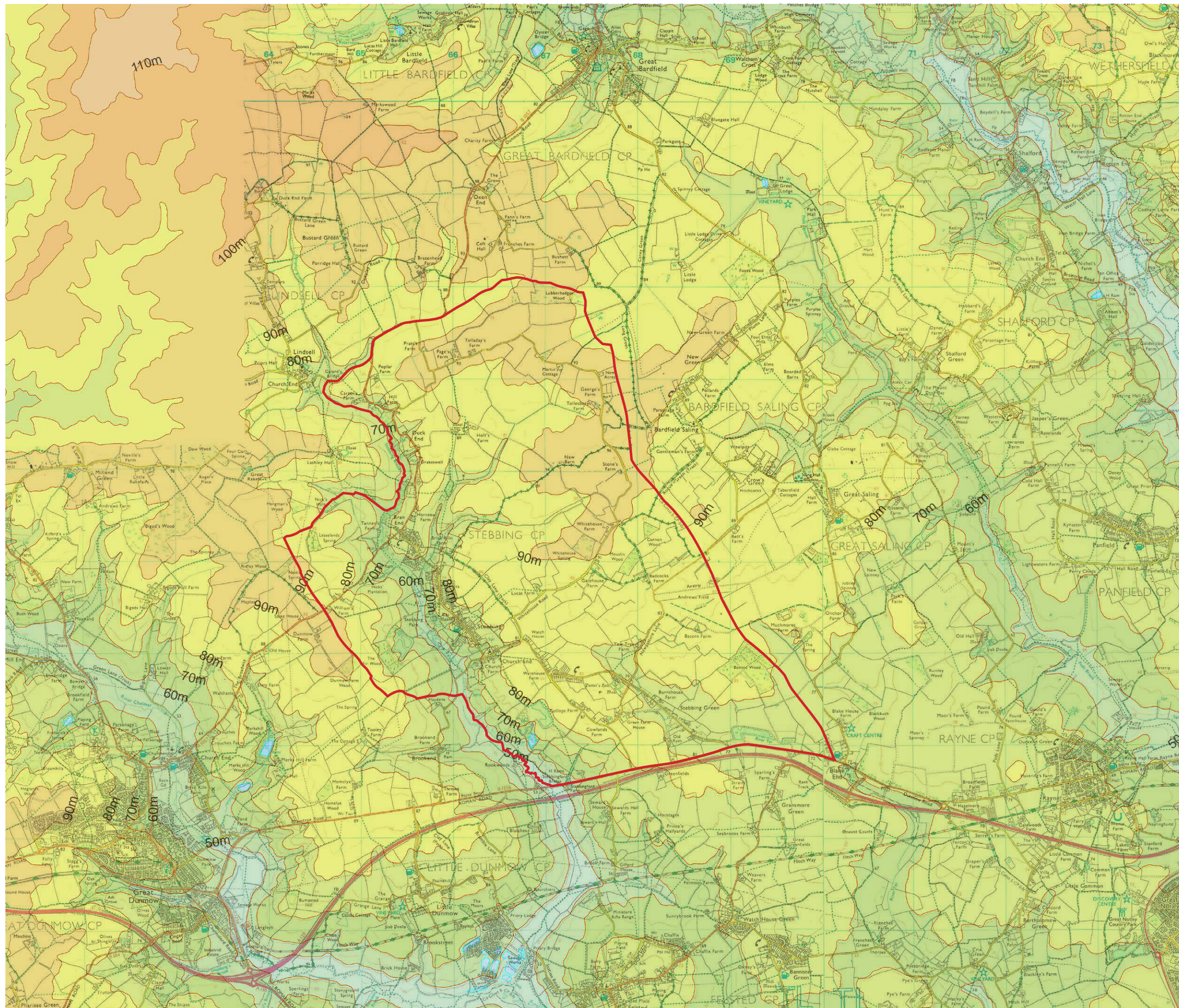
**Stebbing Parish location plan**

Figure 01  
Scale: 1:40,000@A3


March 2017

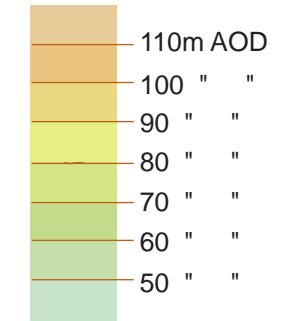






KEY:

 Stebbing parish boundary



E16885 Stebbing Neighbourhood  
Development Plan

Topography

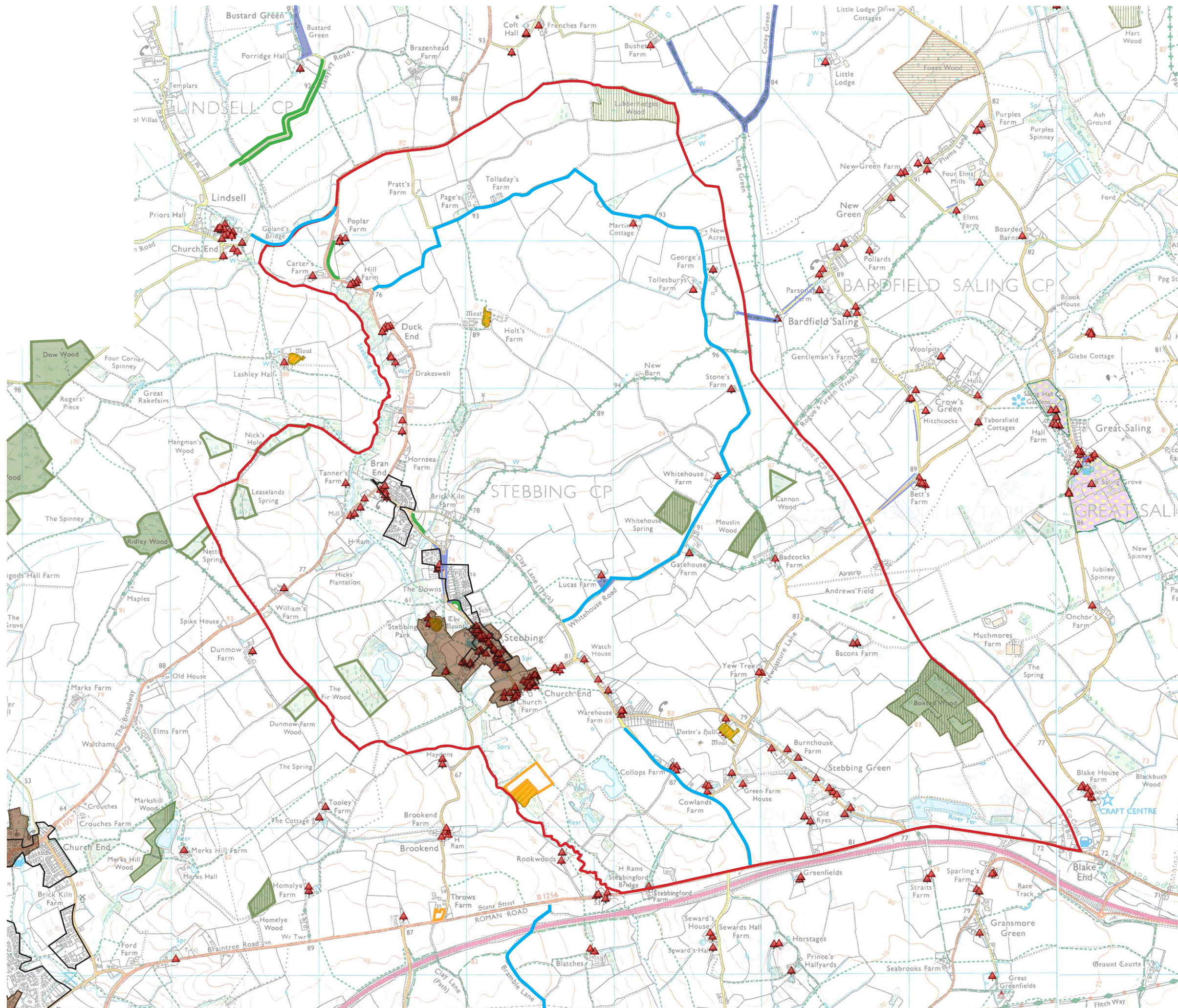
Figure 02  
Scale: 1:40,000@A3
















March 2017







- KEY:**
-  Stebbing parish boundary
  -  Scheduled Monuments
  -  Listed Buildings
  -  Ancient Woodland (Ancient and Semi-Natural Woodland / Ancient Replanted Woodland)
  -  Registered Parks and Gardens
  -  Common Land

- Uttlesford Local Plan (adopted Jan 2005)
-  Development Limits (Policy S3)
  -  Conservation Areas (Policy ENV1)
  -  Ancient Monument (shown where not designated as a Scheduled Monument) (Policy ENV4)
  -  Ancient Woodland (Policy ENV7)
  -  Important Woodland (Policy ENV8)
  -  Protected Lane (Policy ENV9)
  -  Special Verge (Policy ENV8)

E16885 Stebbing Neighbourhood Development Plan

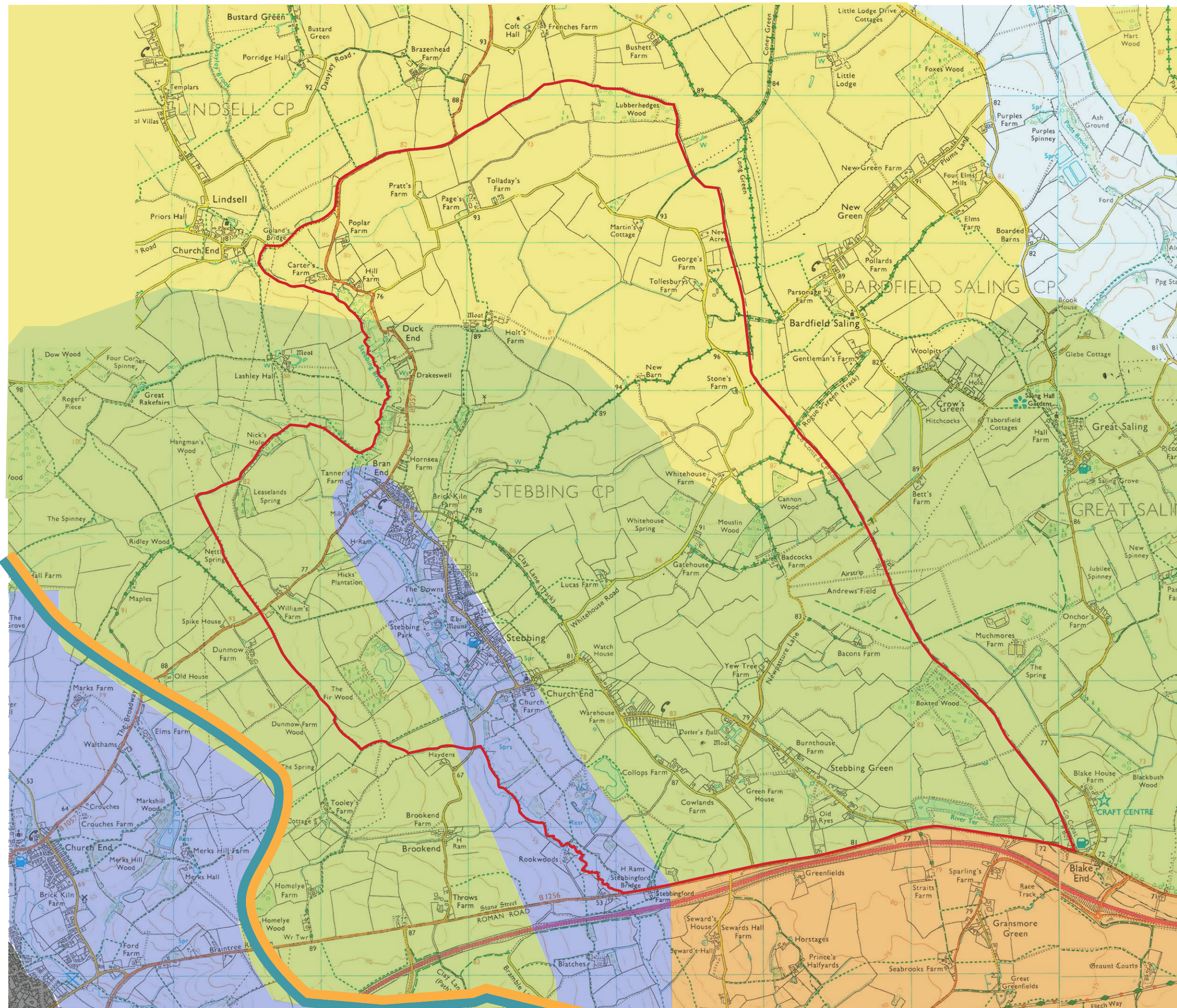
**Landscape-related designations**

Figure 03  
Scale: 1:25,000 @ A3


March 2017







**KEY:**

 Stebbing parish boundary


**National**

Entire map extents fall within NCA 86: South Suffolk and North Essex Claylands, as published by Natural England, 20th January 2014.


**County**

Essex Landscape Character Types and Areas

B Glacial Till Plateau

 B1 - Central Essex Clayland

C River Valley

 C5- Chelmer Valley


Source: Chris Blandford Associates (2003) 'Essex Landscape Character Assessment', Essex County Council & Southend on Sea Borough Council.

**District**

Uttlesford District Landscape Character Types and Areas

A River Valley Landscapes

 A6 - Upper Chelmer River Valley

 A12 - Pod's Brook River Valley

B Farmland Plateau Landscapes

 B11 - Lindsell and Bardfield Farmland Plateau

 B13 - Rayne Farmland Plateau

 B16 - Felstead Farmland Plateau

 Urban Areas (Not assessed)

Source: Chris Blandford Associates (August 2006) 'Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessments'

E16885 Stebbing Neighbourhood Development Plan

**Landscape Character Assessments - National, County and District levels**

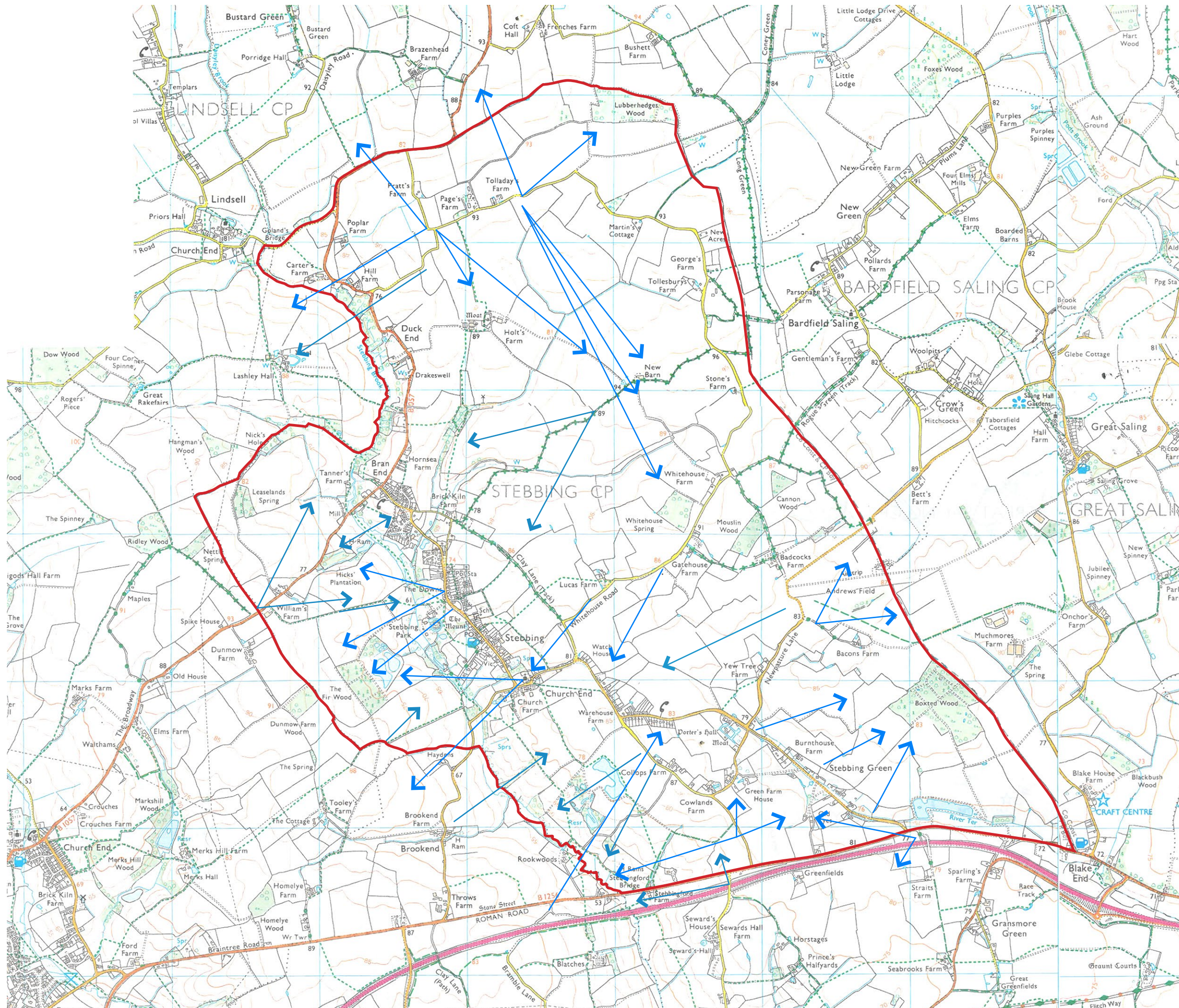
Figure 04

Scale: 1:25,000 @A3

March 2017







**KEY:**

- Stebbing parish boundary
- ↗ Key views

E16885 Stebbing Neighbourhood  
Development Plan

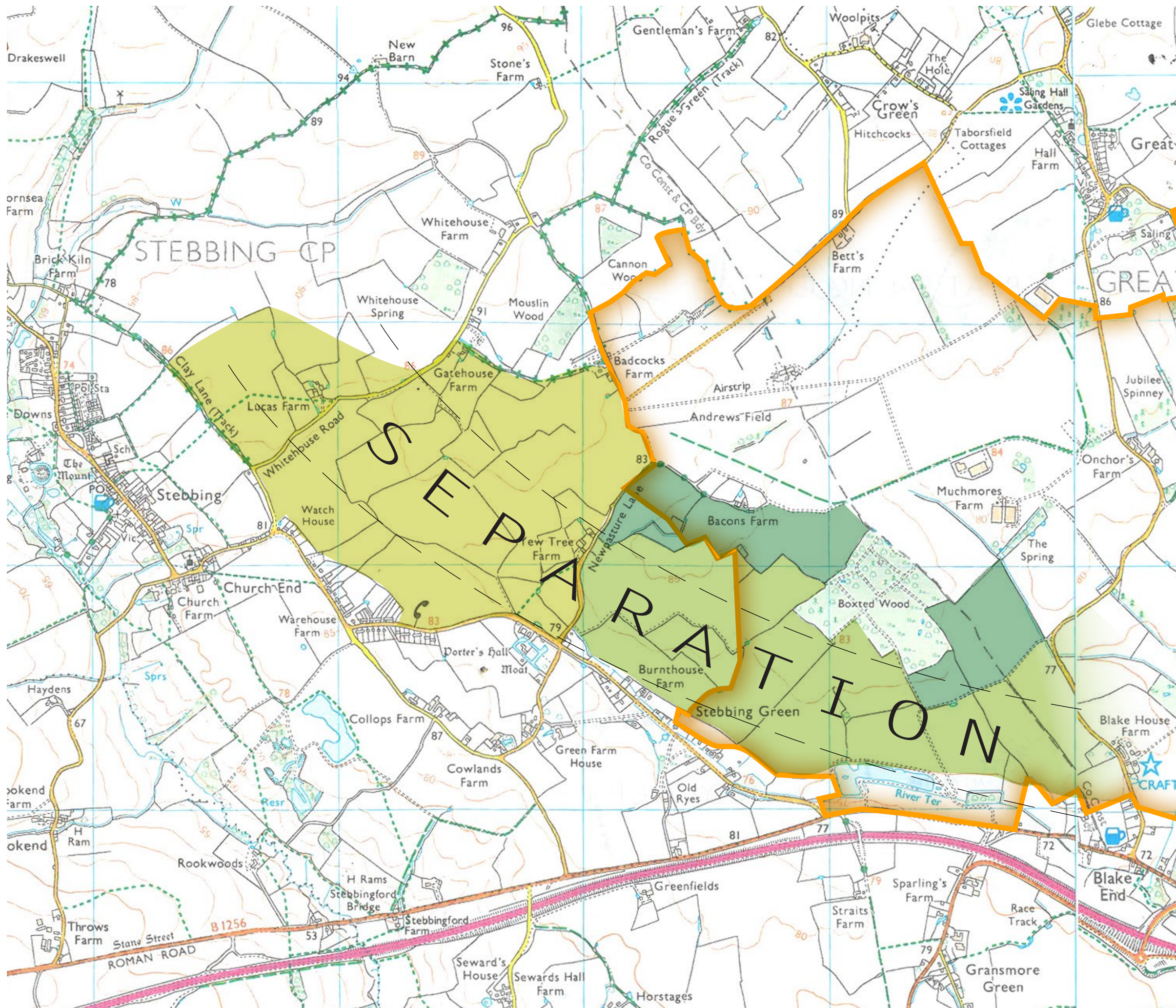
**Visual context - key views**

Figure 05  
Scale: 1:25,000@A3

March 2017







**KEY:**

- Andrewsfield - West of Braintree Option 2: Land in Braintree DC and Uttlesford DC ('North Essex Garden Communities Concept Options & Evaluation'[June 2016])
- Land necessary to maintain the open setting of Stebbing Green and Boxted Wood
- Open valley side protecting the setting of the Warehouse Road hamlet
- Land contributing to the setting of Boxted Wood and/or Stebbing Green where planting may be appropriate

E16885 Stebbing Neighbourhood Development Plan

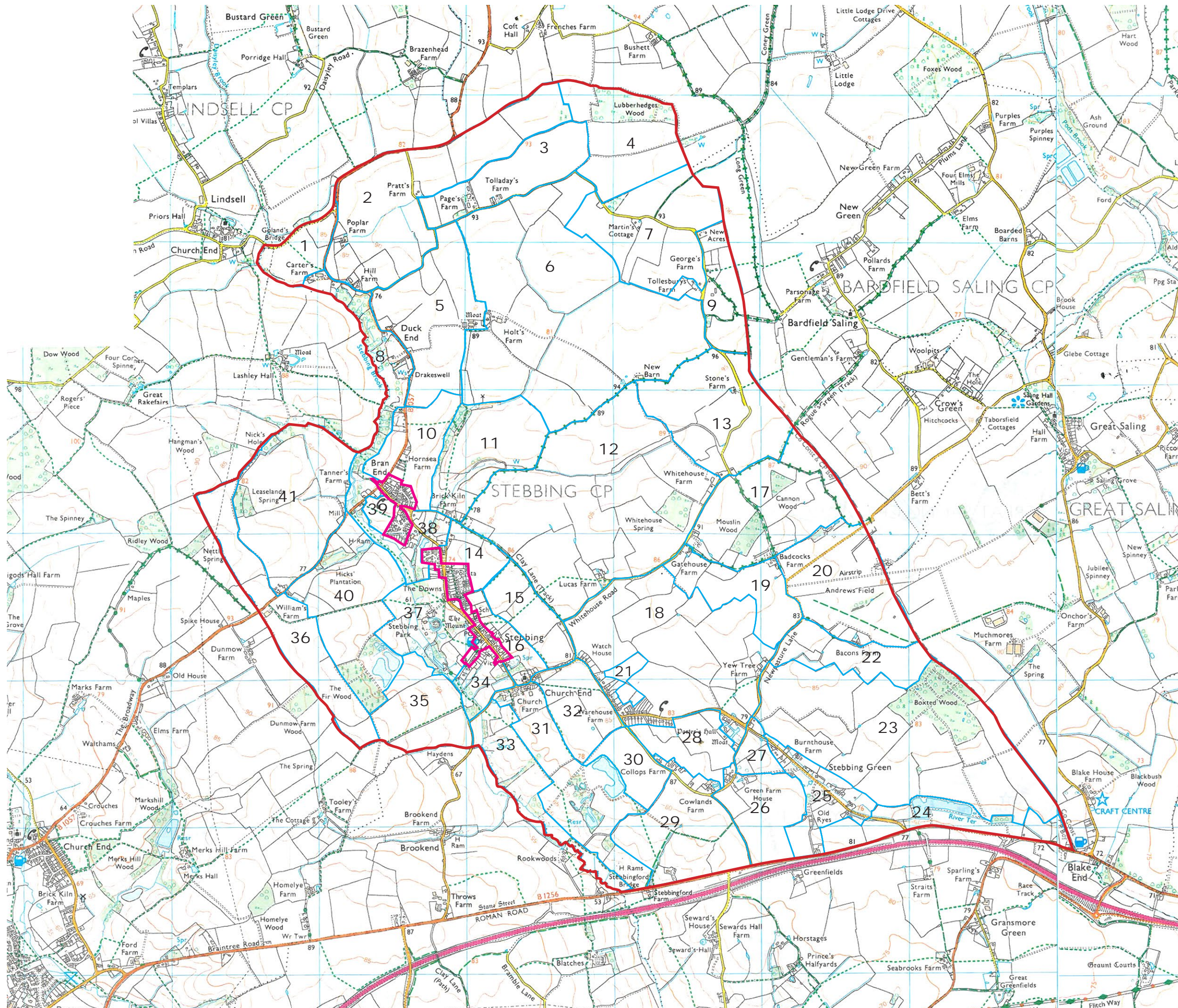
**Analysis of separation between Stebbing and the Andrewsfield Garden Settlement**

Figure 06  
Scale: 1:25,000@A3

March 2017







- KEY:**
- Stebbing parish boundary
  - 1 Landscape parcel
  - Land not assessed (within Development Limits [Policy S3 of Uttlesford Local Plan, Jan 2005])

E16885 Stebbing Neighbourhood  
Development Plan

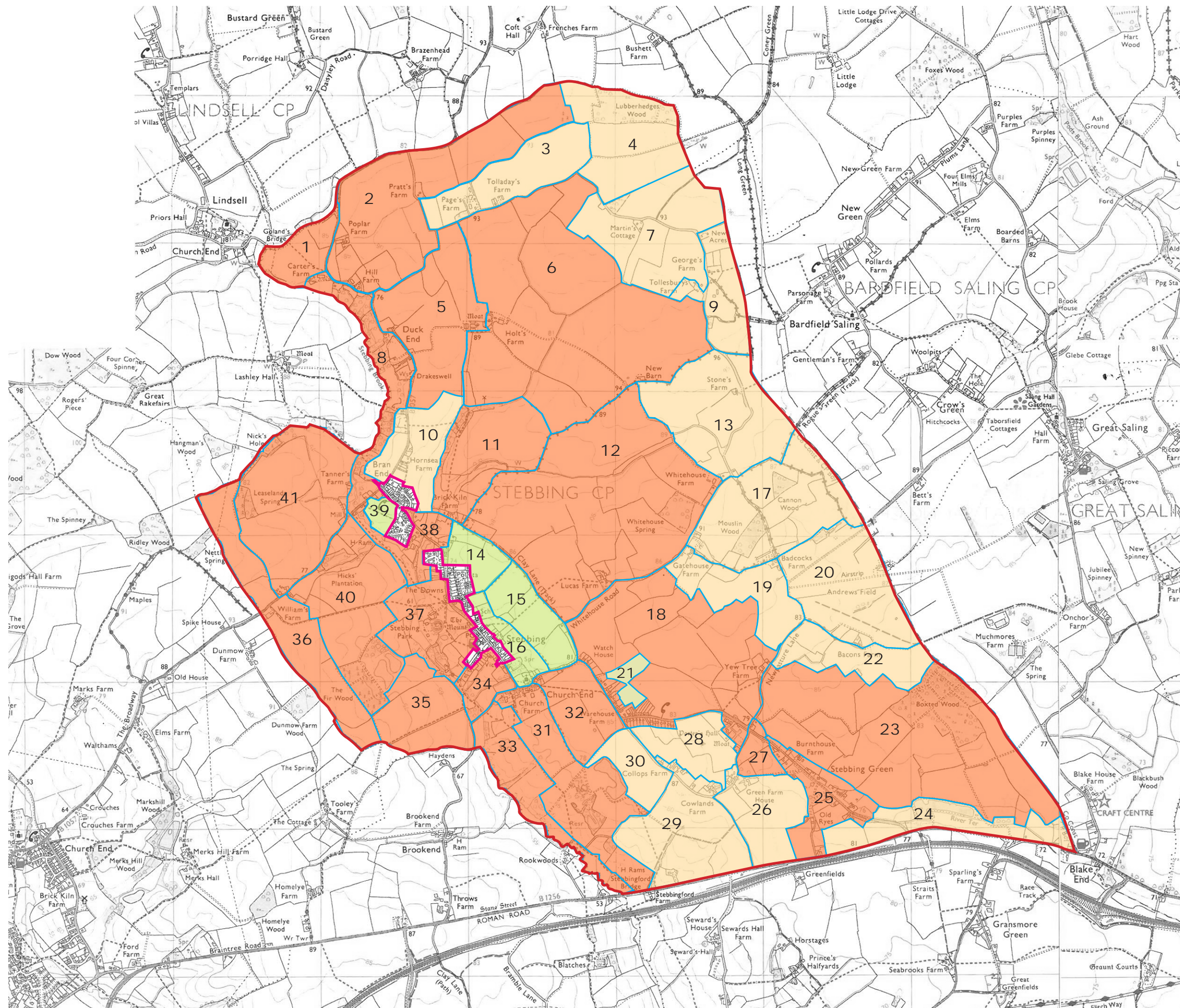
**Landscape parcels**

Figure 07  
Scale: 1:25,000@A3

March 2017







- KEY:**
- Stebbing parish boundary
  - 1 Landscape parcel
  - Land not assessed (within Development Limits [Policy S3 of Uttlesford Local Plan, Jan 2005])

- Landscape Capacity:**
- Low Landscape Capacity
  - Medium-Low Landscape Capacity
  - Medium Landscape Capacity
  - Medium-High Landscape Capacity
  - High Landscape Capacity

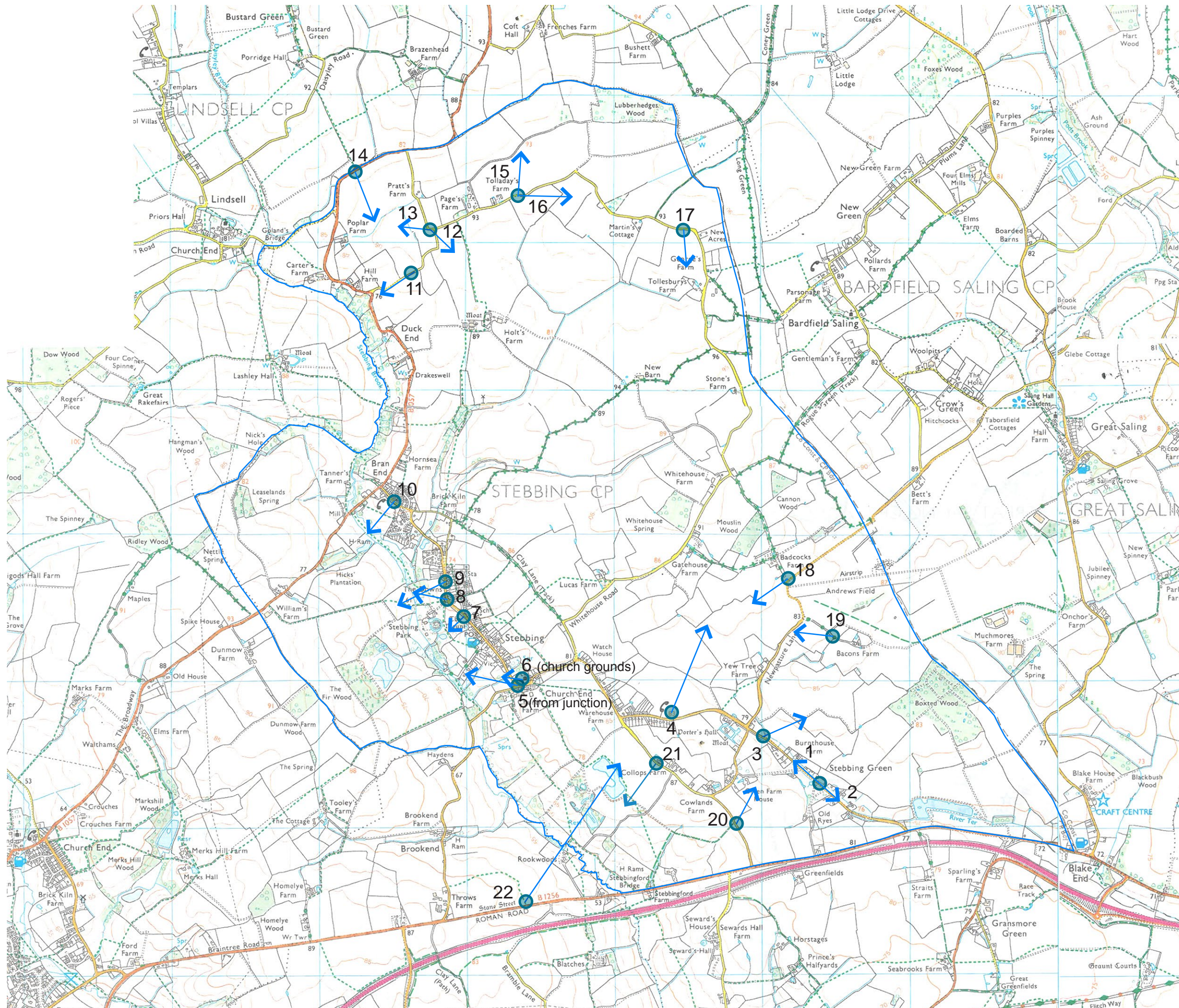
E16885 Stebbing Neighbourhood  
Development Plan  
**Findings of the Landscape Sensitivity  
and Capacity Appraisal**

Figure 08  
Scale: 1:25,000@A3

March 2017







- KEY:**
- Stebbing parish boundary
  - A ● Representative viewpoint location

E16885 Stebbing Neighbourhood  
Development Plan

**Viewpoint location plan**

Fig 09

Scale: 1:25,000@A3  
March 2017







View point 1: View north-westwards along Stebbing Green



View point 2: View south-eastwards along Stebbing Green

---

E16885 Stebbing Neighbourhood  
Development Plan

**Photographs of key views**

---

Figure 09.1

March 2017

---





View point 3: View north-eastwards from Stebbing Green to Boxted Wood



View point 4: View north-eastwards from Warehouse Road .

E16885 Stebbing Neighbourhood  
Development Plan

**Photographs of key views**

Figure 09.2

March 2017



Fir Wood



High Street



View point 5: View north-westwards from Church of St Mary the Virgin.



View point 6: View north-westwards from junction of High Street and Watch House Road, Church End

E16885 Stebbing Neighbourhood  
Development Plan

Photographs of key views

Figure 09.3

March 2017



The Downs



View point 7: View south-west from High Street over The Downs

Entrance Drive to Stebbing Park

Hicks' Plantation



View point 8: View west from High Street into Stebbing Park

E16885 Stebbing Neighbourhood  
Development Plan

Photographs of key views

Figure 09.4

March 2017





View point 9: View west from High Street over The Downs



View point 10: View south-west from Brick Kiln Lane, Bran End

E16885 Stebbing Neighbourhood  
Development Plan

**Photographs of key views**

Figure 09.5

March 2017





View point 11: View south-west from lane east of Hill Farm



View point 12: View south-east from Lubberhedges Lane, west of Page's Farm

E16885 Stebbing Neighbourhood  
Development Plan

**Photographs of key views**

Figure 09.6

March 2017





Stebbing Brook valley

View point 13: View west from Lubberhedges Lane, west of Page's Farm



B1057

View point 14: View south-east from B1057, west of Pratt's Farm

E16885 Stebbing Neighbourhood Development Plan

Photographs of key views

Figure 09.7

March 2017





View point 15: View north from Lubberhedges Lane, east of Tolladay's Farm towards Lubberhedges Wood



View point 16: View east from Lubberhedges Lane

E16885 Stebbing Neighbourhood  
Development Plan

**Photographs of key views**

Figure 09.8

March 2017





View point 17: View south from Lubberhedges Lane in vicinity of New Acres



View point 18: View south-west from Newpasture Lane, on western edge of Andrews Field airstrip





View point 19: View west from bridleway adjacent to Bacons Farm



View point 20: View north-east from Hall Road



Stebbing Brook valley



View point 21: View south-west in vicinity of Collops Cottages

Rockwoods

Houses on Warehouse Road



Viewpoint 22: View north-east from Stane Street towards Warehouse Road

E16885 Stebbing Neighbourhood  
Development Plan

**Photographs of key views**

Figure 09.11

March 2017