

Uttlesford District Council
Land at Great Chesterford
Landscape & Visual Appraisal



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Approved 
Dominic Watkins

Position Director

Date 13th June 2017

Revision Final

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1.0 INTRODUCTION

1.1 General

1.1.1 Chris Blandford Associates (CBA) was appointed by Uttlesford District Council to undertake a Landscape and Visual Appraisal (LVA) of land north of Great Chesterford (the Site).

1.1.2 The Site is being promoted by developers and landowners as a location for a new settlement.

1.2 The Appraisal

1.2.1 The purpose of the Landscape and Visual Appraisal is to provide a preliminary high-level appraisal of the development potential of the Site in landscape and visual capacity terms.

1.2.2 The Landscape and Visual Appraisal was undertaken in accordance with the principles of the Guidelines for Landscape and Visual Impact Assessment (The Landscape Institute and the Institute of Environmental Management and Assessment, 3rd Edition, 2013). The Landscape and Visual Appraisal was informed by desk top research and a field survey undertaken in May 2017.

1.2.3 The findings of the Landscape and Visual Appraisal are set out in this report as follows:

- Appraisal of the relevant planning policy context for the Site (**Section 2.0**).
- Appraisal of the landscape character context for the Site (**Section 3.0**).
- Appraisal of the Site's landscape character/features and key viewpoints/visual receptors (**Section 4.0**).
- Appraisal of the Site's landscape sensitivities/constraints and opportunities for development (**Section 5.0**).
- Conclusions as to the development potential of the Site in landscape and visual capacity terms (**Section 6.0**).

1.3 Site Location

1.3.1 As illustrated within **Figure GC1**, the Site is 450 hectares and is located 5km to the north-west of Saffron Walden, and to the east of the A11 and north of Walden Road.

1.3.2 Numerous settlements are present within proximity of the Site, including:

- Great Chesterford: south of the Site, south of Walden Road;
- Ickleton, Hinxton and Duxford: west / south-west of the Site beyond the A11, the closest of which is Hinxton, 700m from the Site;
- Abington, Hildersham and Linton: north / north-east of the Site, the nearest of which is Abington 3km north of the Site; and
- Hadstock: 2km east of the Site.

2.0 PLANNING POLICY CONTEXT

2.1 General

2.1.1 An appraisal of the relevant planning policy context for the Site in relation to landscape and visual considerations has been undertaken, and the main findings are outlined in this section.

2.2 Landscape Planning Designations

2.2.1 Landscape planning designations within and in proximity to the Site are shown in **Figure GC1** and described below.

Ancient Woodland

2.2.2 There are no areas of Ancient Woodland within the Site, however a parcel of Ancient Woodland adjoins the northern boundary of the Site.

Registered Historic Parks and Gardens

2.2.3 There are no Registered Parks and Gardens within the Site or within the vicinity of the Site.

Strategic Gaps / Green Belt

2.2.4 The Site is not subject to any planning policies relating to strategic gaps or Green Belt designation.

Conservation Areas

2.2.5 There are no Conservation Areas within the Site, however, there is a Conservation Area to the south of the Site within Great Chesterford.

Listed Buildings

2.2.6 As demonstrated within **Figure GC1**, there is one listed building within the Site (Paul House). Listed buildings elsewhere within the Study Area are largely located within nearby settlements including Great Chesterford, Linton, Ickleton and Hinxton.

Scheduled Monuments

2.2.7 There is an area identified as a scheduled monument within the south-eastern part of the Site.

Tree Preservation Orders

2.2.8 It is not known whether there are Tree Preservation Orders are present within the Site.

2.3 Planning Policy Context

2.3.1 The relevant landscape planning policy framework for the Site is outlined below.

National Planning Policy Framework

2.3.2 The Government's current planning policies on land use planning in England are set out in the National Planning Policy Framework (NPPF). The following NPPF policies are relevant to consideration of landscape and visual matters:

2.3.3 The core planning principles that underpin plan-making and decision-taking are set out in NPPF paragraph 17. With regard to landscape and visual considerations, the relevant principles are that planning should always seek high quality design, take into account the roles and character of different areas, contribute to enhancing the natural environment and reduce pollution, and conserve heritage assets in a manner appropriate to their significance.

National Planning Practice Guidance

2.3.4 The following National Planning Practice Guidance (NPPG) documents are relevant to the consideration of landscape and visual matters:

- Design - provides advice on key points to take into account in good design (including the importance of creating distinctive places and promoting local character)¹
- Natural environment - provides advice on how the character of landscapes can be assessed to inform planning decisions²
- Light pollution - provides advice on the factors to be considered in assessing the light pollution effects of development (effects on use or enjoyment of nearby buildings/open spaces and on enjoyment of the night sky in areas of intrinsically dark landscape)³

¹ Planning Practice Guidance – Design (Updated 6 March 2014, DCLG)

² Planning Practice Guidance – Natural Environment (Updated 21 January 2016, DCLG)

³ Planning Practice Guidance – Light pollution (Updated 6 March 2014, DCLG)

- Conserving and enhancing the historic environment - provides advice on the factors to be considered in assessing the effects of development on the setting of a designated heritage asset⁴

Local Plan

2.3.5 The entirety of the Site lies within the District of Uttlesford.

Uttlesford District Council Local Plan Adopted 2005⁵

2.3.6 The Local Plan includes the following policies, relevant to landscape and visual considerations:

2.3.7 **GEN2: Design:** states that development will not be permitted unless it has regard to adopted supplementary design guidance and its design meets criteria including that it safeguards important environmental features in its setting helping to reduce visual impact or new buildings and that it provides an environment which meets the reasonable needs of all potential users.

2.3.8 **GEN7: Nature Conservation:** states that development that would have a harmful effect on wildlife or geographical features will not be permitted unless need outweighs importance, that mitigation and compensation measures will be required, and enhancement through the creation of new habitats will be sought.

2.3.9 **ENV2: Development affecting Listed Buildings:** states that development affecting a listed building should be in keeping with its scale, character and surroundings.

2.3.10 **ENV3: Open Spaces and Trees:** states that the loss of traditional open spaces, other visually important open spaces, groups of trees and fine individual tree specimens will not be permitted unless development need outweighs their amenity value.

2.3.11 The Agricultural Land Classification identifies land within the Site as being of Grade 2 (Very Good) and 3 (Good to Moderate) agricultural value⁶. **ENV5: Protection of Agricultural Land:** states, amongst other things, that where development of agricultural land is required, developers should seek to use areas of poorer quality land.

2.3.12 **ENV7: The Protection of the Natural Environment:** states, amongst other things, that development proposals likely to affect local areas of nature conservation significance such as

⁴ Planning Practice Guidance – Conserving and enhancing the historic environment (Updated 10 April 2014, DCLG)

⁵ <http://www.planvu.co.uk/udc/> (Interactive map), http://www.planvu.co.uk/udc/contents_written.htm (link to Local Plan written statement 2005)

⁶ <http://publications.naturalengland.org.uk/publication/127056?category=5954148537204736>

ancient woodlands will not be permitted unless the need for the development outweighs the local significance.

2.3.13 **ENV8:** Other Landscape Elements of Importance for Nature Conservation: states that development that may affect landscape elements such as hedgerows, linear tree belts, woodlands, river corridors will only be permitted if the need for development outweighs the need to retain the elements and mitigation measures are provided to compensate for the harm and reinstate the nature conservation value of the locality.

2.3.14 **ENV9:** Historic Landscapes: states that development proposals likely to harm significant local historic landscapes, historic parks and gardens and protected lanes will not be permitted unless the need for development outweighs the historic significance of the Site.

New Local Plan⁷

2.3.15 Uttlesford District Council are currently compiling a new Local Plan and supporting evidence base.

2.3.16 The information on the UDC website states that *“The new Local Plan for Uttlesford will bring together all major planning policy for the District into a single document. It will also need to meet the requirements of the National Planning Policy Framework (NPPF).”*

⁷ <https://www.uttlesford.gov.uk/article/4134/About-the-new-Local-Plan>

3.0 LANDSCAPE CHARACTER CONTEXT

3.1 General

3.1.1 A review of the following published Landscape Character Assessment information has been undertaken within a 2.5km study area to understand the Site's landscape character context:

- National Character Areas: Natural England's National Character Area Profiles (2014)⁸
- County Landscape Character Areas: Essex Landscape Character Assessment (2003)⁹
- District Landscape Character Areas: Landscape Character Assessment of Uttlesford District (2006)¹⁰

3.2 National Character Areas (NCA)

3.2.1 The Site is located within NCA Profile 87: East Anglian Chalk. Key characteristics include:

- The underlying geology is a chalk ridge that extends south-west to north-east across southern England;
- Rolling downland, mostly in arable production, with sparse tree cover but distinctive beech belts along long, straight roads;
- Distinctive chalk rivers flowing in gentle river valleys;
- Settlement focused in small towns and villages, and there are a number of expanding commuter villages located within valleys; and
- The Icknield Way, an ancient route which is now a public right of way which extends through the NCA.

3.2.2 Landscape opportunities identified on page 36 and 37 include:

- Conserving the mosaic of cultural heritage and natural assets;
- Identify and conserve views to and from key viewpoints and landmarks;
- Conserve and enhance land use pattern;
- Conserve, enhance and create new public access infrastructure, access links and accessible natural and cultural features, especially near settlements, in order to enhance the transitional areas between urban landscape and countryside;
- Conserve ancient routeways; and
- Protect and enhance chalk streams and wetlands.

⁸ <http://publications.naturalengland.org.uk/publication/5095677797335040>

⁹ https://www.essex.gov.uk/AnalyticsReports/CB_LCA_Essex_2002.pdf

¹⁰ https://www.braintree.gov.uk/downloads/file/2522/landscape_character_assessment_-_section_7_landscape_character_of_uttlesford_district_september_2006

3.3 County Landscape Character Areas

3.3.1 The Site is within LCA C1: Cam Valley, as illustrated within **Figure GC1**. Key characteristics include:

- *“Broad valley: Strongly rolling valleysides in the north, gentler slopes to the south;*
- *Predominantly large scale, open arable farmland on the valley slopes;*
- *Enclosed character of the valley floor with lush riverside vegetation;*
- *Nucleated settlement pattern...”*

3.3.2 Under ‘overall character’ (page 69), the LCA states that the Cam Valley is a wide and relatively deep valley, with distinctive smooth chalkland hillslopes; large regular arable fields on the valleysides are divided by broken hedgerows with few hedgerow trees; contrasted with the valley floor which has a more enclosed intimate character with dense riverside trees and small fields.

3.3.3 The landscape condition is described on page 49. The condition of hedgerows and woodlands overall is moderate, with some hedges lost or fragmented; the LCA identifies a localised erosion of character occurring due to sand and gravel workings; and the condition of the small settlements is described as good however, it notes that farmsteads have large visually intrusive modern sheds and / or conifer planting out of character. It also identifies a string of small villages are situated along the lower slopes of the main valley, and notes that the M11 and a pylon route are visually prominent within the landscape.

3.3.4 The Sensitivity Evaluation on page 74 identifies that the landscape sensitivity of the LCA to major urban extensions and new settlements is ‘high’. Key landscape sensitivity and accommodation of change notes include visually exposed valleysides, integrity of valley floor and potential for coalescence of small settlements.

3.3.5 Paragraph 1.4.16 on page 7 defines the criteria for establishing sensitivity, where ‘high’ is described as (development) may be unlikely to be capable of being absorbed, and a presumption against development unless overriding need. Under ‘criteria’ for high sensitivity, the methodology states that the landscape is very sensitive to this type / scale of development due to the potential for very adverse impacts on, amongst other things, the key characteristics; the strength of character / condition of the landscape; landscape of high intervisibility; and tranquil area.

3.4 District Landscape Character Areas

3.4.1 As illustrated within **Figure GC1**, the Site is predominantly within LCA A1: Cam River Valley. Key characteristics include:

- *“Rolling, open landscape of chalky boulder clay with wide views from higher ground.*
- *Well vegetated riverbanks with shrubs, trees and water meadows along the winding narrow river corridor.*
- *Large-scale downland reflecting late enclosure, with rectilinear field pattern.*
- *Low hedges and few trees mainly in small copses.*
- *Ancient town of Saffron Walden.*
- *Dispersed settlements on valley sides connected by busy B roads.”*

3.4.2 Under ‘overall character’ the LCA identifies, amongst other things, that Great Chesterford is a larger village, with business parks and significant commercial areas. With regard to visual characteristics, these are identified within the LCA to include attractive panoramic views from the eastern slopes to the western valley slopes; views of towns from higher ground; valley sides descend quite steeply from rolling arable fields; and urban fringe settlement is often not well integrated into the landscape.

3.4.3 On page 276, the character area is identified to have a relatively high sensitivity to change, taking into account the open skyline of the valley slopes which are visually sensitive, with new development being highly visible within panoramic inter and cross-valley views.

3.4.4 Suggested Landscape Planning Guidelines and Land Management Guidelines include conserving and enhancing the landscape setting of settlements; maintaining cross-valley views; ensure that new woodland planting is designed to enhance landscape character; ensure any development on valley sides is small-scale and that it responds to historic settlement pattern, form and building materials.

3.4.5 Landscape Guidelines include conserving and enhancing hedgerows, and restore where possible, conserve and manage areas of ancient woodland as historical landscape and nature conservation features; and consider the visual impact of new farm buildings on valley slopes and encourage the planting of tree groups around visually intrusive buildings.

4.0 SITE APPRAISAL

4.1 General

4.1.1 A preliminary appraisal of the Site's landscape character and features and representative views within and into the Site has been undertaken, and the main findings are outlined in this section.

4.2 Site Landscape Context

Landform and Land Use

4.2.1 As illustrated within **Figure GC2**, the Site is located on sloping land which forms part of the slopes and plateau of a ridgeline formation which extends south-eastwards.

4.2.2 Levels within the Site range from 100 to 45m Above Ordnance Datum (AOD) falling southwards.

4.2.3 Land use within the Site is predominantly arable with irregular large open fields and limited tree cover; with a limited number of properties present within the Site (Park Farm, The Limes and Field Farm are excluded from the Site area), located along the road which extends through the Site; and a mineral workings site within / adjoining the western part of the Site (east of the A11).

4.2.4 Waterbodies within the Site are limited to land drains and a cluster of small ponds associated with Park Farm.

Settlement Pattern and Access

4.2.5 The settlement pattern is largely focused within the valley formation extending north-west to south-east within the Study Area, with isolated, scattered properties present on the slopes.

4.2.6 Roads present within the vicinity of the Site include the A11 which adjoins the western boundary of the Site, and Walden Road which adjoins the south-western boundary of the Site. A narrow road along the western edge of the A11 provides access to a mineral workings site and a road extends through the Site, providing access to the limited number of properties on the Site.

- 4.2.7 A network of public rights of way (PROW) extend through the Study Area, including Icknield Way to the east of the Site. There is one PROW which extends through the Site, which partially follows the route of the track through the Site.

Vegetation

- 4.2.8 The vegetation structure locally comprises limited hedgerows and tree structure including woodland parcels.
- 4.2.9 Species present include native species trees and shrubs such as oak, ash, hawthorn and hornbeam. A belt of poplar trees adjoins Park Farm, and is a useful orientation device within the long-distance views.

Local Character

- 4.2.10 The Site is broadly consistent with the features identified within the published landscape character assessments at national, county and district level, namely a rolling landscape of smooth chalk hillslopes extending from a wide, deep valley floor which has a more enclosed character. Settlement is focused within the valley in small towns and villages. Panoramic cross-valley views can be obtained from the eastern slopes to the western valley slopes.
- 4.2.11 The landscape sensitivity to a new settlement within the Site would be high, given the landscape characteristics present locally.

4.3 Visual Baseline

- 4.3.1 A selection of representative viewpoints is appended to this Appraisal, to record the existing baseline characteristics of the Site, and potential visibility of the Site. The locations of the viewpoints are identified within **Figure GC1**.
- 4.3.2 Photographs GC 1-4 are located within and along the boundaries of the Site, taken from PROWs and lanes, to demonstrate the landscape characteristics and extent of views within the Site. The photographs demonstrate the hillslope topography with wide long distance views to the landscape to the south and east.
- 4.3.3 Photographs GC 5-10 demonstrate the potential visibility towards the Site:
- GC 5 is taken from Jackson's Lane, off Walden Road, 60m south of the Site. The photograph illustrates the undulating nature, open nature of the Site;

- GC 6 is taken from Cow Lane, 400m south-east of the Site. The photograph illustrates the undulating, open nature of the Site. Residential properties within Great Chesterford are visible to the west;
- CG 7 is taken from Icknield Way PROW, 1.1km south-east of the Site. The eastern part of the Site is visible from this location, and the poplar trees and communications mast are helpful orientation features within the landscape;
- CG 8 is taken from Coplo Road, west of the A11 and M11, 1.8km west of the Site. The photograph demonstrates the open, cross-valley views obtained towards the Site. The mineral workings site within / adjoining the western part of the Site is prominent within the view, seen in the context of the road infrastructure including the M11 and the settlement of Great Chesterford, located within the shallow valley formation to the south-west and west of the Site.
- GC 9 is taken from Royston Lane, 3.7km south-west of the Site. The photograph demonstrates the open, cross-valley views of the Site, seen within the wider context of the ridgeline formation which extends to the south-east. The mineral working site, poplar trees associated with Park Farm and the communications mast are all visible from this location and are useful orientation points.

4.3.4 The visual appraisal demonstrates that, due to the elevated and sloping nature of the Site and the potential for long distance cross-valley views towards the Site, the visual sensitivity of the Site is high.

4.4 Summary

4.4.1 The key landscape and visual characteristics of the Site and the wider context can be summarised as follows:

- The Site is located on part of a ridgeline formation, which extends south-eastwards. The majority of the Site is located on the rolling slopes to the south of the ridgeline, resulting in open cross-valley reciprocal views from the Site to the south;
- Land use is predominantly arable with irregular large open fields and limited tree cover, and scattered properties, and comprises a road which extends northwards through the Site and a section of a PROW;
- With regard to designations, the Site is not subject to any designations relating to scenic quality, and is relatively unconstrained within regard to landscape features of note or heritage assets;
- The settlement pattern of the local Study Area is largely focused within the valley formation to the south and west of the Site with some scattered properties along the valley slopes;

- The landscape is well connected, with major road infrastructure including the A11 and the M11 present to the west; and
- The photographs that accompany this appraisal are representative of the potential visibility of the Site and demonstrate that long distance cross-valley views of the Site are obtained from the south, west and east.

5.0 LANDSCAPE CONSTRAINTS AND OPPORTUNITIES

5.1 General

5.1.1 Taking into account the planning policy framework, landscape character context and findings of the Site appraisal work, the landscape sensitivities/constraints and opportunities have been outlined in this section.

5.2 Landscape Sensitivities / Constraints and Opportunities

5.2.1 Landscape sensitivities / constraints and opportunities for potential development of a new settlement, taking into account planning policy context, published landscape character guidance and observations during the site visits are set out below and are illustrated within **Figure GC3:**

- **Landform:** the landform within the Site is complex and falls to the valley formation to the south and south-west. Parts of the Site are steeply sloping and therefore any development would be associated with substantial cut and fill works;
- **PROW network:** There is an existing stretch of PROW within the Site which should be retained and provision enhanced through the introduction of additional connecting footpaths. In particular, consideration should be given to the enhancement of footpath connectivity elsewhere within the Site;
- **Woodland structure including ancient woodlands:** The landscape within the Site includes very few areas of woodland / tree belts. These features should be retained, enhanced and reinforced through a strategic evaluation of green infrastructure locally, with the potential for introduction of new woodland structure, improving the connectivity between existing features;
- **Water courses, lakes and ponds:** Existing watercourses, ponds and lakes should be maintained and opportunities sought to enhance the biodiversity value of these features where appropriate;
- **Tranquillity of the Site:** Due to the open and elevated nature of the Site, there is a sense of tranquillity within the Site and its surroundings, away from the A11 and settlements along the valley floor to the south and west. This characteristic should be retained within any development proposal;
- **Listed Buildings:** There is one listed building within the Site. In accordance with planning policy, any development would need to be in keeping with its scale, character and surroundings;
- **Settlement pattern:** The settlement pattern is largely focused on the valley floor of the landscape, with very limited, scattered development on the slopes of the valley. Any

development that is located on the valley slopes would be largely visible from the east, south and west of the Site and be uncharacteristic of the local development pattern;

- **Landscape sensitivity to development:** The sensitivity of the majority of the Site to a new settlement is assessed to be high. Any development proposals should respect the local landscape character and prevailing settlement pattern, and be restricted on the valley slopes and the ridgeline plateau;
- **Potential visibility into the Site:** views into the Site are open due to the sloping nature of the land within the Site, resulting in the Site being of high visual sensitivity.

6.0 CONCLUSIONS

6.1 General

6.1.1 This section sets out the conclusions of the Landscape and Visual Appraisal with respect to the development potential of the Site in landscape and visual terms.

6.2 Landscape and Visual Sensitivity

6.2.1 The character of the landscape within which the Site is located has been assessed at national, county and district level within published assessments. The landscape is characterised by a rolling predominantly arable, large-scale landscape with settlement focused in small towns and villages with a number of expanding commuter villages located within valleys, with wide views obtained from higher ground.

6.2.2 This Landscape Appraisal concludes that the landscape sensitivity to a new settlement within the Site would be high, given the open rolling hillslopes topography of the Site which are characteristic of the local landscape, and the wider settlement pattern within which development is largely focused along the valley floor and lower valley sides, as opposed to the hillslopes and ridgelines.

6.2.3 A visual appraisal was undertaken in May 2017, representative photographs from which are appended to this Appraisal. The Visual Appraisal concludes that, due to the elevated and sloping nature of the Site and the potential for long distance cross-valley views towards the Site, the visual sensitivity of the Site is high.

6.3 Landscape Constraints and Opportunities

6.3.1 Key landscape constraints and opportunities relating to the potential development of a new settlement include:

- the complex topography (which would require substantial cut and fill works);
- the existing PROW network (opportunities include enhancing footpath connectivity within the Site);
- existing woodland and tree belt structure (opportunities include retaining and enhancing these features through the introduction of new woodland structure to improve connectivity between existing features);

- existing water courses and water bodies (existing features to be retained and opportunities sought to enhance the biodiversity value where appropriate);
- the tranquillity of the Site, away from the A11; and
- the need to take into consideration the protection of the listed building and its setting within the Site.

6.4 Suitability of the Site for Development

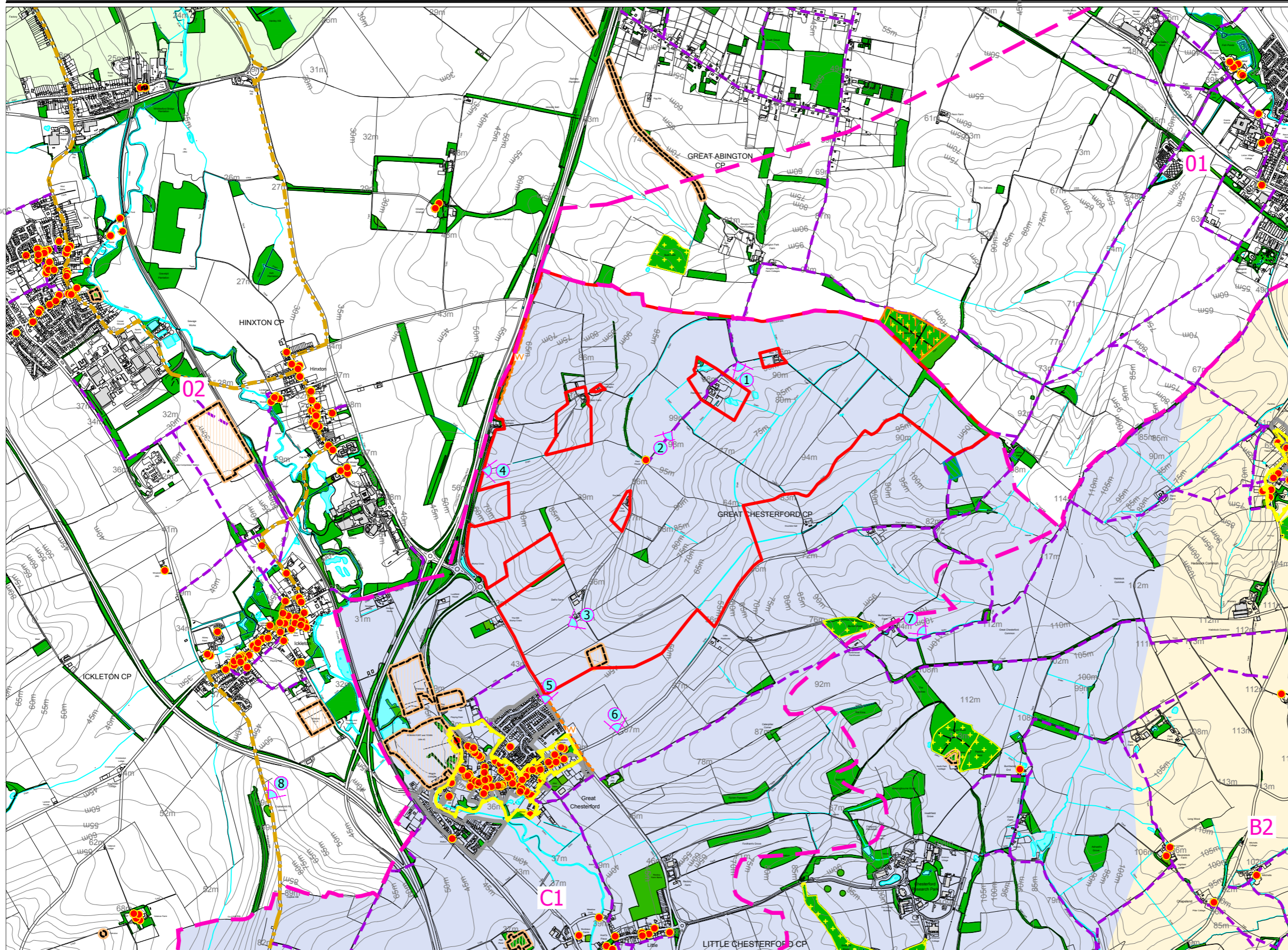
6.4.1 Overall, this Appraisal concludes that the land at Great Chesterford is of high landscape and visual sensitivity, given its steeply sloping landform and elevated position; its open fields and its limited vegetation structure; and the potential for long distance cross-valley views into the Site. Furthermore, given the settlement pattern within the area of Great Chesterford (where settlements and road and rail infrastructure largely follow the valley floor/lower valley sides), development cutting across the upper valley sides and the ridgeline of the Site would be uncharacteristic of the local settlement pattern. As such, it is desirable to limit development on the upper valley sides and the ridgeline.

6.4.2 Given the high landscape and visual sensitivity of the Site as a whole, it is particularly desirable that potential landscape and visual impacts of any development proposals are mitigated by a strong commitment to good design in line with Chapter 7 of the NPPF and its supporting Planning Practice Guidance on Design. Development of the land at Great Chesterford as a location for a new settlement should be informed by the opportunities and constraints identified in this Appraisal, taking into account the following key siting, design and landscaping mitigation principles:

- New development siting, design and landscaping responds to the landscape features and characteristics that give the landscape its sense of place and local distinctiveness.
- New development minimises adverse impacts on the setting of culturally important landmarks and significant views.
- The use of appropriate building and hard/soft landscaping materials that are complementary to local vernacular design.
- Use of materials with appropriate finishes and colours that help to blend new buildings and structures into the surrounding landscape.
- New planting of woodland and tree belts (using native species to reinforce local distinctiveness) designed to create a strong sense of enclosure (where appropriate), frame views, provide screening and soften impact of built development, linking with existing vegetation to create a cohesive landscape framework to help integrate new development into the landscape.

- Existing structure planting, including shelter belts, woodland and hedgerows, are retained and augmented by new structure planting to provide screening and a backdrop for new development (including reinforcement of landscape buffers along edges of development and to soften hard urban edges where appropriate), and appropriately managed to provide a strong and enduring backdrop to frame views.
- Multi-functional green infrastructure networks created as planting, open space and recreational corridors for walking and cycling.
- Where opportunities exist, the improvement and restoration of degraded landscape features at a local scale.
- Sense of tranquillity maintained within the Site away from the road corridors to the west and south.

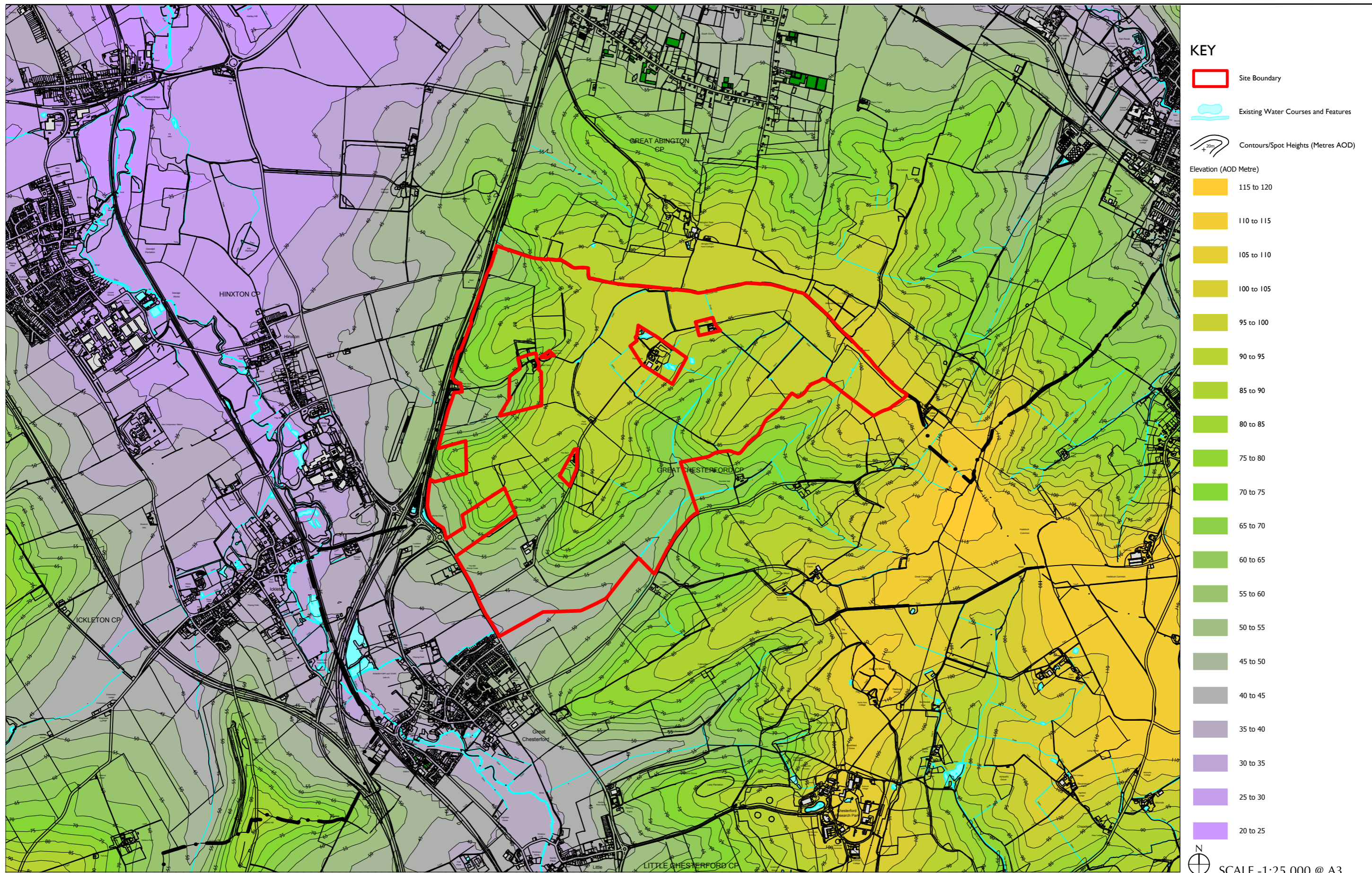
FIGURES



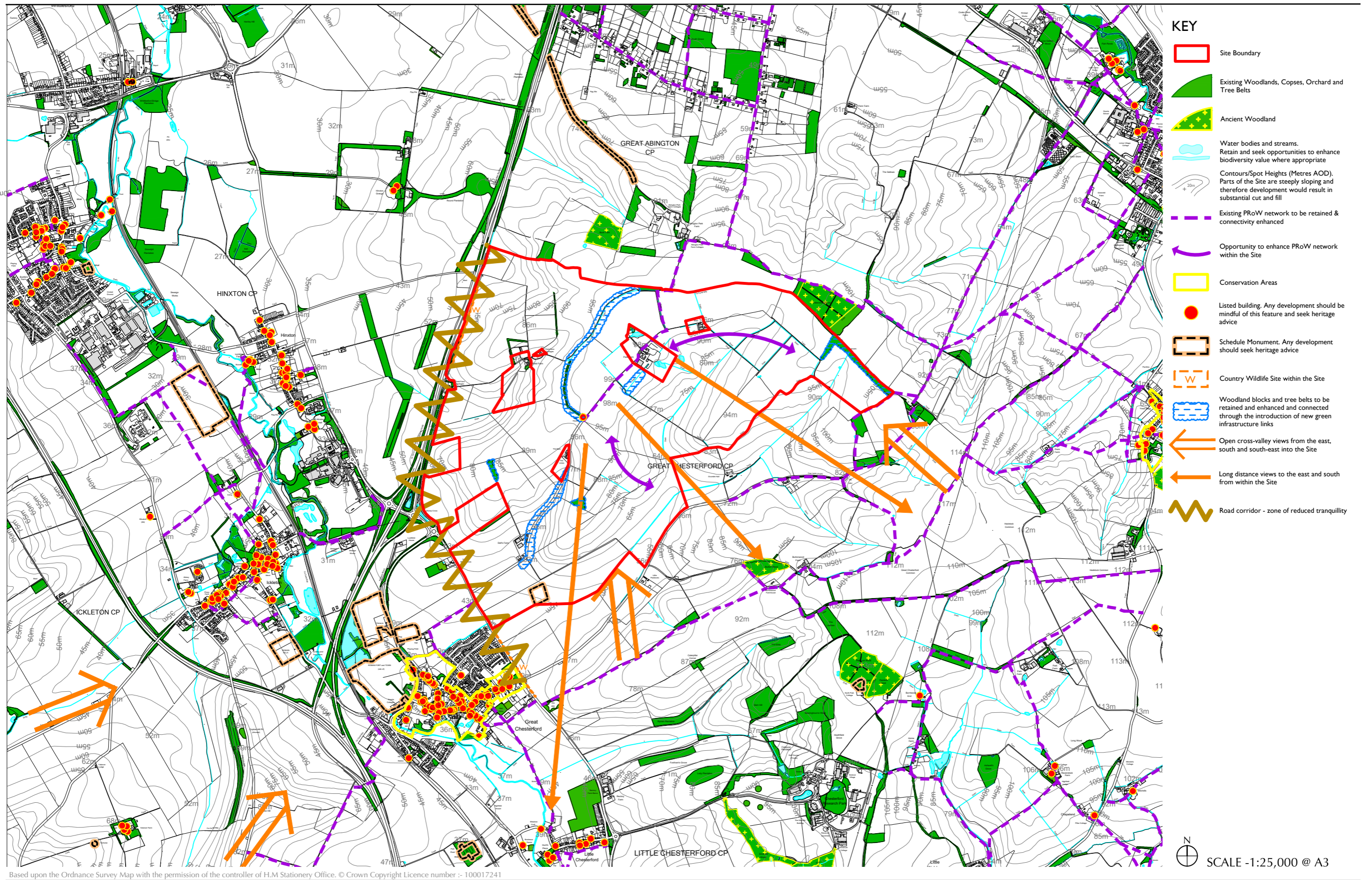
- KEY**
- Site Boundary
 - Existing Woodlands, Copses, Orchard and Tree Belts
 - Ancient Woodland
 - Existing Water Courses and Features
 - Contours/Spot Heights (Metres AOD)
 - Public Rights of Way
 - Sustrans Cycle Route
 - Cycle Route
 - Conservation Areas
 - Listed Buildings
 - Scheduled Monument
 - Sites of Special Scientific Interest
 - Green Belt
 - Development Limits
 - Country Wildlife Site within and adjacent to the Site
 - Important Woodland within and adjacent to the Site
- Landscape Character Areas**
National Landscape Character Profiles:
The Site is within Area B7: East Anglian Chalk
- County Landscape Character Areas:**
Area Boundary
B2: North Essex Farmland
C1: Cam Valley
- Cambridgeshire County Landscape Character Areas:**
Area Boundary
01: South East Clay Hills
02: Chalklands
- Utlesford District Landscape Character Areas:**
Area A1 - I Cam River Valley
- Viewpoint Locations - Photographs 1 - 8
Viewpoint 9 is located along Royston Lane, (refer to Site Photographs for further information)

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SCALE -1:25,000 @ A3

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APPENDIX

Communications mast



Site Photograph 1: illustrating the view from the northern part of the Site, demonstrating the long views to the east



Site Photograph 2: view from the northern part of the Site, in the vicinity of Park Farm, demonstrating the open cross-valley views to the south



Site Photograph 3: view from the road within the Site, north of Walden Road, demonstrating the undulating topography within the Site



Site Photograph 4: taken from the road to the west of the A11, illustrating the view into the western part of the Site (including a partial view of the minerals workings)



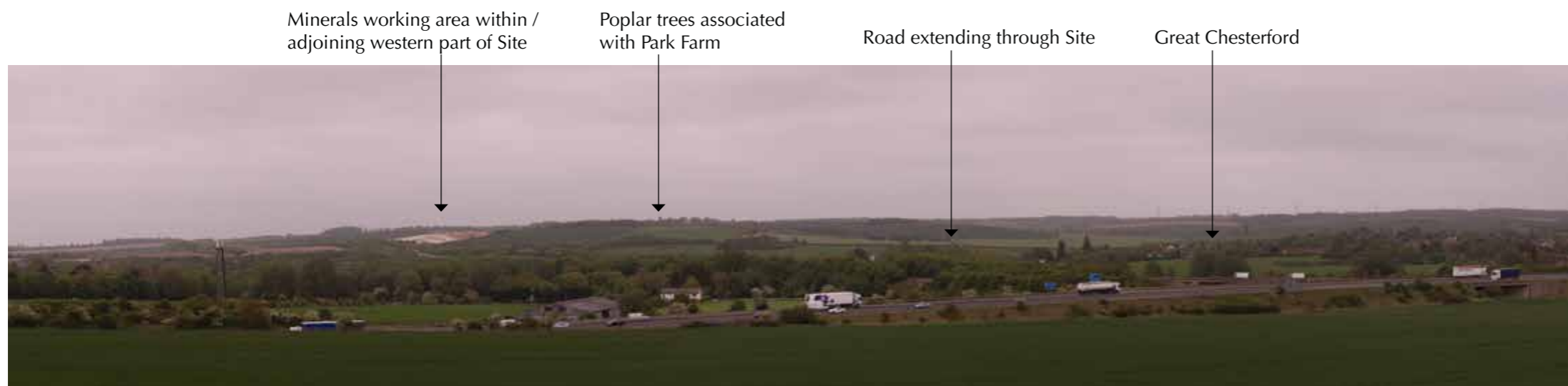
Site Photograph 5: taken from Jackson's Lane, off Walden Road, 60m south of the Site



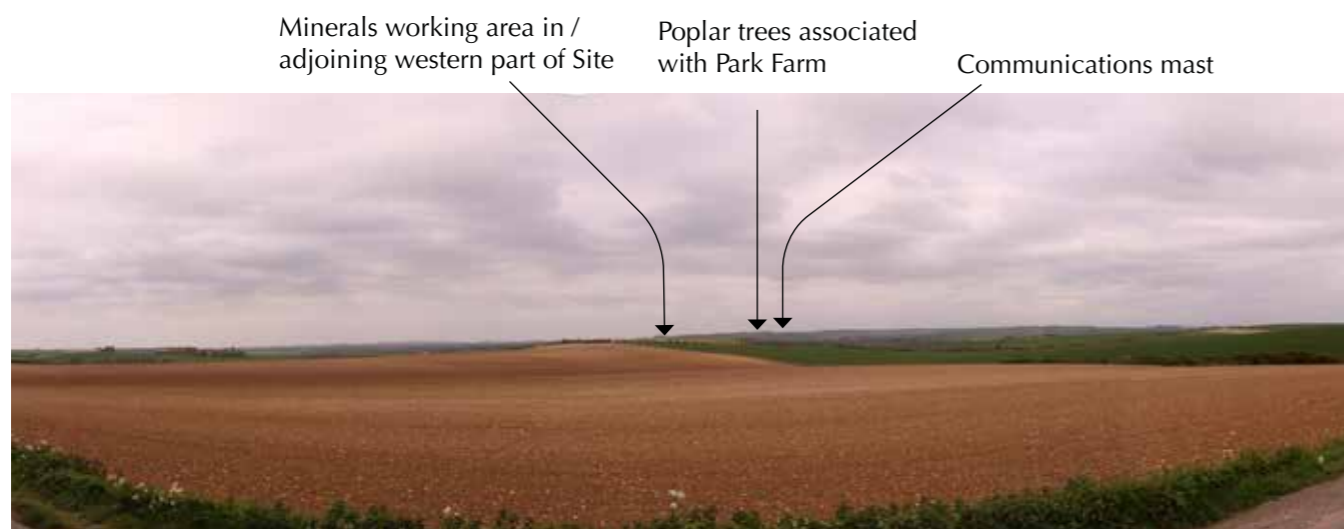
Site Photograph 6:



Site Photograph 7: from Icknield Way, 1.1km south-east of the Site



Site Photograph 8: from Coplo Road, 1.8km west of the Site



Site Photograph 9: from Royston Lane, 3.7km south-west of the Site





South East Studio The Old Crown High Street Blackboys Uckfield East Sussex TN22 5JR T 01825 891071 E mail@cbastudios.com W www.cbastudios.com

London Studio Woolyard 52 Bermondsey Street London SE1 3UD T 020 7089 6480

Director D Watkins BSc MSc MRTPI

Senior Consultant C J Blandford BA DipLD MLA FLI

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